

*Lake Lizzie
Community Development District*

Agenda

May 6, 2026

AGENDA

Lake Lizzie
Community Development District

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

April 29, 2026

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 6, 2026, at 1:30 PM at the West Osceola Branch Library, 305 Campus St., Celebration, Florida.** 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 November 5, 2025, Board of Supervisors Meeting
4. Consideration of Resolution 2026-01 Approving the Fiscal Year 2027 Proposed Budget and Setting Public Hearing to Adopt
5. Consideration of Resolution 2026-02 Setting Date, Time and Location of the November 2026 Landowner's Election and Meeting
6. Presentation of Series 2024 Arbitrage Rebate Report
7. Ratification of Data Sharing & Usage Agreement with Osceola County Property Appraiser
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Consideration of Resolution 2026-03 Updating Local Records Office
 - iv. Presentation of Registered Voters- 128
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, **November 5, 2025** at 1:00 p.m. at the West Osceola Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum:

Tony Iorio	Chairman
Doug Beasley	Vice Chairman
Rocky Owen	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Michelle Rigoni	District Counsel
Alan Scheerer	Field Services Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Iorio 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

Ms. Adams noted there were no members of the public present nor any members of the public calling in for public comment.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the August 6, 2025
Board of Supervisors Meeting**

Ms. Adams presented the minutes of the August 6, 2025 Board of Supervisor's meeting and asked for any corrections. There being no corrections, she asked for a motion to approve the minutes as presented.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Minutes of the August 6, 2025 Board of Supervisors Meeting, were approved

FOURTH ORDER OF BUSINESS

Consideration of Agreement for Irrigation Cost Share with Trinity Place Community Owners Association, Inc.

Ms. Adams presented the agreement. She noted that the CDD owns three irrigation meters that also benefit HOA maintained areas. Ms. Rigoni summarized the terms of the agreement for the Board with recommended proration that was calculated with help from the District Engineer and District field services staff.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Agreement for Irrigation Cost Share with Trinity Place Community Owners Association, Inc., was approved.

FIFTH ORDER OF BUSINESS

Consideration of Series 2024 Arbitrage Services Proposal

Ms. Adams stated that, in connection with the District’s Series 2024 Bonds, the District is required to periodically calculate and determine any arbitrage rebate liability and comply with federal reporting requirements with the Internal Revenue Service. She noted that AMTEC provides arbitrage rebate calculation and reporting services at a cost of \$450 annually..

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Series 2024 Arbitrage Services Proposal, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Fiscal Year 2025 Audit Engagement Letter

Ms. Adams presented the audit engagement letter to the Board with a total cost of \$5,500 for Fiscal Year 2025. This cost is in accordance with the five-year audit service agreement and is also in accordance with the amount budgeted. To ensure the audit completed by the June deadline, this item was presented to the Chair for execution subject to Board ratification.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Fiscal Year 2025 Audit Engagement Letter, was ratified.

SEVENTH ORDER OF BUSINESS

Ratification of Series 2023 Requisition No. 6

Ms. Adams asked Ms. Rigoni if all requests could be taken in one motion and she agreed. Ms. Adams presented requestion No. 6 with the Series 2023 bond issue.

EIGHTH ORDER OF BUSINESS

Ratification of Series 2024 Requisition No. 3-4

Ms. Adams presented Requests 3-4 with the Series 2024 bond issue. These requests have been processed in order to facilitate the funding of the requisitions and have been signed by an authorized officer subject to ratification by the Board of Supervisors.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Series 2023 Requisition No. 6 and Series 2024 Requisitions No. 3-4, were ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni reported on the legal memo concerning open carry laws and they will continue to report on any changes the Board will need to be made aware of.

B. Engineer

There being no comments, the next item followed.

C. Field Manager

Mr. Scheerer reviewed the Field Manager’s report.

D. District Manager’s Report

i. Approval of Check Register

Ms. Adams presented the check register from July, 1 2025, to September 30, 2025 totaling \$46,028.80. There were no Board questions and there was a motion of approval.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Adams presented the unaudited financials through the end of September.

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

Ms. Adams asked for a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**RESOLUTION 2026-01
[FY 2027 BUDGET APPROVAL RESOLUTION]**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; 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, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Lake Lizzie Community Development District (“**District**”) prior to June 15, 2026, 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 5, 2026
TIME: 1:30 PM
LOCATION: West Osceola Branch Library
305 Campus Street
Celebration, Florida 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 Chapter 189, 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 6th DAY OF MAY 2026.

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
FY2027



Table of Contents

1	<u>General Fund</u>
2-5	<u>General Fund Narrative</u>
6	<u>Debt Service - Series 2023</u>
7	<u>Amortization Schedule</u>
8	<u>Debt Service - Series 2024</u>
9	<u>Amortization Schedule</u>

Lake Lizzie
Community Development District
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - On Roll	\$ 237,611	\$ 237,243	\$ 368	\$ 237,611	\$ 237,611
Interest Income	\$ -	\$ 3,295	\$ 3,295	\$ 6,590	\$ 2,500
HOA Cost Share Contributions	\$ -	\$ 2,674	\$ 3,209	\$ 5,883	\$ 2,500
Carryforward	\$ 50,796	\$ -	\$ -	\$ -	\$ 56,238
Total Revenues	\$ 288,407	\$ 243,212	\$ 6,872	\$ 250,084	\$ 298,849

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 200	\$ 6,000	\$ 6,200	\$ 12,000
FICA Expense	\$ 918	\$ 15	\$ 459	\$ 474	\$ 918
Engineering	\$ 15,000	\$ 1,358	\$ 1,500	\$ 2,858	\$ 15,000
Attorney	\$ 15,000	\$ 1,196	\$ 3,890	\$ 5,086	\$ 15,000
Annual Audit	\$ 3,900	\$ 5,500	\$ -	\$ 5,500	\$ 5,600
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,150
Arbitrage	\$ 900	\$ 450	\$ 450	\$ 900	\$ 900
Dissemination	\$ 6,000	\$ 3,000	\$ 3,000	\$ 6,000	\$ 6,180
Trustee Fees	\$ 8,889	\$ 4,246	\$ 4,434	\$ 8,681	\$ 8,889
Management Fees	\$ 41,200	\$ 20,600	\$ 20,600	\$ 41,200	\$ 42,436
Information Technology	\$ 1,854	\$ 927	\$ 927	\$ 1,854	\$ 1,910
Website Maintenance	\$ 1,236	\$ 618	\$ 618	\$ 1,236	\$ 1,273
Telephone	\$ 100	\$ -	\$ 100	\$ 100	\$ 100
Postage & Delivery	\$ 1,000	\$ 58	\$ 123	\$ 181	\$ 1,000
Insurance	\$ 7,201	\$ 5,512	\$ -	\$ 5,512	\$ 6,063
Printing & Binding	\$ 600	\$ 1	\$ 75	\$ 76	\$ 600
Legal Advertising	\$ 5,000	\$ -	\$ 1,358	\$ 1,358	\$ 5,000
Contingency	\$ 5,000	\$ 617	\$ 316	\$ 933	\$ 5,000
Office Supplies	\$ 500	\$ 1	\$ 80	\$ 81	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 131,473	\$ 49,473	\$ 43,930	\$ 93,403	\$ 133,694

Operation and Maintenance

Field Expenditures

Field Management	\$ 10,815	\$ 5,408	\$ 5,408	\$ 10,815	\$ 11,139
Property Insurance	\$ 1,507	\$ 1,048	\$ -	\$ 1,048	\$ 996
Water & Sewer	\$ 35,040	\$ 18,658	\$ 18,658	\$ 37,316	\$ 41,048
Electric	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 1,500
Landscape Maintenance	\$ 63,282	\$ 31,641	\$ 31,641	\$ 63,282	\$ 63,282
Pond Maintenance	\$ 8,790	\$ 3,516	\$ 3,516	\$ 7,032	\$ 8,790
Irrigation Expense	\$ -	\$ 1,142	\$ 1,530	\$ 2,672	\$ 2,400
Pressure Washing	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 1,500
Midge Management	\$ 16,500	\$ -	\$ 8,250	\$ 8,250	\$ 16,500
Contingency	\$ 18,000	\$ -	\$ 6,000	\$ 6,000	\$ 18,000
Total Field Expenditures	\$ 156,934	\$ 61,412	\$ 76,502	\$ 137,914	\$ 165,155

Total Expenditures	\$ 288,407	\$ 110,885	\$ 120,433	\$ 231,317	\$ 298,849
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Excess Revenues/(Expenditures)	\$ -	\$ 132,328	\$ (113,560)	\$ 18,767	\$ -
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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.

Interest Income

Represents interest income the District may receive from interest earning accounts.

HOA Cost Share Contributions

The District has an agreement with Trinity Place Community Owners Association Inc for shared irrigation services with certain costs being allocated based upon the proportionate number of platted areas in the District.

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 Expense

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 has contracted with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2023 and Series 2024 Bonds.

Lake Lizzie

Community Development District

General Fund Narrative

Dissemination

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

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 agenda materials for board meetings, printing of computerized checks, stationery, 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.

Dues, Licenses & Subscriptions

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

Operations and Maintenance:

Field Expenditures

Field Management

Represents the 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.

Property Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Water & Sewer

Represents costs for water and refuse services provided for common areas throughout the District.

Electric

Represents electric charges of common areas throughout the District.

Landscape Maintenance

The District has a contract with Yellowstone Landscape to maintain the landscaping located within the District. These services include monthly landscape maintenance such as mowing of turf areas, pruning and trimming, plant bed weed control, fertilization and irrigation inspections.

Pond Maintenance

Represents Pond maintenance for the District.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Pressure Washing

To record expenses related to the pressure washing of various areas of the District.

Lake Lizzie
Community Development District
General Fund Narrative

Midge Management

Recorded expense for midge control services to address insect infestation around the property. This treatment is part of ongoing pest management efforts to maintain a safe and comfortable environment for residents and visitors.

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 FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 240,025	\$ 237,119	\$ 368	\$ 237,487	\$ 237,487
Interest Income	\$ 4,500	\$ 3,817	\$ 3,000	\$ 6,817	\$ 4,500
Carry Forward Surplus *	\$ 116,073	\$ 118,752	\$ -	\$ 118,752	\$ 123,752
Total Revenues	\$ 360,598	\$ 359,687	\$ 3,368	\$ 363,056	\$ 365,739
Expenses					
Interest- 11/01	\$ 89,685	\$ 89,685	\$ -	\$ 89,685	\$ 88,315
Interest - 02/01	\$ -	\$ 66	\$ -	\$ 66	\$ -
Special Call - 02/01	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Principal - 05/01	\$ 55,000	\$ -	\$ 55,000	\$ 55,000	\$ 60,000
Interest - 05/01	\$ 89,685	\$ -	\$ 89,553	\$ 89,553	\$ 88,315
Total Expenditures	\$ 234,370	\$ 94,751	\$ 144,553	\$ 239,304	\$ 236,630
Excess Revenues/(Expenditures)	\$ 126,228	\$ 264,936	\$ (141,184)	\$ 123,752	\$ 129,109

*Carry forward less amount in Reserve funds.

Series 2023	
Interest - 11/01/26	\$86,965
Net Assessments	\$ 237,487
Add: Discounts & Collection	\$15,159
Gross Assessments	<u>\$252,646</u>

Product *	Assessable Units	Annual Debt Service	Net Per Unit	Gross Per Unit
Single Family 34'	52	\$61,098.96	\$1,174.98	\$1,249.98
Single Family 50'	139	\$176,388.22	\$1,268.98	\$1,349.98
Total ERU's	191	\$237,487		

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

Date	Balance	Principal	Interest	Total
11/01/26	\$ 3,210,000.00	\$ -	\$ 88,315.00	\$ 232,867.50
05/01/27	\$ 3,210,000.00	\$ 60,000.00	\$ 88,315.00	
11/01/27	\$ 3,210,000.00	\$ -	\$ 86,965.00	\$ 235,280.00
05/01/28	\$ 3,210,000.00	\$ 60,000.00	\$ 86,965.00	
11/01/28	\$ 3,210,000.00	\$ -	\$ 85,615.00	\$ 232,580.00
05/01/29	\$ 3,210,000.00	\$ 65,000.00	\$ 85,615.00	
11/01/29	\$ 3,145,000.00	\$ -	\$ 84,120.00	\$ 234,735.00
05/01/30	\$ 3,145,000.00	\$ 70,000.00	\$ 84,120.00	
11/01/30	\$ 3,075,000.00	\$ -	\$ 82,510.00	\$ 236,630.00
05/01/31	\$ 3,075,000.00	\$ 70,000.00	\$ 82,510.00	
11/01/31	\$ 2,850,000.00	\$ -	\$ 80,900.00	\$ 233,410.00
05/01/32	\$ 2,850,000.00	\$ 75,000.00	\$ 80,900.00	
11/01/32	\$ 2,850,000.00	\$ -	\$ 79,175.00	\$ 235,075.00
05/01/33	\$ 2,850,000.00	\$ 80,000.00	\$ 79,175.00	
11/01/33	\$ 2,850,000.00	\$ -	\$ 77,335.00	\$ 236,510.00
05/01/34	\$ 2,850,000.00	\$ 80,000.00	\$ 77,335.00	
11/01/34	\$ 2,770,000.00	\$ -	\$ 75,215.00	\$ 232,550.00
05/01/35	\$ 2,770,000.00	\$ 85,000.00	\$ 75,215.00	
11/01/35	\$ 2,685,000.00	\$ -	\$ 72,962.50	\$ 233,177.50
05/01/36	\$ 2,685,000.00	\$ 90,000.00	\$ 72,962.50	
11/01/36	\$ 2,595,000.00	\$ -	\$ 70,577.50	\$ 233,540.00
05/01/37	\$ 2,595,000.00	\$ 95,000.00	\$ 70,577.50	
11/01/37	\$ 2,500,000.00	\$ -	\$ 68,060.00	\$ 233,637.50
05/01/38	\$ 2,500,000.00	\$ 100,000.00	\$ 68,060.00	
11/01/38	\$ 2,400,000.00	\$ -	\$ 65,410.00	\$ 233,470.00
05/01/39	\$ 2,400,000.00	\$ 105,000.00	\$ 65,410.00	
11/01/39	\$ 2,295,000.00	\$ -	\$ 62,627.50	\$ 233,037.50
05/01/40	\$ 2,295,000.00	\$ 110,000.00	\$ 62,627.50	
11/01/40	\$ 2,185,000.00	\$ -	\$ 59,712.50	\$ 232,340.00
05/01/41	\$ 2,185,000.00	\$ 120,000.00	\$ 59,712.50	
11/01/41	\$ 1,940,000.00	\$ -	\$ 56,532.50	\$ 236,245.00
05/01/42	\$ 1,810,000.00	\$ 125,000.00	\$ 56,532.50	
11/01/42	\$ 1,810,000.00	\$ -	\$ 53,220.00	\$ 234,752.50
05/01/43	\$ 1,810,000.00	\$ 130,000.00	\$ 53,220.00	
11/01/43	\$ 1,810,000.00	\$ -	\$ 49,775.00	\$ 232,995.00
05/01/44	\$ 1,810,000.00	\$ 140,000.00	\$ 49,775.00	
11/01/44	\$ 1,670,000.00	\$ -	\$ 45,925.00	\$ 235,700.00
05/01/45	\$ 1,670,000.00	\$ 145,000.00	\$ 45,925.00	
11/01/45	\$ 1,525,000.00	\$ -	\$ 41,937.50	\$ 232,862.50
05/01/46	\$ 1,525,000.00	\$ 155,000.00	\$ 41,937.50	
11/01/46	\$ 1,370,000.00	\$ -	\$ 37,675.00	\$ 234,612.50
05/01/47	\$ 1,370,000.00	\$ 165,000.00	\$ 37,675.00	
11/01/47	\$ 1,205,000.00	\$ -	\$ 33,137.50	\$ 235,812.50
05/01/48	\$ 1,205,000.00	\$ 175,000.00	\$ 33,137.50	
11/01/48	\$ 1,030,000.00	\$ -	\$ 28,325.00	\$ 236,462.50
05/01/49	\$ 1,030,000.00	\$ 185,000.00	\$ 28,325.00	
11/01/49	\$ 845,000.00	\$ -	\$ 23,237.50	\$ 236,562.50
05/01/50	\$ 845,000.00	\$ 195,000.00	\$ 23,237.50	
11/01/50	\$ 650,000.00	\$ -	\$ 17,875.00	\$ 236,112.50
05/01/51	\$ 650,000.00	\$ 205,000.00	\$ 17,875.00	
11/01/51	\$ 445,000.00	\$ -	\$ 12,237.50	\$ 235,112.50
05/01/52	\$ 445,000.00	\$ 215,000.00	\$ 12,237.50	
11/01/52	\$ 230,000.00	\$ -	\$ 6,325.00	\$ 233,562.50
05/01/53	\$ 230,000.00	\$ 230,000.00	\$ 6,325.00	\$ 236,325.00
		\$ 3,330,000.00	\$ 3,091,405.00	\$ 6,565,957.50

Lake Lizzie

Community Development District

Debt Service Fund

Series 2024

Description	Proposed Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 149,648	\$ 149,416	\$ 232	\$ 149,648	\$ 149,648
Interest Income	\$ 2,947	\$ 2,726	\$ 2,000	\$ 4,726	\$ 2,363
Carry Forward Surplus *	\$ 64,527	\$ 64,534	\$ -	\$ 64,534	\$ 64,782
Total Revenues	\$ 217,122	\$ 216,676	\$ 2,232	\$ 218,908	\$ 216,792
Expenses					
Interest- 11/01	\$ 58,634	\$ 58,634	\$ -	\$ 58,634	\$ 57,951
Principal - 05/01	\$ 30,000	\$ -	\$ 30,000	\$ 30,000	\$ 30,000
Interest - 05/01	\$ 58,634	\$ -	\$ 58,634	\$ 58,634	\$ 57,951
Total Expenditures	\$ 147,268	\$ 58,634	\$ 88,634	\$ 147,268	\$ 145,903
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (6,858)	\$ -	\$ (6,858)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (6,858)	\$ -	\$ (6,858)	\$ -
Excess Revenues/(Expenditures)	\$ 69,854	\$ 151,184	\$ (86,402)	\$ 64,782	\$ 70,890

*Carry forward less amount in Reserve funds.

Series 2024	
Interest - 11/01	\$57,269
Net Assessments	\$ 149,648
Add: Discounts & Collection	\$9,552
Gross Assessments	<u>\$159,200</u>

Product *	Assessable Units	Annual Debt Service	Net Per Unit	Gross Per Unit
Single Family 50'	118	\$149,647.60	\$1,268.20	\$1,349.15
Total ERU's	118	\$149,648		

Lake Lizzie
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	\$ 2,125,000.00	\$ -	\$ 57,951.25	\$ 146,585.00
05/01/27	\$ 2,125,000.00	\$ 30,000.00	\$ 57,951.25	
11/01/27	\$ 2,095,000.00	\$ -	\$ 57,268.75	\$ 145,220.00
05/01/28	\$ 2,095,000.00	\$ 35,000.00	\$ 57,268.75	
11/01/28	\$ 2,060,000.00	\$ -	\$ 56,472.50	\$ 148,741.25
05/01/29	\$ 2,060,000.00	\$ 35,000.00	\$ 56,472.50	
11/01/29	\$ 2,025,000.00	\$ -	\$ 55,676.25	\$ 147,148.75
05/01/30	\$ 2,025,000.00	\$ 35,000.00	\$ 55,676.25	
11/01/30	\$ 1,990,000.00	\$ -	\$ 54,880.00	\$ 145,556.25
05/01/31	\$ 1,990,000.00	\$ 40,000.00	\$ 54,880.00	
11/01/31	\$ 1,950,000.00	\$ -	\$ 53,970.00	\$ 148,850.00
05/01/32	\$ 1,950,000.00	\$ 40,000.00	\$ 53,970.00	
11/01/32	\$ 1,910,000.00	\$ -	\$ 52,900.00	\$ 146,870.00
05/01/33	\$ 1,910,000.00	\$ 45,000.00	\$ 52,900.00	
11/01/33	\$ 1,865,000.00	\$ -	\$ 51,696.25	\$ 149,596.25
05/01/34	\$ 1,865,000.00	\$ 45,000.00	\$ 51,696.25	
11/01/34	\$ 1,820,000.00	\$ -	\$ 50,492.50	\$ 147,188.75
05/01/35	\$ 1,820,000.00	\$ 50,000.00	\$ 50,492.50	
11/01/35	\$ 1,770,000.00	\$ -	\$ 49,155.00	\$ 149,647.50
05/01/36	\$ 1,770,000.00	\$ 50,000.00	\$ 49,155.00	
11/01/36	\$ 1,720,000.00	\$ -	\$ 47,817.50	\$ 146,972.50
05/01/37	\$ 1,720,000.00	\$ 55,000.00	\$ 47,817.50	
11/01/37	\$ 1,665,000.00	\$ -	\$ 46,346.25	\$ 149,163.75
05/01/38	\$ 1,665,000.00	\$ 55,000.00	\$ 46,346.25	
11/01/38	\$ 1,610,000.00	\$ -	\$ 44,875.00	\$ 146,221.25
05/01/39	\$ 1,610,000.00	\$ 60,000.00	\$ 44,875.00	
11/01/39	\$ 1,550,000.00	\$ -	\$ 43,270.00	\$ 148,145.00
05/01/40	\$ 1,550,000.00	\$ 60,000.00	\$ 43,270.00	
11/01/40	\$ 1,490,000.00	\$ -	\$ 41,665.00	\$ 144,935.00
05/01/41	\$ 1,490,000.00	\$ 65,000.00	\$ 41,665.00	
11/01/41	\$ 1,355,000.00	\$ -	\$ 39,926.25	\$ 146,591.25
05/01/42	\$ 1,205,000.00	\$ 70,000.00	\$ 39,926.25	
11/01/42	\$ 1,205,000.00	\$ -	\$ 38,053.75	\$ 147,980.00
05/01/43	\$ 1,205,000.00	\$ 75,000.00	\$ 38,053.75	
11/01/43	\$ 1,205,000.00	\$ -	\$ 36,047.50	\$ 149,101.25
05/01/44	\$ 1,205,000.00	\$ 75,000.00	\$ 36,047.50	
11/01/44	\$ 1,205,000.00	\$ -	\$ 34,041.25	\$ 145,088.75
05/01/45	\$ 1,205,000.00	\$ 80,000.00	\$ 34,041.25	
11/01/45	\$ 1,125,000.00	\$ -	\$ 31,781.25	\$ 145,822.50
05/01/46	\$ 1,125,000.00	\$ 85,000.00	\$ 31,781.25	
11/01/46	\$ 1,040,000.00	\$ -	\$ 29,380.00	\$ 146,161.25
05/01/47	\$ 1,040,000.00	\$ 90,000.00	\$ 29,380.00	
11/01/47	\$ 950,000.00	\$ -	\$ 26,837.50	\$ 146,217.50
05/01/48	\$ 950,000.00	\$ 95,000.00	\$ 26,837.50	
11/01/48	\$ 855,000.00	\$ -	\$ 24,153.75	\$ 145,991.25
05/01/49	\$ 855,000.00	\$ 100,000.00	\$ 24,153.75	
11/01/49	\$ 755,000.00	\$ -	\$ 21,328.75	\$ 145,482.50
05/01/50	\$ 755,000.00	\$ 110,000.00	\$ 21,328.75	
11/01/50	\$ 645,000.00	\$ -	\$ 18,221.25	\$ 149,550.00
05/01/51	\$ 645,000.00	\$ 115,000.00	\$ 18,221.25	
11/01/51	\$ 530,000.00	\$ -	\$ 14,972.50	\$ 148,193.75
05/01/52	\$ 530,000.00	\$ 120,000.00	\$ 14,972.50	
11/01/52	\$ 410,000.00	\$ -	\$ 11,582.50	\$ 146,555.00
05/01/53	\$ 410,000.00	\$ 130,000.00	\$ 11,582.50	
11/01/53	\$ 280,000.00	\$ -	\$ 7,910.00	\$ 149,492.50
05/01/54	\$ 280,000.00	\$ 135,000.00	\$ 7,910.00	
11/01/54	\$ 145,000.00	\$ -	\$ 4,096.25	\$ 147,006.25
05/01/55	\$ 145,000.00	\$ 145,000.00	\$ 4,096.25	\$ 149,096.25
		\$ 2,125,000.00	\$ 2,205,537.50	\$ 4,419,171.25

SECTION V

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Anthony Iorio	November 2028
2	Doug Beasley	November 2028
3	Jason Lonas	November 2026
4	Tom Franklin	November 2026
5	Rocky Owen	November 2026

This year, Seat 3, currently held by Jason Lonas, Seat 4, currently held by Tom Franklin, and Seat 5, currently held by Rocky Owen, are subject to election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 3rd day of November 2026, at _____ a.m./ p.m., and located at the West Osceola Branch Library, 305 Campus Street, Celebration, FL 34747.

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners’ meeting and election have been announced by the Board at its May 6, 2026, meeting. A sample notice of landowners’

meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, located at 219 East Livingston Street, Orlando, Florida 32801.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 6th DAY OF MAY 2026.

**LAKE LIZZIE COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Chair/Vice Chair, Board of Supervisors

Secretary / Assistant Secretary

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Lake Lizzie Community Development District (“**District**”) the location of which is generally described as comprising a parcel or parcels of land containing approximately 72.18 acres, generally located north of Lake Lizzie Drive, west of Pine Grove Road and Lake Lizzie and east and south of Nova Road in Osceola County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District’s Board of Supervisors (“**Board**”, and individually, “**Supervisor**”).

DATE: November 3, 2026
TIME: _____ a.m./ p.m.
PLACE: West Osceola Branch Library
305 Campus Street
Celebration, FL 34747

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, Ph: (407) 841-5524 (“**District Manager’s Office**”). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager’s Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager’s Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 3, 2026**

TIME: _____ A.M./ P.M.

LOCATION: West Osceola Branch Library
305 Campus Street
Celebration, FL 34747

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Lake Lizzie Community Development District to be held at the West Osceola Branch Library, 305 Campus Street, Celebration, FL 34747 on November 3, 2026, at _____ a.m./ p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 3, 2026

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Lake Lizzie Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____

SECTION VI

REBATE REPORT

\$2,155,000

Lake Lizzie Community Development District

(City of St. Cloud, Florida)

**Capital Improvement Revenue Bonds, Series 2024
(2024 Assessment Area)**

**Dated: November 8, 2024
Delivered: November 8, 2024**

**Rebate Report to the Computation Date
November 8, 2029
Reflecting Activity To
January 31, 2026**



AMTEC

TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Project Fund	13
Arbitrage Rebate Calculation Detail Report – Debt Service Reserve Fund	14
Arbitrage Rebate Calculation Detail Report – Capitalized Interest Fund	15
Arbitrage Rebate Calculation Detail Report – Cost of Issuance Fund	16
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credit	17



AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

February 24, 2026

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

Re: \$2,155,000 Lake Lizzie Community Development District (City of St. Cloud, Florida), Capital Improvement Revenue Bonds, Series 2024 (2024 Assessment Area)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Lake Lizzie Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of November 30, 2026. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the November 8, 2029 Computation Date
Reflecting Activity from November 8, 2024 through January 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Project Fund	4.049189%	162.28	(74.81)
Debt Service Reserve Fund	4.155152%	3,791.03	(1,556.73)
Capitalized Interest Fund	4.281818%	3,747.88	(1,382.32)
Cost of Issuance Fund	4.315246%	140.03	(50.24)
Totals	4.215520%	\$7,841.22	\$(3,064.10)
Bond Yield	5.528873%		
Rebate Computation Credit			(2,636.81)
Net Rebatable Arbitrage			\$(5,700.91)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from November 8, 2024, the date of the closing, to January 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of November 8, 2029.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between November 8, 2024 and January 31, 2026, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

November 8, 2029.

7. Computation Period

The period beginning on November 8, 2024, the date of the closing, and ending on January 31, 2026.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund / Account	Account Number
Revenue	277957000
Interest	277957001
Sinking	277957002
Prepayment	277957003
Reserve	277957004
Acquisition and Construction	277957005
Capitalized Interest	277957006
Cost of Issuance	277957007

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of January 31, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to November 8, 2029. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on November 8, 2029, is the Rebatable Arbitrage.

\$2,155,000
Lake Lizzie Community Development District
(City of St. Cloud, Florida)
Capital Improvement Revenue Bonds, Series 2024 (2024 Assessment Area)
Delivered: November 8, 2024

Sources of Funds	
-------------------------	--

Par Amount	\$2,155,000.00
Total	\$2,155,000.00

Uses of Funds	
----------------------	--

Project Fund	\$1,748,463.95
Debt Service Reserve Fund	74,823.75
Capitalized Interest Fund	114,987.30
Cost of Issuance Fund	166,725.00
Underwriter's Discount	50,000.00
Total	\$2,155,000.00

PROOF OF ARBITRAGE YIELD

\$2,155,000

Lake Lizzie Community Development District
(City of St. Cloud, Florida)

Capital Improvement Revenue Bonds, Series 2024 (2024 Assessment Area)

Date	Debt Service	Present Value to 11/08/2024 @ 5.5288727330%
05/01/2025	56,353.55	54,895.78
11/01/2025	58,633.75	55,580.51
05/01/2026	88,633.75	81,758.17
11/01/2026	57,951.25	52,017.80
05/01/2027	87,951.25	76,822.48
11/01/2027	57,268.75	48,676.71
05/01/2028	92,268.75	76,315.94
11/01/2028	56,472.50	45,452.19
05/01/2029	91,472.50	71,641.64
11/01/2029	55,676.25	42,432.84
05/01/2030	90,676.25	67,248.53
11/01/2030	54,880.00	39,605.96
05/01/2031	94,880.00	66,631.29
11/01/2031	53,970.00	36,881.89
05/01/2032	93,970.00	62,489.51
11/01/2032	52,900.00	34,231.88
05/01/2033	97,900.00	61,647.42
11/01/2033	51,696.25	31,677.32
05/01/2034	96,696.25	57,657.54
11/01/2034	50,492.50	29,297.50
05/01/2035	100,492.50	56,740.67
11/01/2035	49,155.00	27,007.58
05/01/2036	99,155.00	53,013.90
11/01/2036	47,817.50	24,878.21
05/01/2037	102,817.50	52,054.28
11/01/2037	46,346.25	22,832.91
05/01/2038	101,346.25	48,586.03
11/01/2038	44,875.00	20,934.63
05/01/2039	104,875.00	47,609.11
11/01/2039	43,270.00	19,114.46
05/01/2040	103,270.00	44,392.19
11/01/2040	41,665.00	17,428.54
05/01/2041	106,665.00	43,417.88
11/01/2041	39,926.25	15,814.75
05/01/2042	109,926.25	42,370.38
11/01/2042	38,053.75	14,273.01
05/01/2043	113,053.75	41,262.95
11/01/2043	36,047.50	12,802.88
05/01/2044	111,047.50	38,379.42
11/01/2044	34,041.25	11,448.60
05/01/2045	114,041.25	37,322.08
11/01/2045	31,781.25	10,121.20
05/01/2046	116,781.25	36,190.23
11/01/2046	29,380.00	8,859.87
05/01/2047	119,380.00	35,031.93
11/01/2047	26,837.50	7,663.58
05/01/2048	121,837.50	33,855.39
11/01/2048	24,153.75	6,531.13
05/01/2049	124,153.75	32,667.88
11/01/2049	21,328.75	5,461.15
05/01/2050	131,328.75	32,721.66
11/01/2050	18,221.25	4,417.85
05/01/2051	133,221.25	31,431.37
11/01/2051	14,972.50	3,437.49
05/01/2052	134,972.50	30,154.31
11/01/2052	11,582.50	2,518.05
05/01/2053	141,582.50	29,952.15

PROOF OF ARBITRAGE YIELD

\$2,155,000

Lake Lizzie Community Development District
(City of St. Cloud, Florida)

Capital Improvement Revenue Bonds, Series 2024 (2024 Assessment Area)

Date	Debt Service	Present Value to 11/08/2024 @ 5.5288727330%
11/01/2053	7,910.00	1,628.37
05/01/2054	142,910.00	28,628.29
11/01/2054	4,096.25	798.50
05/01/2055	149,096.25	28,282.24
	4,534,158.55	2,155,000.00

Proceeds Summary

Delivery date	11/08/2024
Par Value	2,155,000.00
Target for yield calculation	2,155,000.00

BOND DEBT SERVICE

\$2,155,000

Lake Lizzie Community Development District
(City of St. Cloud, Florida)

Capital Improvement Revenue Bonds, Series 2024 (2024 Assessment Area)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2025			56,353.55	56,353.55	56,353.55
11/01/2025			58,633.75	58,633.75	
05/01/2026	30,000	4.550%	58,633.75	88,633.75	147,267.50
11/01/2026			57,951.25	57,951.25	
05/01/2027	30,000	4.550%	57,951.25	87,951.25	145,902.50
11/01/2027			57,268.75	57,268.75	
05/01/2028	35,000	4.550%	57,268.75	92,268.75	149,537.50
11/01/2028			56,472.50	56,472.50	
05/01/2029	35,000	4.550%	56,472.50	91,472.50	147,945.00
11/01/2029			55,676.25	55,676.25	
05/01/2030	35,000	4.550%	55,676.25	90,676.25	146,352.50
11/01/2030			54,880.00	54,880.00	
05/01/2031	40,000	4.550%	54,880.00	94,880.00	149,760.00
11/01/2031			53,970.00	53,970.00	
05/01/2032	40,000	5.350%	53,970.00	93,970.00	147,940.00
11/01/2032			52,900.00	52,900.00	
05/01/2033	45,000	5.350%	52,900.00	97,900.00	150,800.00
11/01/2033			51,696.25	51,696.25	
05/01/2034	45,000	5.350%	51,696.25	96,696.25	148,392.50
11/01/2034			50,492.50	50,492.50	
05/01/2035	50,000	5.350%	50,492.50	100,492.50	150,985.00
11/01/2035			49,155.00	49,155.00	
05/01/2036	50,000	5.350%	49,155.00	99,155.00	148,310.00
11/01/2036			47,817.50	47,817.50	
05/01/2037	55,000	5.350%	47,817.50	102,817.50	150,635.00
11/01/2037			46,346.25	46,346.25	
05/01/2038	55,000	5.350%	46,346.25	101,346.25	147,692.50
11/01/2038			44,875.00	44,875.00	
05/01/2039	60,000	5.350%	44,875.00	104,875.00	149,750.00
11/01/2039			43,270.00	43,270.00	
05/01/2040	60,000	5.350%	43,270.00	103,270.00	146,540.00
11/01/2040			41,665.00	41,665.00	
05/01/2041	65,000	5.350%	41,665.00	106,665.00	148,330.00
11/01/2041			39,926.25	39,926.25	
05/01/2042	70,000	5.350%	39,926.25	109,926.25	149,852.50
11/01/2042			38,053.75	38,053.75	
05/01/2043	75,000	5.350%	38,053.75	113,053.75	151,107.50
11/01/2043			36,047.50	36,047.50	
05/01/2044	75,000	5.350%	36,047.50	111,047.50	147,095.00
11/01/2044			34,041.25	34,041.25	
05/01/2045	80,000	5.650%	34,041.25	114,041.25	148,082.50
11/01/2045			31,781.25	31,781.25	
05/01/2046	85,000	5.650%	31,781.25	116,781.25	148,562.50
11/01/2046			29,380.00	29,380.00	
05/01/2047	90,000	5.650%	29,380.00	119,380.00	148,760.00
11/01/2047			26,837.50	26,837.50	
05/01/2048	95,000	5.650%	26,837.50	121,837.50	148,675.00
11/01/2048			24,153.75	24,153.75	
05/01/2049	100,000	5.650%	24,153.75	124,153.75	148,307.50
11/01/2049			21,328.75	21,328.75	
05/01/2050	110,000	5.650%	21,328.75	131,328.75	152,657.50
11/01/2050			18,221.25	18,221.25	
05/01/2051	115,000	5.650%	18,221.25	133,221.25	151,442.50
11/01/2051			14,972.50	14,972.50	
05/01/2052	120,000	5.650%	14,972.50	134,972.50	149,945.00
11/01/2052			11,582.50	11,582.50	
05/01/2053	130,000	5.650%	11,582.50	141,582.50	153,165.00

BOND DEBT SERVICE

\$2,155,000

Lake Lizzie Community Development District
(City of St. Cloud, Florida)

Capital Improvement Revenue Bonds, Series 2024 (2024 Assessment Area)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2053			7,910.00	7,910.00	
05/01/2054	135,000	5.650%	7,910.00	142,910.00	150,820.00
11/01/2054			4,096.25	4,096.25	
05/01/2055	145,000	5.650%	4,096.25	149,096.25	153,192.50
	2,155,000		2,379,158.55	4,534,158.55	4,534,158.55

\$2,155,000
 Lake Lizzie Community Development District
 (City of St. Cloud, Florida)
 Capital Improvement Revenue Bonds, Series 2024 (2024 Assessment Area)
 Project Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.528873%)
11/08/24	Beg Bal	-1,748,463.95	-2,296,598.77
11/08/24		1,743,682.95	2,290,318.95
12/05/24		4,781.00	6,254.19
01/22/25		-4,781.00	-6,209.81
06/09/25		-5,490.03	-6,984.27
08/13/25		262.50	330.72
08/13/25		10,170.81	12,814.18

11/08/29	TOTALS:	162.28	-74.81

ISSUE DATE:	11/08/24	REBATABLE ARBITRAGE:	-74.81
COMP DATE:	11/08/29	NET INCOME:	162.28
BOND YIELD:	5.528873%	TAX INV YIELD:	4.049189%

\$2,155,000
 Lake Lizzie Community Development District
 (City of St. Cloud, Florida)
 Capital Improvement Revenue Bonds, Series 2024 (2024 Assessment Area)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.528873%)
11/08/24	Beg Bal	-74,823.75	-98,280.63
12/03/24		211.40	276.62
01/03/25		278.32	362.54
02/04/25		269.86	349.87
03/04/25		243.75	314.59
04/02/25		269.86	346.81
05/02/25		261.16	334.11
06/03/25		269.83	343.58
07/02/25		261.16	331.08
08/04/25		269.86	340.46
09/03/25		269.62	338.67
10/02/25		252.75	316.08
11/04/25		252.94	314.79
12/02/25		230.40	285.53
01/05/26		227.95	281.08
01/31/26	Bal	74,823.75	91,915.16
01/31/26	Acc	222.17	272.92

11/08/29	TOTALS:	3,791.03	-1,556.73

ISSUE DATE:	11/08/24	REBATABLE ARBITRAGE:	-1,556.73
COMP DATE:	11/08/29	NET INCOME:	3,791.03
BOND YIELD:	5.528873%	TAX INV YIELD:	4.155152%

\$2,155,000
 Lake Lizzie Community Development District
 (City of St. Cloud, Florida)
 Capital Improvement Revenue Bonds, Series 2024 (2024 Assessment Area)
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.528873%)
11/08/24	Beg Bal	-114,987.30	-151,035.25
12/03/24		-211.40	-276.62
12/20/24		0.00	0.00
01/03/25		-278.32	-362.54
02/04/25		-269.86	-349.87
03/04/25		-243.75	-314.59
04/02/25		-269.86	-346.81
05/01/25		56,353.54	72,105.33
05/02/25		-261.16	-334.11
06/03/25		-269.83	-343.58
07/02/25		-261.16	-331.08
08/04/25		-269.86	-340.46
09/03/25		-269.62	-338.67
10/02/25		-252.75	-316.08
11/03/25		58,633.75	72,982.61
11/04/25		-252.94	-314.79
11/05/25		6,858.40	8,534.20

11/08/29	TOTALS:	3,747.88	-1,382.32

ISSUE DATE:	11/08/24	REBATABLE ARBITRAGE:	-1,382.32
COMP DATE:	11/08/29	NET INCOME:	3,747.88
BOND YIELD:	5.528873%	TAX INV YIELD:	4.281818%

\$2,155,000
 Lake Lizzie Community Development District
 (City of St. Cloud, Florida)
 Capital Improvement Revenue Bonds, Series 2024 (2024 Assessment Area)
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.528873%)
11/08/24	Beg Bal	-166,725.00	-218,992.46
11/08/24		45,000.00	59,107.28
11/08/24		6,000.00	7,880.97
11/08/24		32,000.00	42,031.84
11/08/24		30,000.00	39,404.85
11/08/24		2,250.00	2,955.36
11/08/24		40,000.00	52,539.80
11/14/24		6,125.00	8,037.85
06/09/25		5,490.03	6,984.27

11/08/29	TOTALS:	140.03	-50.24

ISSUE DATE:	11/08/24	REBATABLE ARBITRAGE:	-50.24
COMP DATE:	11/08/29	NET INCOME:	140.03
BOND YIELD:	5.528873%	TAX INV YIELD:	4.315246%

\$2,155,000
 Lake Lizzie Community Development District
 (City of St. Cloud, Florida)
 Capital Improvement Revenue Bonds, Series 2024 (2024 Assessment Area)
 Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.528873%)
11/08/25		-2,120.00	-2,636.81

11/08/29	TOTALS:	-2,120.00	-2,636.81

ISSUE DATE: 11/08/24 REBATABLE ARBITRAGE: -2,636.81
 COMP DATE: 11/08/29
 BOND YIELD: 5.528873%

SECTION VII



KATRINA SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

Lake Lizzie CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Lake Lizzie CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in FS 119.071.

Please note the referenced statute was amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing addresses, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2026**, and shall run until **December 31, 2026**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Signature: _____

Print: Katrina S. Scarborough

Date: _____

Lake Lizzie CDD

Signature: Tricia L. Adams

Print: Tricia L. Adams

Title: District Manager

Date: 01/07/2026

Please return this signed **original copy** no later than **January 31, 2026**

SECTION VIII

SECTION D

SECTION 1

Lake Lizzie Community Development District

Summary of Checks

October 01, 2025 to March 31, 2026

Bank	Date	Check No.'s	Amount
General Fund			
	10/10/25	155-156	\$ 5,832.50
	10/27/25	157-158	\$ 5,362.58
	11/7/25	159-160	\$ 943.00
	11/13/25	161-163	\$ 10,953.32
	11/21/25	164-166	\$ 761.00
	11/24/25	167	\$ 1,582.85
	12/8/25	168-169	\$ 6,165.50
	12/19/25	170-171	\$ 6,455.27
	12/23/25	172-174	\$ 388,059.79
	1/5/26	175	\$ 241.00
	1/14/26	176-177	\$ 5,706.37
	1/23/26	178-179	\$ 6,384.56
	1/30/26	180-182	\$ 5,404.00
	2/6/26	183	\$ 5,273.50
	2/20/26	184-186	\$ 5,985.09
	2/27/26	187	\$ 450.00
	3/6/26	188	\$ 1,036.95
	3/13/26	189-191	\$ 10,966.90
	3/20/26	192-193	\$ 1,610.32
	3/25/26	194	\$ 586.00
Total			\$ 469,760.50

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/10/25	00001	9/15/25	62	202510	310-51300	31700	ASSESS ON ROLL FY26	*	5,000.00		
							GOVERNMENTAL MANAGEMENT SERVICES-CF			5,000.00	000155
10/10/25	00004	9/26/25	3627570	202508	310-51300	31500	GENERAL COUNSEL AUG25	*	832.50		
							KUTAK ROCK LLP			832.50	000156
10/27/25	00001	10/01/25	63	202510	310-51300	34000	MANAGEMENT FEES OCT25	*	3,433.33		
		10/01/25	63	202510	310-51300	35200	WEBSITE ADMIN OCT25	*	103.00		
		10/01/25	63	202510	310-51300	35100	INFORMATION TECH OCT25	*	154.50		
		10/01/25	63	202510	310-51300	31300	DISSEM AGENT SVCS OCT25	*	500.00		
		10/01/25	63	202510	310-51300	51000	OFFICE SUPPLIES OCT25	*	.09		
		10/01/25	63	202510	310-51300	42000	POSTAGE OCT25	*	2.23		
		10/01/25	64	202510	320-53800	34000	FIELD MANAGEMENT OCT25	*	901.25		
							GOVERNMENTAL MANAGEMENT SERVICES-CF			5,094.40	000157
10/27/25	00003	9/30/25	12481713	202509	310-51300	48000	NOT OF MTG DATES FY26	*	268.18		
							TRIBUNE PUBLISHING COMPANY LLC DBA			268.18	000158
11/07/25	00010	9/30/25	231573	202509	320-53800	47000	POND MAINTENANCE SEPT25	*	569.00		
							APPLIED AQUATIC MANAGEMENT, INC.			569.00	000159
11/07/25	00004	11/05/25	3653010	202509	310-51300	31500	GENERAL COUNSEL SEPT25	*	374.00		
							KUTAK ROCK LLP			374.00	000160
11/13/25	00010	10/31/25	231930	202510	320-53800	47000	POND MAINTENANCE OCT25	*	586.00		
							APPLIED AQUATIC MANAGEMENT, INC.			586.00	000161
11/13/25	00001	11/01/25	66	202511	320-53800	34000	FIELD MANAGEMENT NOV25	*	901.25		
		11/01/25	67	202511	310-51300	34000	MANAGEMENT FEES NOV25	*	3,433.33		
		11/01/25	67	202511	310-51300	35200	WEBSITE ADMIN NOV25	*	103.00		

LLIZ LAKE LIZZI IARAUJO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/25	67		202511 310-51300-35100				INFORMATION TECH NOV25	*	154.50		
11/01/25	67		202511 310-51300-31300				DISSEM AGENT SVCS NOV25	*	500.00		
11/01/25	67		202511 310-51300-51000				OFFICE SUPPLIES NOV25	*	.09		
11/01/25	67		202511 310-51300-42000				POSTAGE NOV25	*	1.65		
GOVERNMENTAL MANAGEMENT SERVICES-CF										5,093.82	000162
11/13/25	00019	11/01/25	1032838 202511 320-53800-46200				LANDSCAPE MAINT NOV25	*	5,273.50		
YELLOWSTONE LANDSCAPE - SOUTHEAST										5,273.50	000163
11/21/25	00010	11/15/25	232557 202511 320-53800-47000				POND MAINTENANCE NOV25	*	586.00		
APPLIED AQUATIC MANAGEMENT, INC.										586.00	000164
11/21/25	00002	10/01/25	93674 202510 310-51300-54000				SPECIAL DISTRICT FEE FY26	*	175.00		
FLORIDA DEPARTMENT OF COMMERCE										175.00	000165
11/21/25	00011	11/17/25	11172025 202511 300-20700-10300				TXFER TAX RCPTS - S2023	*	1,612.22		
11/17/25		11/17/25	11172025 202511 300-20700-10300				TXFER TAX RCPTS - S2023	V	1,612.22-		
LAKE LIZZIE CDD C/O US BANK										.00	000166
11/24/25	00011	11/17/25	11172025 202511 300-20700-10300				TXFER OF TAX RCPTS S23	*	1,582.85		
LAKE LIZZIE CDD C/O US BANK										1,582.85	000167
12/08/25	00004	11/28/25	3658916 202510 310-51300-31500				GENERAL COUNSEL OCT25	*	892.00		
KUTAK ROCK LLP										892.00	000168
12/08/25	00019	12/01/25	1041215 202512 320-53800-46200				LANDSCAPE MAINT DEC25	*	5,273.50		
YELLOWSTONE LANDSCAPE - SOUTHEAST										5,273.50	000169
12/19/25	00001	12/01/25	69 202512 320-53800-34000				FIELD MANAGEMENT DEC25	*	901.25		
12/01/25	70		202512 310-51300-34000				MANAGEMENT FEES DEC25	*	3,433.33		
12/01/25	70		202512 310-51300-35200				WEBSITE ADMIN DEC25	*	103.00		

LLIZ LAKE LIZZI IARAUJO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/01/25	70		202512 310-51300-35100			INFORMATION TECH DEC25	*	154.50		
12/01/25	70		202512 310-51300-31300			DISSEM AGENT SVCS DEC25	*	500.00		
12/01/25	70		202512 310-51300-51000			OFFICE SUPPLIES DEC25	*	.18		
12/01/25	70		202512 310-51300-42000			POSTAGE DEC25	*	4.46		
12/01/25	70		202512 310-51300-42500			COPIES DEC25	*	1.05		
									5,097.77	000170

12/19/25	00017	12/17/25	5295294	202511 310-51300-31100		ENGINEER SVCS NOV25	*	1,357.50		
									1,357.50	000171

12/23/25	00011	12/23/25	12232025	202512 300-20700-10300		TSFR TAX RCPTS S2023	*	235,449.78		
									235,449.78	000172

12/23/25	00011	12/23/25	12232025	202512 300-20700-10300		TSFR TAX RCPTS S2024	*	148,363.76		
									148,363.76	000173

12/23/25	00016	11/25/25	7979733	202511 310-51300-32300		FY26 TRUSTEE FEES	*	4,246.25		
									4,246.25	000174

1/05/26	00004	12/22/25	3674921	202511 310-51300-31500		GENERAL COUNSEL NOV25	*	241.00		
									241.00	000175

1/14/26	00010	12/31/25	233455	202512 320-53800-47000		POND MAINTENANCE DEC25	*	586.00		
									586.00	000176

1/14/26	00001	1/01/26	73	202601 320-53800-34000		FIELD MANAGEMENT JAN26	*	901.25		
1/01/26	74		202601 310-51300-34000			MANAGEMENT FEES JAN26	*	3,433.33		
1/01/26	74		202601 310-51300-35200			WEBSITE ADMIN JAN26	*	103.00		
1/01/26	74		202601 310-51300-35100			INFORMATION TECH JAN26	*	154.50		
1/01/26	74		202601 310-51300-31300			DISSEM AGENT SVCS JAN26	*	500.00		

LLIZ LAKE LIZZI IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/01/26 74	202601 310-51300-51000		OFFICE SUPPLIES JAN26	*	.12	
		1/01/26 74	202601 310-51300-42000		POSTAGE JAN26	*	28.17	
								5,120.37 000177
1/23/26 00011		1/15/26 01152026	202601 300-20700-10300		TXFER TAX RCPTS S2024	*	429.48	
		1/15/26 01152026	202601 300-20700-10300		TXFER TAX RCPTS S2023	*	681.58	
								1,111.06 000178
1/23/26 00019		1/15/26 1082903	202601 320-53800-46200		LANDSCAPE MAINT JAN26	*	5,273.50	
								5,273.50 000179
1/30/26 00021		1/27/26 2	202601 310-51300-49000		AMORTIZATION SCH S2023	*	100.00	
								100.00 000180
1/30/26 00004		1/27/26 3689304	202512 310-51300-31500		GENERAL COUNSEL DEC25	*	30.50	
								30.50 000181
1/30/26 00019		10/01/25 1006608	202510 320-53800-46200		LANDSCAPE MAINT OCT25	*	5,273.50	
								5,273.50 000182
2/06/26 00019		2/01/26 1093228	202602 320-53800-46200		LANDSCAPE MAINT FEB26	*	5,273.50	
								5,273.50 000183
2/20/26 00010		1/31/26 234095	202601 320-53800-47000		POND MAINTENANCE JAN26	*	586.00	
								586.00 000184
2/20/26 00001		2/01/26 76	202602 320-53800-34000		FIELD MANAGEMENT FEB26	*	901.25	
		2/01/26 77	202602 310-51300-34000		MANAGEMENT FEES FEB26	*	3,433.33	
		2/01/26 77	202602 310-51300-35200		WEBSITE ADMIN FEB26	*	103.00	
		2/01/26 77	202602 310-51300-35100		INFORMATION TECH FEB26	*	154.50	
		2/01/26 77	202602 310-51300-31300		DISSEM AGENT SVCS FEB26	*	500.00	

LLIZ LAKE LIZZI IARAUJO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/26	77	202602	310-51300-51000	OFFICE SUPPLIES FEB26				*	.24		
2/01/26	77	202602	310-51300-42000	POSTAGE FEB26				*	5.94		
GOVERNMENTAL MANAGEMENT SERVICES-CF										5,098.26	000185
2/20/26	00012	2/09/26	2019075	202602	310-51300-49100	2025 TAX ROLL		*	300.83		
OSCEOLA COUNTY PROPERTY APPRAISER										300.83	000186
2/27/26	00018	2/24/26	7956-02-	202602	310-51300-31200	CAPITAL IMPROV BOND S2024		*	450.00		
AMERICA MUNICIPAL TAX-EXEMPT										450.00	000187
3/06/26	00019	2/27/26	1116914	202602	320-53800-47300	REPLACE BAD VALVE		*	821.87		
2/27/26		1116915	202511	320-53800-47300	NOV25 INSPECTION REPAIRS			*	215.08		
YELLOWSTONE LANDSCAPE - SOUTHEAST										1,036.95	000188
3/13/26	00010	2/28/26	234877	202602	320-53800-47000	POND MAINTENANCE FEB26		*	586.00		
APPLIED AQUATIC MANAGEMENT, INC.										586.00	000189
3/13/26	00001	3/01/26	78	202603	320-53800-34000	FIELD MANAGEMENT MAR26		*	901.25		
3/01/26		79	202603	310-51300-34000	MANAGEMENT FEES MAR26			*	3,433.33		
3/01/26		79	202603	310-51300-35200	WEBSITE ADMIN MAR26			*	103.00		
3/01/26		79	202603	310-51300-35100	INFORMATION TECH MAR26			*	154.50		
3/01/26		79	202603	310-51300-31300	DISSEM AGENT SVCS MAR26			*	500.00		
3/01/26		79	202603	310-51300-51000	OFFICE SUPPLIES MAR26			*	.18		
3/01/26		79	202603	310-51300-42000	POSTAGE MAR26			*	15.14		
GOVERNMENTAL MANAGEMENT SERVICES-CF										5,107.40	000190
3/13/26	00019	3/15/26	1128062	202603	320-53800-46200	LANDSCAPE MAINT MAR26		*	5,273.50		
YELLOWSTONE LANDSCAPE - SOUTHEAST										5,273.50	000191
3/20/26	00011	3/19/26	03192026	202603	300-20700-10300	TXFER TAX RCPTS S2023		*	987.85		
LAKE LIZZIE CDD C/O US BANK										987.85	000192

LLIZ LAKE LIZZI IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/20/26	00011	3/19/26 03192026	202603 300-20700-10300	LAKE LIZZIE CDD C/O US BANK	*	622.47	622.47 000193
				TXFER TAX RCPTS S2024			
3/25/26	00010	3/15/26 235237	202603 320-53800-47000	APPLIED AQUATIC MANAGEMENT, INC.	*	586.00	586.00 000194
				POND MAINTENANCE MAR26			
TOTAL FOR BANK A						469,760.50	
TOTAL FOR REGISTER						469,760.50	

LLIZ LAKE LIZZI IARAUJO

SECTION 2

Lake Lizzie
Community Development District

Unaudited Financial Reporting
March 31, 2026



Table of Contents

1	<hr/> <u>Balance Sheet</u>
2	<hr/> <u>General Fund</u>
3	<hr/> <u>Debt Service Fund - Series 2023</u>
4	<hr/> <u>Debt Service Fund - Series 2024</u>
5	<hr/> <u>Capital Projects - Series 2023</u>
6	<hr/> <u>Capital Projects - Series 2024</u>
7	<hr/> <u>Month to Month</u>
8	<hr/> <u>Long-Term Debt</u>
9	<hr/> <u>Assessment Receipt Schedule</u>

Lake Lizzie
Community Development District
Combined Balance Sheet
March 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 189,463	\$ -	\$ -	\$ 189,463
State Board of Administration	\$ 119,411	\$ -	\$ -	\$ 119,411
Due from HOA-Cost Share	\$ 170	\$ -	\$ -	\$ 170
Investments:				
<u>Series 2023</u>				
Reserve	\$ -	\$ 118,315	\$ -	\$ 118,315
Revenue	\$ -	\$ 264,936	\$ -	\$ 264,936
<u>Series 2024</u>				
Reserve	\$ -	\$ 74,824	\$ -	\$ 74,824
Revenue	\$ -	\$ 151,184	\$ -	\$ 151,184
Construction	\$ -	\$ -	\$ 6,937	\$ 6,937
Total Assets	\$ 309,044	\$ 609,258	\$ 6,937	\$ 925,239
Liabilities:				
Accounts Payable	\$ 5,637	\$ -	\$ -	\$ 5,637
Total Liabilities	\$ 5,637	\$ -	\$ -	\$ 5,637
Fund Balance:				
Restricted For:				
Debt Service - Series 2023	\$ -	\$ 383,251	\$ -	\$ 383,251
Debt Service - Series 2024	\$ -	\$ 226,007	\$ -	\$ 226,007
Capital Projects - Series 2024	\$ -	\$ -	\$ 6,937	\$ 6,937
Unassigned	\$ 303,408	\$ -	\$ -	\$ 303,408
Total Fund Balances	\$ 303,408	\$ 609,258	\$ 6,937	\$ 919,603
Total Liabilities & Fund Balance	\$ 309,044	\$ 609,258	\$ 6,937	\$ 925,239

Lake Lizzie
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - On Roll	\$ 237,611	\$ 237,243	\$ 237,243	\$ -
HOA Contributions	\$ -	\$ -	\$ 2,674	\$ 2,674
Interest Income	\$ -	\$ -	\$ 3,295	\$ 3,295
Total Revenues	\$ 237,611	\$ 237,243	\$243,212	\$ 5,969
Expenditures:				
General & Administrative:				
Supervisors Fees	\$ 12,000	\$ 6,000	\$ 200	\$ 5,800
FICA Expense	\$ 918	\$ 459	\$ 15	\$ 444
Engineering	\$ 15,000	\$ 7,500	\$ 1,358	\$ 6,143
Attorney	\$ 15,000	\$ 7,500	\$ 1,196	\$ 6,305
Annual Audit	\$ 3,900	\$ 3,900	\$ 5,500	\$ (1,600)
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,000	\$ 3,000	\$ 3,000	\$ -
Trustee Fees	\$ 8,889	\$ 4,246	\$ 4,246	\$ -
Management Fees	\$ 41,200	\$ 20,600	\$ 20,600	\$ 0
Information Technology	\$ 1,854	\$ 927	\$ 927	\$ -
Website Maintenance	\$ 1,236	\$ 618	\$ 618	\$ -
Telephone	\$ 100	\$ 50	\$ -	\$ 50
Postage & Delivery	\$ 1,000	\$ 500	\$ 58	\$ 442
Insurance	\$ 7,201	\$ 7,201	\$ 5,512	\$ 1,689
Printing & Binding	\$ 600	\$ 300	\$ 1	\$ 299
Legal Advertising	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Contingency	\$ 5,000	\$ 2,500	\$ 316	\$ 2,184
Property Appraiser Fee	\$ -	\$ -	\$ 301	\$ (301)
Office Supplies	\$ 500	\$ 250	\$ 1	\$ 249
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 131,473	\$ 73,676	\$49,473	\$ 24,203
Operations and Maintenance				
Field Expenditures				
Field Management	\$ 10,815	\$ 5,408	\$ 5,408	\$ -
Property Insurance	\$ 1,507	\$ 1,507	\$ 1,048	\$ 459
Water & Sewer	\$ 35,040	\$ 17,520	\$ 18,658	\$ (1,138)
Electric	\$ 1,500	\$ 750	\$ -	\$ 750
Landscape Maintenance	\$ 63,282	\$ 31,641	\$ 31,641	\$ -
Pond Maintenance	\$ 8,790	\$ 4,395	\$ 3,516	\$ 879
Irrigation Expense	\$ -	\$ -	\$ 1,142	\$ (1,142)
Pressure Washing	\$ 1,500	\$ 750	\$ -	\$ 750
Midge Management	\$ 16,500	\$ 8,250	\$ -	\$ 8,250
Contingency	\$ 18,000	\$ 9,000	\$ -	\$ 9,000
Total Operations & Maintenance:	\$ 156,934	\$ 79,221	\$61,412	\$ 17,809
Total Expenditures	\$ 288,407	\$ 152,897	\$110,885	\$ 42,012
Excess Revenues (Expenditures)	\$ (50,796)		\$132,328	
Fund Balance - Beginning	\$ 50,796		\$ 171,080	
Fund Balance - Ending	\$ -		\$303,408	

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, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments	\$ 240,025	\$ 237,119	\$ 237,119	\$ -
Interest	\$ 4,500	\$ 2,250	\$ 3,817	\$ 1,567
Total Revenues	\$ 244,525	\$ 239,369	\$ 240,936	\$ 1,567
Expenditures:				
Interest Expense 11/1	\$ 89,685	\$ 89,685	\$ 89,685	\$ -
Interest Expense 2/1	\$ -	\$ -	\$ 66	\$ (66)
Special Call - 2/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal Expense 5/1	\$ 55,000	\$ -	\$ -	\$ -
Interest Expense 5/1	\$ 89,685	\$ -	\$ -	\$ -
Total Expenditures	\$ 234,370	\$ 89,685	\$ 94,751	\$ (5,066)
Excess Revenues (Expenditures)	\$ 10,155		\$ 146,185	
Fund Balance - Beginning	\$ 116,073		\$ 237,067	
Fund Balance - Ending	\$ 126,228		\$ 383,251	

Lake Lizzie
Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments	\$ -	\$ -	\$ 149,416	\$ 149,416
Interest	\$ -	\$ -	\$ 2,726	\$ 2,726
Total Revenues	\$ -	\$ -	\$ 152,142	\$ 152,142
Expenditures:				
Interest Expense 11/1	\$ -	\$ -	\$ 58,634	\$ (58,634)
Principal Expense 5/1	\$ -	\$ -	\$ -	\$ -
Interest Expense 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ 58,634	\$ (58,634)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (6,858)	\$ 6,858
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (6,858)	\$ 6,858
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 86,649	
Fund Balance - Beginning	\$ -		\$ 139,358	
Fund Balance - Ending	\$ -		\$ 226,007	

Lake Lizzie

Community Development District Capital Projects Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay-Construction	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ -	

Lake Lizzie
Community Development District
Capital Projects Fund - Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 78	\$ 78
Total Revenues	\$ -	\$ -	\$ 78	\$ 78
Expenditures:				
Capital Outlay-Construction	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 6,858	\$ (6,858)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,858	\$ (6,858)
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 6,937	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 6,937	

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	\$ -	\$ 5,957	\$ 229,616	\$ 867	\$ 803	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 237,243
HOA Contributions	\$ -	\$ 455	\$ 871	\$ 770	\$ -	\$ 578	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,674
Interest Income	\$ 426	\$ 400	\$ 400	\$ 650	\$ 688	\$ 731	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,295
Total Revenues	\$ 426	\$ 6,813	\$ 230,887	\$ 2,287	\$ 1,490	\$ 1,309	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 243,212
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
FICA Expense	\$ -	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15
Engineering	\$ -	\$ 1,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,358
Attorney	\$ 892	\$ 241	\$ 31	\$ -	\$ 32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,196
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 5,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Trustee Fees	\$ -	\$ 4,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,246
Management Fees	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,600
Information Technology	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 927
Website Maintenance	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 618
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 2	\$ 2	\$ 4	\$ 28	\$ 6	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58
Insurance	\$ 5,512	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,512
Printing & Binding	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 16	\$ 32	\$ 45	\$ 143	\$ 40	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 316
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 301	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 301
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 15,788	\$ 10,285	\$ 4,272	\$ 4,362	\$ 10,520	\$ 4,247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,473
Operation and Maintenance													
Field Expenses													
Field Management	\$ 901	\$ 901	\$ 901	\$ 901	\$ 901	\$ 901	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Property Insurance	\$ 1,048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,048
Water & Sewer	\$ 4,427	\$ 2,640	\$ 2,177	\$ 2,823	\$ 5,897	\$ 694	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,658
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 5,274	\$ 5,274	\$ 5,274	\$ 5,274	\$ 5,274	\$ 5,274	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,641
Pond Maintenance	\$ 586	\$ 586	\$ 586	\$ 586	\$ 586	\$ 586	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,516
Irrigation Expense	\$ -	\$ 215	\$ -	\$ -	\$ 822	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,142
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Midge Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total O&M Expenses:	\$ 12,235	\$ 9,616	\$ 8,938	\$ 9,584	\$ 13,480	\$ 7,559	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,412
Total Expenditures	\$ 28,023	\$ 19,900	\$ 13,210	\$ 13,946	\$ 24,000	\$ 11,806	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,885
Excess Revenues (Expenditures)	\$ (27,597)	\$ (13,087)	\$ 217,677	\$ (11,659)	\$ (22,509)	\$ (10,497)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,328

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	\$118,315
Bonds Outstanding - 07/07/2023	\$3,535,000
Less: Principal Payment - 05/01/2024	(\$50,000)
Less: Principal Payment - 05/01/2025	(\$55,000)
Less: Special Call - 08/01/2025	(\$40,000)
Less: Special Call - 02/01/2026	(\$5,000)
Current Bonds Outstanding	\$3,385,000

Series 2024, Special Assessment Revenue Bonds	
Interest Rate:	4.550%, 5.350%, 5.650%
Maturity Date:	5/1/2055
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$74,824
Reserve Fund Balance	\$74,824
Bonds Outstanding - 11/08/24	\$2,155,000
Current Bonds Outstanding	\$2,155,000

LAKE LIZZIE CDD
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments \$ 252,778.11 \$ 252,646.18 \$ 159,199.70 \$ 664,623.99
 Net Assessments \$ 237,611.42 \$ 237,487.41 \$ 149,647.72 \$ 624,746.55

38.03% 38.01% 23.95% 100.00%

<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 Series 2023</i>	<i>Debt Series 2023</i>	<i>Total</i>
11/21/25	ACH	\$16,647.97	(\$652.57)	(\$332.97)	\$0.00	\$15,662.43	\$5,956.93	\$5,953.82	\$3,751.68	\$15,662.43
12/12/25	ACH	\$348,473.48	(\$13,660.27)	(\$6,969.42)	\$0.00	\$327,843.79	\$124,689.65	\$124,624.57	\$78,529.57	\$327,843.79
12/22/25	ACH	\$293,219.92	(\$11,475.41)	(\$5,864.46)	\$0.00	\$275,880.05	\$104,926.15	\$104,871.39	\$66,082.51	\$275,880.05
01/12/26	ACH	\$1,886.16	(\$56.58)	(\$36.59)	\$0.00	\$1,792.99	\$681.93	\$681.58	\$429.48	\$1,792.99
01/30/26	ACH	\$0.00	\$0.00	\$0.00	\$487.48	\$487.48	\$185.40	\$185.31	\$116.77	\$487.48
02/09/26	ACH	\$2,198.23	(\$43.96)	(\$43.08)	\$0.00	\$2,111.19	\$802.95	\$802.54	\$505.70	\$2,111.19
TOTAL		\$ 662,425.76	\$ (25,888.79)	\$ (13,246.52)	\$ 487.48	\$ 623,777.93	\$ 237,243.01	\$ 237,119.21	\$ 149,415.71	\$ 623,777.93

100%	Net Percent Collected
\$968.62	Balance Remaining to Collect

SECTION 3

RESOLUTION 2026-03

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE 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 entirely within Osceola County Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*; and

WHEREAS, District records are available for public review and inspection at the offices of Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

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

SECTION 1. The District’s local records office shall be located at: _____

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 6th day of May 2026.

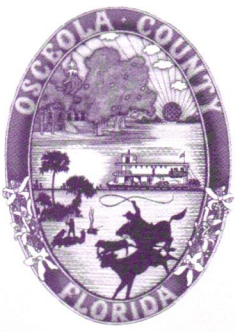
ATTEST:

**LAKE LIZZIE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION 4



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 27, 2026

Ms. Brittany Brookes
Recording Secretary
Lake Lizzie Community Development District
219 E. Livingston St
Orlando, FL 32801

RE: Lake Lizzie Community Development District – Registered Voters

Dear Ms. Brookes:

Thank you for your letter requesting confirmation of the number of registered voters within the Lake Lizzie Community Development District as of April 15, 2026.

The number of registered voters within the Lake Lizzie CDD is 128 as of April 15, 2026.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections

*Vote
Osceola*