



Rizzetta & Company

Alta Lakes Community Development District

**Board of Supervisors' Meeting
July 30, 2025**

Revised

**District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084**

**ALTA LAKES
COMMUNITY DEVELOPMENT DISTRICT**

Alta Lakes Amenity Center

3108 Alta Lakes Blvd., Jacksonville, FL 32226

www.altalakescdd.org

District Board of Supervisors	Sylvester Wilkins Nelson Ortega Vacant Kevin Sibley Vacant	Chairperson Vice Chairman Assistant Secretary Assistant Secretary Board Member
District Manager	Ben Pfuhl	Rizzetta & Company, Inc.
District Counsel	Kyle Magee	Kutak Rock LLP
District Engineer	Vacant	

All cellular phones must be placed on mute while in the meeting room.

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that 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.

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.altalakescdd.org

Board of Supervisors
Alta Lakes Community
Development District

July 22, 2025
Rev. 7.24.2025

REVISED FINAL AGENDA

Dear Board Supervisors:

The **special** meeting of the Board of Supervisors of the Alta Lakes Community Development District will be held on **July 30, 2025, at 6:00 p.m.** at the Alta Lakes Amenity Center located at 3108 Alta Lakes Blvd., Jacksonville, FL 32226.

BOARD OF SUPERVISORS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held April 23, 2025.....Tab 1
 - B. Ratification of Operations & Maintenance Expenditures for April, May & June 2025.....Tab 2
 - C. Acceptance of Kisha Mayo-Lewis' Resignation.....Tab 3
 - D. Consideration of Resolution 2025-08, Redesignating Officers.....Tab 4
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Aquatic Maintenance Manager.....Tab 5
 - 1.) J&J Aquatics Lake Management Report
 - D. Landscape Manager
 - E. Amenity Manager.....Tab 6
 - F. District Manager
 - 1.) Discussion Regarding Fence Request
- 5. BUSINESS ITEMS**
 - A. Consideration of Fountain Repair Proposals.....Tab 7
 - B. Acceptance of Arbitrage Engagement Report, Series 2019.....Tab 8
 - C. Ratification of Fiscal Year 2023-2024 Financial Audit Ending September 30, 2024.....Tab 9
 - D. Consideration of RFQ for District Engineer
 - E. Public Hearing on Adopting the Fiscal Year 2025-2026 Budget..Tab 10
 - 1.) Consideration of Resolution 2025-11, Adopting Fiscal Year 2025-2026 Budget
 - F. **Consideration of Resolution 2025-12, Imposing Special Assessments.....Tab 11**

- G. Acceptance of First Addendum to Professional District Services Contract.....Tab 12
- H. Consideration of Security Guard Proposals – *(Under Separate Cover)*
- I. Review of Facility Parties and Amenity Reservations
- J. Consideration of Mulch Proposal.....Tab 13
- K. Ratification of Approval of Additional Costs for Pond Dredging..Tab 14

6. Supervisor Requests and Audience Comments

7. Adjournment

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact us at 904-436-6270.

Sincerely,

Ben Pfuhl,

District Manager

Tab 1

MINUTES OF MEETING

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

**ALTA LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of the Alta Lakes Community Development District was held on **April 23, 2025, at 6:00 P.M.** at the Alta Lakes Amenity Center located at 3108 Alta Lakes Blvd., Jacksonville, FL 32226.

Sylvester Wilkins	Board Supervisor, Chairman
Nelson Ortega	Board Supervisor, Vice Chairman
Kevin Sibley	Board Supervisor, Assistant Secretary
Kisha Mayo-Lewis	Board Supervisor, Assistant Secretary

Also present were:

Ben Pfuhl	District Manager, Rizzetta & Co., Inc.
Kyle Maggee	District Counsel, Kutak Rock LLP
Tony Shiver	President/Owner, First Coast CMS
Jen Mabus	Account Manager, BrightView

Public audience members present.

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Wilkins called the meeting to order at 6:00 p.m. and Mr. Pfuhl proceeded with the meeting.

SECOND ORDER OF BUSINESS

**AUDIENCE COMMENTS ON
AGENDA ITEMS**

An audience member raised concern about the conditions of the ponds.

An audience member raised a concern about the landscapers driving in the street.

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THIRD ORDER OF BUSINESS

**CONSIDERATION OF MINUTES
OF THE BOARD OF
SUPERVISORS' REGULAR
MEETING HELD MARCH 26,
2025**

On a motion by Mr. Wilkins seconded by Mr. Ortega, with all in favor, the Board approved the Minutes of the Board of Supervisors' regular meeting held March 26, 2025, for Alta Lakes Community Development District.

FOURTH ORDER OF BUSINESS

**RATIFICATION OF
OPERATIONS & MAINTENANCE
EXPENDITURES FOR MARCH
2025**

On a motion by Mr. Wilkins, seconded by Mr. Sibley, with all in favor, the Board ratified operation and maintenance expenditures for March 2025, in the amount of \$26,627.53, for Alta Lakes Community Development District.

FIFTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

Mr. Magee reviewed his report with the Board and discussed the dredging of Pond 18.

Discussion ensued regarding the dredging proposal from Estate Management in the amount of \$44,475.

On a motion by Ms. Mayo-Lewis, seconded by Mr. Sibley, with all in favor, the Board approved the proposal from Estate Management to conduct the partial dredging of Pond 18 in the amount of \$44,475, in the amount of \$26,627.53, for Alta Lakes Community Development District.

B. Engineer

Mr. Pfuhl explained that the Board did not receive any responses to the Request for Qualifications (RFQ) for Engineering Services and that he would run the ad again.

C. Aquatic Maintenance Manager

Mr. Pfuhl reviewed the pond reports with the Board.

79 The Board requested that J&J Aquatics be at the next meeting and provide
80 detailed reports for them to review.

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D. Landscape Manager

83 Ms. Mabus reviewed her report with the Board.

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85 The Board questioned at what point along the pond banks do the
86 landscapers stop mowing and it becomes the responsibility of the aquatics
87 company.

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89 Ms. Mabus explained that any of the wet areas are not mowed for both
90 safety reasons and to prevent grass clippings from going into the ponds.

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93 **E. Amenity Manager**

94 Mr. Shiver reviewed his report with the Board.

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96 The Board requested that the fencing around the Amenity Center be
97 pressure washed.

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99 The Board requested that District Staff receive an additional proposal for
100 mulch installation throughout the community.

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102 **F. District Manager**

103 Mr. Pfuhl reviewed his report with the Board.

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105 **SIXTH ORDER OF BUSINESS**

**ACCEPTANCE OF ARBITRAGE
ENGAGEMENT LETTER
PROPOSAL**

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On a Motion by Mr. Wilkins, seconded by Ms. Mayo-Lewis, with all in favor, the Board accepted the arbitration engagement letter proposal for \$400 per year for the next three years, for Alta Lakes Community Development District.

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110 **SEVENTH ORDER OF BUSINESS**

**PRESENTATION OF
PROPOSED BUDGET FOR
FISCAL YEAR 2025-2026**

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114 Mr. Pfuhl reviewed the proposed budget with the Board, highlighting that there was no
115 proposed budget or assessment increase for Fiscal Year 2025-2026

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**1.) Consideration Resolution 2025-10, Approving Fiscal Year
2025-2026 Proposed Budget & Setting the Public Hearing**

On a motion by Ms. Mayo-Lewis, seconded by Mr. Sibley, with all in favor, the Board adopted Resolution 2025-10, approving Fiscal Year budget & setting the public hearing for July 30th, 2025, at the Alta Lakes Amenity Center, 3108 Alta Lakes Blvd., Jacksonville, FL 32226, for Alta Lakes Community Development District.

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EIGHTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Supervisor Requests

There were no Supervisor Requests at this time.

Audience Comments

There were no Audience Comments at this time.

TWELFTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Wilkins, seconded by Ms. Mayo-Lewis, with all in favor, the Board adjourned the meeting at 8:09 p.m., for Alta Lakes Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 2

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 Colwell Avenue, Suite 200 Tampa FL 33614

**Operations and Maintenance Expenditures
April 2025
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2025 through April 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$72,916.15**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

April 1, 2025 Through April 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Bob's Backflow & Plumbing Services, Inc.	300025	20960	Back Flow Test & Certification 03/25	\$45.00
BrightView Landscape Services, Inc.	300026	9317113	Exterior Maintenance 11/24	\$7,956.00
BrightView Landscape Services, Inc.	300026	9317114	Exterior Maintenance 12/24	\$7,956.00
BrightView Landscape Services, Inc.	300026	9317116	Exterior Maintenance 01/25	\$7,956.00
BrightView Landscape Services, Inc.	300026	9317119	Exterior Maintenance 02/25	\$7,956.00
BrightView Landscape Services, Inc.	300026	9317121	Exterior Maintenance 03/25	\$7,956.00
BrightView Landscape Services, Inc.	300026	9317123	Exterior Maintenance 04/25	\$7,956.00
COMCAST	20250407-1	8495 74 120 3378488 04/25 ACH	Monthly Cable & Internet 04/25	\$415.62
Disclosure Services, LLC	300035	5	Amortization Schedule Series 2019 04/25	\$100.00
Doody Daddy, LLC	300027	2504-AL	Pet Waste Station Maintenance 04/25	\$477.00
First Coast Contract Maintenance Service, LLC	300020	9342	Management Fees - MONTH OF SERVICE April 2025	\$2,588.00
First Coast Contract Maintenance Service, LLC	300028	9297	Management Fees - MONTH OF SERVICE March 2025	\$2,588.00
First Coast Contract Maintenance Service, LLC	300028	9433	Reimbursable Expenses -March 2025 :2	\$2,012.76
First Coast Contract Maintenance Service, LLC	300036	9458	Reimbursable Expenses - April 2025: 1	\$660.70
First Place Fitness Equipment, Inc	300039	WO-42951	Cable Needed, Belt Needed, Seat Damaged 09/24	\$149.95

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

April 1, 2025 Through April 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hi-Tech System Associates	300033	421840	Security & Video Monitoring 04/25	\$555.00
Innovative Fountain Services	300029	2028569	Monthly Fountain Maintenance 03/25	\$730.78
J & J Aquatics Specialist, LLC	300034	990636	Pond Maintenance 03/25	\$1,791.66
J & J Aquatics Specialist, LLC	300034	990684	Pond Maintenance 04/25	\$1,791.66
Jacksonville Daily Record	300030	25-01696D	Legal Advertising 04/25	\$110.50
Jacksonville Daily Record	300030	25-01736D	Legal Advertising 04/25	\$289.00
JEA	20250425-1	9415158183 03/25	Utility Services 03/25	\$3,933.83
Kevin Sibley	300021	ACH KS032625	Board of Supervisors Meeting 03/26/25	\$200.00
Kutak Rock, LLP	300031	3550224	Legal Services 02/25	\$601.50
Massey Services, Inc.	300037	64695884	Pest Control Services 04/25	\$65.00
Nelson Ortega	300022	NO032625	Board of Supervisors Meeting 03/26/25	\$200.00
Republic Services	20250409-1	0687-001516353	Waste Disposal Services - Servies 04/01/25 - 04/30/25	\$356.10
Rizzetta & Company, Inc.	300024	INV0000098261	District Management Fees 04/25	\$4,933.59

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

April 1, 2025 Through April 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
School Now	300032	INV-SN-675	School Now CDD ADA-PDF 04/25	\$384.50
Sylvester Wilkins	300023	SW032625	Board of Supervisors Meeting 03/26/25	<u>\$200.00</u>
Report Total				<u>\$72,916.15</u>

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 Colwell Avenue, Suite 200 Tampa FL 33614

**Operations and Maintenance Expenditures
May 2025
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2025 through May 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$30,762.95**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Berger, Toombs, Elam, Gaines & Frank CPA	300049	372141	Audit Services FY 23/24	\$3,800.00
BrightView Landscape Services, Inc.	300046	9328019	Exterior Maintenance 05/25	\$7,956.00
COMCAST	20250507-1	8495 74 120	Monthly Cable & Internet 05/25	\$415.50
Daily Record & Observer, LLC	300050	3378488 05/25 ACH 25-02273D	Legal Advertising 05/25	\$201.50
Doody Daddy, LLC	300051	2505-AL	Pet Waste Station Maintenance 05/25	\$477.00
First Coast Contract Maintenance Service, LLC	300038	9405	Management Fees - MONTH OF SERVICE May 2025	\$2,588.00
First Coast Contract Maintenance Service, LLC	300047	9500	Reimbursable Expenses -April 2025: 2 05/25	\$2,845.47
Hi-Tech System Associates	300052	423443	Security & Video Monitoring 05/25	\$555.00
Innovative Fountain Services	300048	2028703	Monthly Fountain Maintenance 04/25	\$1,021.97
Jacksonville Daily Record	300045	25-02273D	Legal Advertising 05/25	\$201.50
JEA	20250523-1	9415158183 04/25	Utility Services 04/25	\$4,165.98
Kevin Sibley	300041	ACH KS042325	Board of Supervisors Meeting 04/23/25	\$200.00
Kisha Mayo-Lewis	300042	KL042325	Board of Supervisors Meeting 04/23/25	\$200.00
Massey Services, Inc.	300053	65079736	Pest Control Services 05/25	\$65.00
Nelson Ortega	300043	NO042325	Board of Supervisors Meeting 04/23/25	\$200.00

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Republic Services	20250507-2	0687-001524152 05/25	Waste Disposal Services - Servies 05/01/25 - 05/30/25	\$736.44
Rizzetta & Company, Inc.	300040	INV0000098886	District Management Fees 05/25	\$4,933.59
Sylvester Wilkins	300044	SW042325	Board of Supervisors Meeting 04/23/25	<u>\$200.00</u>
Report Total				<u>\$30,762.95</u>

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 Colwell Avenue, Suite 200 Tampa FL 33614

**Operations and Maintenance Expenditures
June 2025
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$44,902.89**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
BrightView Landscape Services, Inc.	300059	9367160	Exterior Maintenance 06/25	\$7,956.00
COMCAST	20250609-1	8495 74 120 3378488 06/25 ACH	Monthly Cable & Internet 06/25	\$415.50
Doody Daddy, LLC	300060	2506-AL	Pet Waste Station Maintenance 06/25	\$477.00
Estate Management Services, Inc.	300066	688-84-SO	25% DEPOSIT for Dredge Project 05/25	\$11,118.75
First Coast Contract Maintenance Service, LLC	300055	9479	Management Fees - MONTH OF SERVICE June 2025 06/25	\$2,588.00
First Coast Contract Maintenance Service, LLC	300056	9526	Reimbursable Expenses May 0225 -1 05/25	\$3,785.19
First Coast Contract Maintenance Service, LLC	300061	9571	Reimbursable Expenses May 2025: 2 06/25	\$1,519.70
First Coast Contract Maintenance Service, LLC	300065	9601	Management Fees - Month of Service June 2025 : 1	\$1,067.31
Hi-Tech System Associates	300057	425046	Security & Video Monitoring 0625	\$555.00
Hi-Tech System Associates	300068	76751	Service Call 06/25	\$95.00
J & J Aquatics Specialist, LLC	300058	990732	Pond Maintenance 05/25	\$1,791.66
J & J Aquatics Specialist, LLC	300062	990814	Pond Maintenance 06/25	\$1,791.66
Jacksonville Daily Record	300067	25-03318D	Legal Advertising 06/25	\$235.10
JEA	20250626-1	9415158183 05/25 ACH	Utility Services 05/25	\$4,289.43
Kept Companies, Inc.	300069	8230	Pressure Washing 06/25	\$1,470.00

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures
June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kutak Rock, LLP	300063	3579436	Legal Services 03/25	\$749.00
Massey Services, Inc.	300064	65627586	Pest Control Services 06/25	\$65.00
Rizzetta & Company, Inc.	300054	INV0000099663	District Management Fees 06/25	<u>\$4,933.59</u>
Report Total				<u>\$44,902.89</u>

Tab 3

Kristi Roxas

From: KMM <03kmarie08@gmail.com>
Sent: Sunday, June 1, 2025 4:35 PM
To: Kristi Roxas; Benjamin Pfuhl
Subject: [EXTERNAL]Resignation From Board

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Good Afternoon,

I am reaching out due to a required resign from the Board. I was in the process of selling my home and it happened a bit faster than expected. It is with a heavy heart that I have to share our relocation. I've been on the Board and in the neighborhood since the beginning of the development, so this is not easy to share with you.

I am not sure if the payment from the last board meeting was sent, but I have checked the mail and it was not received as of yet. Please forward the payment to:

9105 Tredinick Pkwy
Unit 52104
Jacksonville FL 32211

Please advise if you need anything specific from me to finalize this process.

Kisha M. Lewis

"Correction may mold us but encouragement motivates us.

Who have you encouraged today?"

Tab 4

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Alta Lakes Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Duval County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Kisha Mayo-Lewis as Assistant Secretary pursuant to Resolution 2023-07.

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT:

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its

adoption. **PASSED AND ADOPTED THIS 30th DAY OF JULY 2025.**

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 5



J & J Aquatics Specialist, LLC

PO Box 3417 | Lake City, Florida 32056
386-466-8558 | jandjaquatics22@gmail.com |
jandjaquaticsllc.com

RECIPIENT:

Alta Lakes CDD

3434 Coldwell Ave., Suite 200
Tampa, FL 33614

SERVICE ADDRESS:

11557 Lake Trout Dr
Jacksonville, FL 32226

Monthly Pond Maintenance

Applicator Name

First, Last Name

Joey tice

Application Type

Boat

Land Rig

Backpack

Granular

Inspection

Chemical used

Colorant

Ounces/Gallons Used

Algaecides

Captain XTR

Ounces/ Gallons Used

1 gallon

Algaecides

Tribune

Ounces/Gallons Used

1 gallon

Algaecides

Ounces/Gallons Used

Herbicides

Komeen

Ounces/ Gallons Used

1.5 gallon

Herbicides

Flumi

Ounces/Gallons Used



J & J Aquatics Specialist, LLC

PO Box 3417 | Lake City, Florida 32056
386-466-8558 | jandjaquatics22@gmail.com |
jandjaquaticsllc.com

Herbicides

Ounces/Gallons Used	4 oz
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Final Notes

Weather Condition	Sunny and windy
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Water Levels	Normal
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Trash Pick-Up	
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Notes	Sprayed ponds for submerged weeds and algae to windy to spray shoreline
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J & J Aquatics Specialist, LLC

PO Box 3417 | Lake City, Florida 32056
386-466-8558 | jandjaquatics22@gmail.com |
jandjaquaticslc.com

Job #1340

Scheduled Jun 09, 2025

RECIPIENT:

Alta Lakes CDD

3434 Coldwell Ave., Suite 200
Tampa, FL 33614

SERVICE ADDRESS:

11557 Lake Trout Dr
Jacksonville, FL 32226

Monthly Pond Maintenance

Applicator Name

First, Last Name Jlouks

Application Type

- Boat
- Land Rig
- Backpack
- Granular
- Inspection

Chemical used

Colorant

Ounces/Gallons Used

Algaecides

Ounces/ Gallons Used

Algaecides

Ounces/Gallons Used

Algaecides

Ounces/Gallons Used

Herbicides

Ounces/ Gallons Used

Herbicides

Ounces/Gallons Used



J & J Aquatics Specialist, LLC

PO Box 3417 | Lake City, Florida 32056
386-466-8558 | jandjaquatics22@gmail.com |
jandjaquaticsllc.com

Herbicides

Ounces/Gallons Used

Final Notes

Weather Condition

Rain/87

Water Levels

Normal

Trash Pick-Up

Not Applicable

Notes

Inspection, raining again when was on property earlier and soggy. Can't spray when raining.

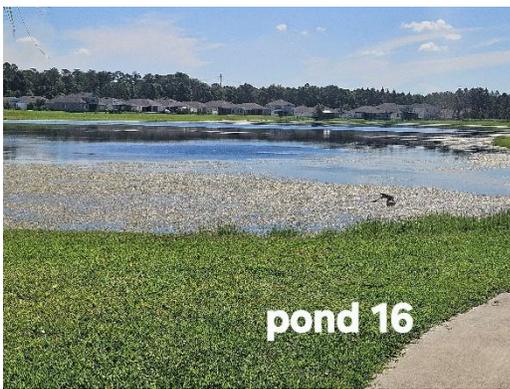
Will come back by later in week if im the area if not raining to treat algae, Chara, Bladderwort and Toroedo Grass.



Pond 18. Shorelines to be sprayed



Pond 8 low water levels causing an algae bloom. Algae will be treated and will start to die



Pond 16 low water levels causing an algae bloom



Pond 10 shoreline and water in good condition



Pond 11 Shorelines brown and dying out



Pond 15 shorelines treated and burning back



Pond 5 Small shoreline area needs treatment



Pond 3 shorelines treated and browning out



Pond 9 pond and shorelines in good condition



Pond 7 Shorelines browning out



Pond 6 low water level



Pond 13 shoreline and water in good condition



Pond 14 low water levels will treat for algae





pond 7

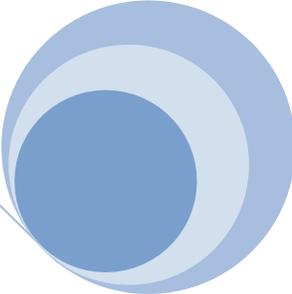
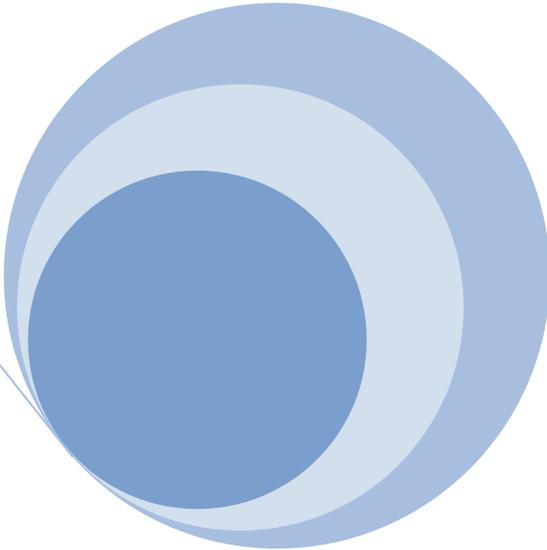
Pond 7 shorelines and water in good condition



pond 13

pond 13 shorelines and water in good condition

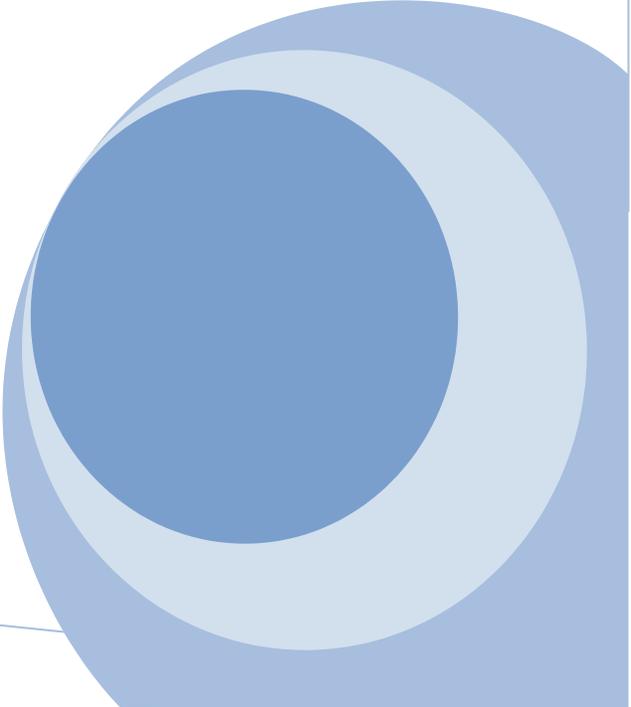
Tab 6

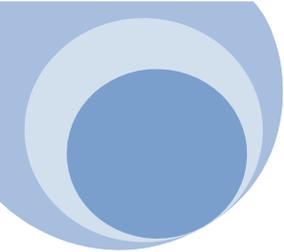


Alta Lakes CDD

Field Report July 2025

First Coast CMS LLC





Pools

At this time, there are no mechanical issues regarding the pools.

All pressure gauges were replaced due to old gauges being rusty.

The Zero Entry Grating to the pool became brittle and needed to be replaced as an emergency to provide potential injury and avoid closing the pool. The zero entry grating was replaced earlier this month

Several sections of tile had to be patched with epoxy because they were chipped.

Several broken pool gutter grates were cracked and needed replacement

The pool and splash pad were approved by FL Dept of Health for repermitting

Maintenance and Facility

- On May 31st, we had a paid reservation where the resident broken several rules and Staff received numerous complaints about noise.
- Fencing and Amenity Center was pressure washed on June 4th
- The entrance monument was hit by a vehicle involved in a crash. The police report was obtained and provided to District Management for insurance claim. We are in the process of getting bids for the repair.
- A bid was provided for the District Manager for Playground Mulch
- Wasp have been ongoing
- Hi-Tech Security needed to replace the lock on one of the pool gates, as well as secure the magnet to the gym door
- The gym A/C unit failed on Friday, July 18th. A/C tech found the unit empty of refrigerant and that the evaporating coil in the air handler was leaking badly. The unit required new Evap coil and refrigerant.
- **On July 19th, a Fraternity through an unauthorized pool party with several hundred participants and breaking many District Policies. JSO had to be called to clear out the Amenity Center. We are requesting that the Board Consider hiring a security guard daily for the remainder of the Summer**

Tab 7

ESTIMATE

Innovative Fountain Services, Inc
11637 Columbia Park Dr E
Ste 4
Jacksonville, FL 32258-4493

admin@innovativefountainservices.com
+1 (904) 551-1017



First Coast CMS:Alta Lakes

Bill to

Tony Shiver
First Coast CMS
Alta Lakes CDD
C/O Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Estimate details

Estimate no.: 4344
Estimate date: 07/21/2025

#	Product or service	Description	Qty	Amount
1.	Fountain Service	<p>Innovative Fountain Services proposes to furnish all necessary materials, labor, and equipment to complete the following scope of work:</p> <p>Repair the damaged brick fascia.</p> <p>Remove and replace all broken pieces of the top cap.</p> <p>Repair the area of broken tile on the center wall. Please note: the existing tile is no longer available. We will do our best to match it with a similar option; however, a visible difference should be expected.</p> <p>All work will be performed to restore the structure's appearance and integrity as closely as possible.</p>	1	\$30,893.00
2.	Terms	<p>Terms of sale are 50% deposit required upon placement of order with remaining balance due net 30.</p>	1	\$0.00
			Total	\$30,893.00

Accepted date

Accepted by

ESTIMATE

Innovative Fountain Services, Inc
11637 Columbia Park Dr E
Ste 4
Jacksonville, FL 32258-4493

admin@innovativefountainservices.com
+1 (904) 551-1017



First Coast CMS:Alta Lakes

Bill to

Tony Shiver
First Coast CMS
Alta Lakes CDD
C/O Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Estimate details

Estimate no.: 4345
Estimate date: 07/21/2025

#	Product or service	Description	Qty	Amount
1.	Fountain Service	<p>Innovative Fountain Services proposes to furnish all necessary materials, labor, and equipment to perform the following services:</p> <p>Remove all existing tile and top cap.</p> <p>Repair the brick façade as needed.</p> <p>Install a complete new top cap along the entire exterior wall of the fountain basin.</p> <p>Install all new 1"x1" tile along the waterline of both the upper and lower basins, as well as the entire center wall.</p> <p>Please note: the cost of tile is not included in this quote, as it will depend on the design and material selected by the customer.</p> <p>All work will be completed using high-quality materials to restore the fountain's appearance and ensure long-term durability.</p>	1	\$57,274.00
2.	Terms	<p>Terms of sale are 50% deposit required upon placement of order with remaining balance due net 30.</p>	1	\$0.00

Total

\$57,274.00

Accepted date

Accepted by

Tab 8

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

July 11, 2025

Board of Supervisors
Alta Lakes Community Development District
c/o Ms. Shandra Torres, District Compliance Associate
Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Re: \$9,925,000
Alta Lakes Community Development District
(City of Jacksonville, Florida)
\$9,925,000 Special Assessment Bonds, Series 2019
Annual Arbitrage Report for the period June 10, 2024 to June 10, 2025

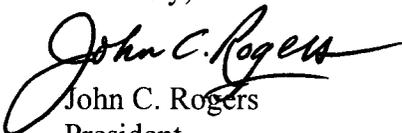
Dear Alta Lakes Community Development District Board of Supervisors:

Please find attached the Annual Arbitrage Report for \$9,925,000 Alta Lakes Community Development District (City of Jacksonville, Florida) Special Assessment Bonds, Series 2019 (“Series 2019”).

As calculated in the Annual Arbitrage Report, **no arbitrage liability was incurred** on Series 2019 Bonds during the annual period June 10, 2024 to June 10, 2025, and therefore there is **no need to file** with the U.S. Treasury Department (I.R.S.).

Please note that the next annual arbitrage report for the Series 2019 is due June 10, 2026.

Sincerely,


John C. Rogers
President

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

July 11, 2025

Board of Supervisors
Alta Lakes Community Development District
c/o Ms. Shandra Torres, District Compliance Associate
Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Re: \$9,925,000
Alta Lakes Community Development District
(City of Jacksonville, Florida)
\$9,925,000 Special Assessment Bonds, Series 2019
Annual Arbitrage Report for the period June 10, 2024 to June 10, 2025

Dear Alta Lakes Community Development District Board of Supervisors:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code") for \$9,925,000 Alta Lakes Community Development District (City of Jacksonville, Florida) (the "District"), Special Assessment Bonds, Series 2019 ("Series 2019") for the annual period June 10, 2024 to June 10, 2025 (the "Annual Computation Period"). Our opinion is accompanied by an Annual Arbitrage Report (the "Annual Arbitrage Report").

The scope of our engagement was limited to computing an annual arbitrage liability, if any, for the Series 2019, based upon the following information from the referenced sources:

Trust fund and account statements for Series 2019 for the period June 10, 2024 to June 10, 2025

Source: US Bank

Closing Documents for the Series 2019, including Official Statement, Arbitrage and Tax Certificate and I.R.S. Form "8038-G"

Source: Rizzetta & Company, Tampa, Florida

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

Our Understanding of the Financing

According to the Official Statement, proceeds of Series 2019 were used to provide funds (i) for the payment of the costs of acquiring and/or constructing public infrastructure improvements, (ii) to fund the Series 2019 Reserve Account, (iii) to pay the costs of issuance of Series 2019, and (iv) to pay a portion of the interest coming due on Series 2019.

Factors Entering Our Computations

- a) Our examination of the trust funds and accounts established with respect to the Series 2019 included the Series 2019 Costs of Issuance Account, the Series 2019 Acquisition and Construction Account, the Series 2019 Reserve Account, the Series 2019 Sinking Fund Account, and the Series of 2019 Prepayment Account.
- b) According to the Code, proceeds of Series of 2019 deposited to the Series 2019 Costs of Issuance Account could be invested at a yield greater than the yield on the Series 2019 for the three-year period June 10, 2019 to June 10, 2022 (the “three-year temporary period”), but were subject to arbitrage rebate.
- c) According to the Code, proceeds of Series 2019 deposited to the Series 2019 Acquisition and Construction Account could be invested at a yield greater than the yield on the Series 2019 during the three-year temporary period, but were subject to arbitrage rebate.

According to the Code, proceeds remaining in the Series 2019 Acquisition and Construction Account after the expiration of the three-year period were restricted to the yield on Series 2019.

- d) According to the Code, Series 2019 proceeds deposited to the Series 2019 Reserve Account could be invested at an unrestricted yield in perpetuity but were subject to arbitrage rebate.
- e) The Series 2019 Sinking Fund constituted a “bona fide debt service fund” as defined in the Code during the Annual Computation Period if (1) such fund were used primarily to achieve a proper matching of revenues and debt service payable on the Series 2019, (2) monies deposited therein were spent within a thirteen-month period from the date of receipt thereof, and (3) such funds were exhausted in each Bond Year (as defined in paragraph “g” below), except for a reasonable carryover amount not to exceed the greater of one year’s earnings in such funds or one-twelfth of annual debt service.

In accordance with the Code, a “bona fide debt service fund” is “unrestricted” as to yield, and not subject to arbitrage rebate.

- f) Proceeds of Series of 2019 were not on deposit in the 2019 Prepayment Account during the Annual Computation Period.
- g) “Bond Year” is defined, in accordance with the Code, as the one-year period beginning on June 10, 2024 and ending on June 10, 2025.
- h) According to the Arbitrage and Tax Certificate, the District did not use any proceeds of Series 2019 to reimburse costs incurred by the District prior to June 10, 2019.
- i) According to the Arbitrage and Tax Certificate, the District did not enter into any hedging transaction with respect to Series 2019.
- j) All amounts withdrawn from the trust funds and accounts were assumed to be spent on the day they were withdrawn.
- k) Computations of yield are based on a 360-day year and semiannual compounding.
- l) No investment acquired (or sold) by the District was acquired (or sold) for an amount that was more (or less) than the fair market value of such investment during the Annual Computation Period.
- m) The calculation of arbitrage rebate liability for the Annual Computation Period is made as of June 10, 2025 (the “Annual Computation Date”).

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, the computations presented in the accompanying Annual Arbitrage Report and are presented below:

1. The Sources and Uses of Funds Upon Issuance of Series of 2019 are as shown on Page A-1.
2. The yield on Series of 2019 is 4.50194677% (the “Series 2019 Yield”), as calculated on Pages B-1, B-2 and B-3.
3. The District earned \$2,457.51 less on its unrestricted investments on its investments of Series 2019 during the Annual Computation Period than it would have earned had such proceeds been invested at the Series 2019 Yield and therefore **did not incur an arbitrage liability** on Series 2019 during the Annual Computation Period as calculated on Pages C-1 and C-2

4. Our examination of the Series 2019 Sinking Fund showed that such fund constituted a “bona fide debt service fund” the Bond Year and therefore was not subject to arbitrage rebate during such period.

ARBITRAGE REBATE COUNSELORS, LLC

ARBITRAGE REBATE COUNSELORS, LLC

\$9,925,000
Alta Lakes Community Development District
(City of Jacksonville, Florida)
Special Assessment Bonds, Series 2019

Annual Arbitrage Report
For the Period June 10, 2024 to June 10, 2025

July 11, 2025

Alta Lakes Community Development District
(City of Jacksonville, Florida)
\$9,925,000
Special Assessment Bonds, Series 2019

Sources and Uses of Funds Upon Issuance of Series 2019 (1)

Sources of Funds:

Par Amount of Series 2019	\$9,925,000.00
Less: Original Issue Discount	<u>(25,144.90)</u>
Total	<u>\$9,899,855.10</u>

Uses of Funds:

Deposit to Series 2023 Acquisition and Construction Account	\$9,074,783.29
Deposit to Series 2019 Reserve Account	302,141.88
Deposit to Series 2019 Interest Account	169,179.93
Costs of Issuance, including Underwriter's Discount	<u>353,750.00</u>
Total	<u>\$9,899,855.10</u>

Note:

(1) Source: Official Statement for Series 2019, dated May 30, 2019.

Alta Lakes Community Development District
 (City of Jacksonville, Florida)
 \$9,925,000
 Special Assessment Bonds, Series 2019

Series 2019 - Pricing Report

Dated Date: 6/10/2019
 Issuance Date: 6/10/2019

Date	Principal Amount	Interest Rate	Yield	Bond Years	Price	Original Issue Discount	Production
5/1/2020	\$175,000.00	3.500%	3.560%	156.04	99.730%	(\$472.50)	\$174,527.50
5/1/2021	180,000.00	3.500%	3.560%	340.50	99.730%	(486.00)	179,514.00
5/1/2022	185,000.00	3.500%	3.560%	534.96	99.730%	(499.50)	184,500.50
5/1/2023	190,000.00	3.500%	3.560%	739.42	99.730%	(513.00)	189,487.00
5/1/2024	200,000.00	3.500%	3.560%	978.33	99.730%	(540.00)	199,460.00
5/1/2025	205,000.00	3.750%	3.820%	1,207.79	99.424%	(1,180.80)	203,819.20
5/1/2026	215,000.00	3.750%	3.820%	1,481.71	99.424%	(1,238.40)	213,761.60
5/1/2027	220,000.00	3.750%	3.820%	1,736.17	99.424%	(1,267.20)	218,732.80
5/1/2028	230,000.00	3.750%	3.820%	2,045.08	99.424%	(1,324.80)	228,675.20
5/1/2029	240,000.00	3.750%	3.820%	2,374.00	99.424%	(1,382.40)	238,617.60
5/1/2030	250,000.00	4.400%	4.440%	2,722.92	99.471%	(1,322.50)	248,677.50
5/1/2031	260,000.00	4.400%	4.440%	3,091.83	99.471%	(1,375.40)	258,624.60
5/1/2032	275,000.00	4.400%	4.440%	3,545.21	99.471%	(1,454.75)	273,545.25
5/1/2033	285,000.00	4.400%	4.440%	3,959.13	99.471%	(1,507.65)	283,492.35
5/1/2034	300,000.00	4.400%	4.440%	4,467.50	99.471%	(1,587.00)	298,413.00
5/1/2035	310,000.00	4.400%	4.440%	4,926.42	99.471%	(1,639.90)	308,360.10
5/1/2036	325,000.00	4.400%	4.440%	5,489.79	99.471%	(1,719.25)	323,280.75
5/1/2037	340,000.00	4.400%	4.440%	6,083.17	99.471%	(1,798.60)	338,201.40
5/1/2038	355,000.00	4.400%	4.440%	6,706.54	99.471%	(1,877.95)	353,122.05
5/1/2039	370,000.00	4.400%	4.440%	7,359.92	99.471%	(1,957.30)	368,042.70
5/1/2040	390,000.00	4.625%	4.625%	8,147.75	100.000%	0.00	390,000.00
5/1/2041	405,000.00	4.625%	4.625%	8,866.13	100.000%	0.00	405,000.00
5/1/2042	425,000.00	4.625%	4.625%	9,728.96	100.000%	0.00	425,000.00
5/1/2043	445,000.00	4.625%	4.625%	10,631.79	100.000%	0.00	445,000.00
5/1/2044	465,000.00	4.625%	4.625%	11,574.63	100.000%	0.00	465,000.00
5/1/2045	490,000.00	4.625%	4.625%	12,686.92	100.000%	0.00	490,000.00
5/1/2046	510,000.00	4.625%	4.625%	13,714.75	100.000%	0.00	510,000.00
5/1/2047	535,000.00	4.625%	4.625%	14,922.04	100.000%	0.00	535,000.00
5/1/2048	560,000.00	4.625%	4.625%	16,179.33	100.000%	0.00	560,000.00
5/1/2049	<u>590,000.00</u>	4.625%	4.625%	<u>17,636.08</u>	100.000%	<u>0.00</u>	<u>590,000.00</u>
Total	<u>\$9,925,000.00</u>			<u>184,034.79</u>		<u>(\$25,144.90)</u>	<u>\$9,899,855.10</u>
Principal Amount	\$9,925,000.00						
Less: Original Issue Discount	<u>(25,144.90)</u>						
	<u>\$9,899,855.10</u>						
Gross Interest Cost	\$8,294,495.55						
Plus: Original Issue Discount	<u>25,144.90</u>						
	<u>\$8,319,640.45</u>						
NIC %	4.5207%						
Bond Years	184,034.79						
Average Coupon	4.5070%						
Average Life (Years)	18.54						

Note: (1) Source: Official Statement for Series 2019 Bonds, dated May 30, 2019.

Alta Lakes Community Development District
 (City of Jacksonville, Florida)
 \$9,925,000
 Special Assessment Bonds, Series 2019

Series 2019 - Debt Service Payable

Dated Date: 6/10/2019
 First Interest Payment Date: 11/1/2019

Date	Principal Amount	Interest Rate	Interest	Semiannual Debt Service	Annual Debt Service
11/1/2019			\$169,179.93	\$169,179.93	\$169,179.93
5/1/2020	\$175,000.00	3.500%	215,974.38	390,974.38	
11/1/2020			212,911.88	212,911.88	603,886.25
5/1/2021	180,000.00	3.500%	212,911.88	392,911.88	
11/1/2021			209,761.88	209,761.88	602,673.75
5/1/2022	185,000.00	3.500%	209,761.88	394,761.88	
11/1/2022			206,524.38	206,524.38	601,286.25
5/1/2023	190,000.00	3.500%	206,524.38	396,524.38	
11/1/2023			203,199.38	203,199.38	599,723.75
5/1/2024	200,000.00	3.500%	203,199.38	403,199.38	
11/1/2024			199,699.38	199,699.38	602,898.75
5/1/2025	205,000.00	3.750%	199,699.38	404,699.38	
11/1/2025			195,855.63	195,855.63	600,555.00
5/1/2026	215,000.00	3.750%	195,855.63	410,855.63	
11/1/2026			191,824.38	191,824.38	602,680.00
5/1/2027	220,000.00	3.750%	191,824.38	411,824.38	
11/1/2027			187,699.38	187,699.38	599,523.75
5/1/2028	230,000.00	3.750%	187,699.38	417,699.38	
11/1/2028			183,386.88	183,386.88	601,086.25
5/1/2029	240,000.00	3.750%	183,386.88	423,386.88	
11/1/2029			178,886.88	178,886.88	602,273.75
5/1/2030	250,000.00	4.400%	178,886.88	428,886.88	
11/1/2030			173,386.88	173,386.88	602,273.75
5/1/2031	260,000.00	4.400%	173,386.88	433,386.88	
11/1/2031			167,666.88	167,666.88	601,053.75
5/1/2032	275,000.00	4.400%	167,666.88	442,666.88	
11/1/2032			161,616.88	161,616.88	604,283.75
5/1/2033	285,000.00	4.400%	161,616.88	446,616.88	
11/1/2033			155,346.88	155,346.88	601,963.75
5/1/2034	300,000.00	4.400%	155,346.88	455,346.88	
11/1/2034			148,746.88	148,746.88	604,093.75
5/1/2035	310,000.00	4.400%	148,746.88	458,746.88	
11/1/2035			141,926.88	141,926.88	600,673.75
5/1/2036	325,000.00	4.400%	141,926.88	466,926.88	
11/1/2036			134,776.88	134,776.88	601,703.75
5/1/2037	340,000.00	4.400%	134,776.88	474,776.88	
11/1/2037			127,296.88	127,296.88	602,073.75
5/1/2038	355,000.00	4.400%	127,296.88	482,296.88	
11/1/2038			119,486.88	119,486.88	601,783.75
5/1/2039	370,000.00	4.400%	119,486.88	489,486.88	
11/1/2039			111,346.88	111,346.88	600,833.75
5/1/2040	390,000.00	4.625%	111,346.88	501,346.88	
11/1/2040			102,328.13	102,328.13	603,675.00
5/1/2041	405,000.00	4.625%	102,328.13	507,328.13	
11/1/2041			92,962.50	92,962.50	600,290.63
5/1/2042	425,000.00	4.625%	92,962.50	517,962.50	
11/1/2042			83,134.38	83,134.38	601,096.88
5/1/2043	445,000.00	4.625%	83,134.38	528,134.38	
11/1/2043			72,843.75	72,843.75	600,978.13
5/1/2044	465,000.00	4.625%	72,843.75	537,843.75	
11/1/2044			62,090.63	62,090.63	599,934.38
5/1/2045	490,000.00	4.625%	62,090.63	552,090.63	
11/1/2045			50,759.38	50,759.38	602,850.00
5/1/2046	510,000.00	4.625%	50,759.38	560,759.38	
11/1/2046			38,965.63	38,965.63	599,725.00
5/1/2047	535,000.00	4.625%	38,965.63	573,965.63	
11/1/2047			26,593.75	26,593.75	600,559.38
5/1/2048	560,000.00	4.625%	26,593.75	586,593.75	
11/1/2048			13,643.75	13,643.75	600,237.50
5/1/2049	<u>590,000.00</u>	4.625%	<u>13,643.75</u>	<u>603,643.75</u>	<u>603,643.75</u>
	<u>\$9,925,000.00</u>		<u>\$8,294,495.55</u>	<u>\$18,219,495.55</u>	<u>\$18,219,495.55</u>

Note: (1) Source: Official Statement for Series 2019 Bonds, dated May 30, 2019.

Alta Lakes Community Development District
 (City of Jacksonville, Florida)
 \$9,925,000
 Special Assessment Bonds, Series 2019

Series 2019 - Proof of Yield

P.V. Date: 6/10/2019
 Series of 2019
 Bond Yield: 4.50194677%

Date (1)	Semiannual Debt Service (1)	Muni Days To Computation Date	Present Value Factor	Present Value
11/1/2019	\$169,179.93	141	0.98271405	\$166,255.49
5/1/2020	390,974.38	321	0.96108038	375,757.80
11/1/2020	212,911.88	501	0.93992297	200,120.76
5/1/2021	392,911.88	681	0.91923131	361,176.90
11/1/2021	209,761.88	861	0.89899517	188,574.91
5/1/2022	394,761.88	1041	0.87920451	347,076.42
11/1/2022	206,524.38	1221	0.85984953	177,579.89
5/1/2023	396,524.38	1401	0.84092063	333,445.53
11/1/2023	203,199.38	1581	0.82240843	167,112.88
5/1/2024	403,199.38	1761	0.80430377	324,294.78
11/1/2024	199,699.38	1941	0.78659767	157,083.06
5/1/2025	404,699.38	2121	0.76928135	311,327.68
11/1/2025	195,855.63	2301	0.75234623	147,351.24
5/1/2026	410,855.63	2481	0.73578393	302,300.97
11/1/2026	191,824.38	2661	0.71958624	138,034.18
5/1/2027	411,824.38	2841	0.70374512	289,819.40
11/1/2027	187,699.38	3021	0.68825274	129,184.61
5/1/2028	417,699.38	3201	0.67310140	281,154.04
11/1/2028	183,386.88	3381	0.65828362	120,720.58
5/1/2029	423,386.88	3561	0.64379203	272,573.09
11/1/2029	178,886.88	3741	0.62961946	112,630.66
5/1/2030	428,886.88	3921	0.61575889	264,090.91
11/1/2030	173,386.88	4101	0.60220345	104,414.17
5/1/2031	433,386.88	4281	0.58894643	255,241.65
11/1/2031	167,666.88	4461	0.57598124	96,572.97
5/1/2032	442,666.88	4641	0.56330148	249,354.90
11/1/2032	161,616.88	4821	0.55090084	89,034.87
5/1/2033	446,616.88	5001	0.53877320	240,625.20
11/1/2033	155,346.88	5181	0.52691254	81,854.22
5/1/2034	455,346.88	5361	0.51531298	234,646.16
11/1/2034	148,746.88	5541	0.50396878	74,963.78
5/1/2035	458,746.88	5721	0.49287431	226,104.55
11/1/2035	141,926.88	5901	0.48202408	68,412.17
5/1/2036	466,926.88	6081	0.47141270	220,115.26
11/1/2036	134,776.88	6261	0.46103493	62,136.85
5/1/2037	474,776.88	6441	0.45088561	214,070.06
11/1/2037	127,296.88	6621	0.44095973	56,132.80
5/1/2038	482,296.88	6801	0.43125235	207,991.66
11/1/2038	119,486.88	6981	0.42175868	50,394.63
5/1/2039	489,486.88	7161	0.41247400	201,900.61
11/1/2039	111,346.88	7341	0.40339371	44,916.63
5/1/2040	501,346.88	7521	0.39451332	197,788.02
11/1/2040	102,328.13	7701	0.38582843	39,481.10
5/1/2041	507,328.13	7881	0.37733472	191,432.52
11/1/2041	92,962.50	8061	0.36902800	34,305.77
5/1/2042	517,962.50	8241	0.36090414	186,934.81
11/1/2042	83,134.38	8421	0.35295913	29,343.04
5/1/2043	528,134.38	8601	0.34518902	182,306.18
11/1/2043	72,843.75	8781	0.33758996	24,591.32
5/1/2044	537,843.75	8961	0.33015818	177,573.51
11/1/2044	62,090.63	9141	0.32289001	20,048.44
5/1/2045	552,090.63	9321	0.31578185	174,340.20
11/1/2045	50,759.38	9501	0.30883016	15,676.03
5/1/2046	560,759.38	9681	0.30203152	169,367.00
11/1/2046	38,965.63	9861	0.29538253	11,509.77
5/1/2047	573,965.63	10041	0.28887992	165,807.15
11/1/2047	26,593.75	10221	0.28252046	7,513.28
5/1/2048	586,593.75	10401	0.27630100	162,076.44
11/1/2048	13,643.75	10581	0.27021845	3,686.79
5/1/2049	603,643.75	10761	0.26426981	159,524.82
Total	\$18,219,495.55			\$9,899,855.10 (2)

Notes: (1) See Page B-2.

(2) \$9,899,855.10 = \$9,925,000.00 [Principal Amount] - \$25,144.90 [Original Issue Discount].

Alta Lakes Community Development District
(City of Jacksonville, Florida)
\$9,925,000
Special Assessment Bonds, Series 2019
(2021 Project)

Cumulative Arbitrage Credit As of Annual Computation Date

Annual Arbitrage Liability (1)	(\$337.51)
Less: Annual Computation Credit (2)	<u>(2,120.00)</u>
Cumulative Arbitrage Credit	<u>(\$2,457.51)</u>

Notes:

(1) See Page C-2.

(2) Revenue Procedure 24-40.

Alta Lakes Community Development District
 (City of Jacksonville, Florida)
 \$9,925,000
 Special Assessment Bonds, Series 2019

Series 2019 - Arbitrage Credit - Annual Computation Period

Annual
 Computation Date: 6/10/2025
 Series 2019
 Bond Yield: 4.50194677%

Investment
 Yield: 4.39128800%

Date (2)	Transaction Description (2)	Debt Service Reserve Fund				Muni Days To Computation Date	@ Series of 2021 Bond Yield		@ Investment Yield
		Invested (-) / Disbursed (+) (2)	Interest (2)	Balance (2)	Total		Yield	Future Value	
6/10/2024	Balance	(\$311,924.84)	\$0.00	\$311,924.84	(\$311,924.84)	360	1.04552616	(\$326,125.58)	(\$325,772.73)
7/1/2024	Trf Out - Interest Acct	(1,255.67)	1,255.67	313,180.51	0.00	339	1.04281443	0.00	0.00
7/24/2024	DSR Excess Out - Prepay Fd	11,038.63	0.00	302,141.88	11,038.63	316	1.03985252	11,478.55	11,467.65
8/1/2024	Int. Earn. (+) / Reinvst (-)	(1,289.45)	1,289.45	303,431.33	0.00	309	1.03895274	0.00	0.00
9/3/2024	Int. Earn. (+) / Reinvst (-)	(1,255.63)	1,255.63	304,686.96	0.00	277	1.03484935	0.00	0.00
9/26/2024	DSR Excess Out - Prepay Fd	4,452.59	0.00	300,234.37	4,452.59	254	1.03191006	4,594.67	4,591.16
10/1/2024	Int. Earn. (+) / Reinvst (-)	(1,175.76)	1,175.76	301,410.13	0.00	249	1.03127219	0.00	0.00
11/1/2024	Int. Earn. (+) / Reinvst (-)	(1,137.63)	1,137.63	302,547.76	0.00	219	1.02745324	0.00	0.00
12/2/2024	Int. Earn. (+) / Reinvst (-)	(1,066.01)	1,066.01	303,613.77	0.00	188	1.02352184	0.00	0.00
1/2/2025	Int. Earn. (+) / Reinvst (-)	(1,071.25)	1,071.25	304,685.02	0.00	158	1.01973159	0.00	0.00
2/3/2025	Trf In (-) / Trf Out (+)	(1,035.70)	1,035.70	305,720.72	0.00	127	1.01582974	0.00	0.00
3/3/2025	Int. Earn. (+) / Reinvst (-)	(933.60)	933.60	306,654.32	0.00	97	1.01206797	0.00	0.00
4/1/2025	Int. Earn. (+) / Reinvst (-)	(1,028.00)	1,028.00	307,682.32	0.00	69	1.00856956	0.00	0.00
4/9/2025	DSR Excess Out - Prepay Fd	5,000.00	0.00	302,682.32	5,000.00	61	1.00757224	5,037.86	5,036.94
5/1/2025	Int. Earn. (+) / Reinvst (-)	(983.90)	983.90	303,666.22	0.00	39	1.00483468	0.00	0.00
6/2/2025	Int. Earn. (+) / Reinvst (-)	(1,010.77)	1,010.77	304,676.99	0.00	8	1.00098983	0.00	0.00
6/10/2025	Int. Earn. (+) / Reinvst (-)	0.00	0.00	304,676.99	0.00	0	1.00000000	0.00	0.00
6/10/2025	Balance	<u>304,676.99</u>	<u>0.00</u>	0.00	<u>304,676.99</u>	0	1.00000000	<u>304,676.99</u>	<u>304,676.99</u>
	Total	<u>\$0.00</u>	<u>\$13,243.37</u>		<u>\$13,243.37</u>				<u>\$0.00</u>
							Arbitrage Credit	<u>(\$337.51)</u>	

Notes: (1) See Page B-3.
 (2) Source: US Bank.

Tab 9

**Alta Lakes Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2024

Alta Lakes Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

TABLE OF CONTENTS

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-3
MANAGEMENT’S DISCUSSION AND ANALYSIS	4-9
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	10
Statement of Activities	11
Fund Financial Statements:	
Balance Sheet – Governmental Funds	12
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	13
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	14
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	15
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	16
Notes to Financial Statements	17-26
INDEPENDENT AUDITORS’ REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	27-28
MANAGEMENT LETTER	29-31
INDEPENDENT ACCOUNTANTS’ REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	32



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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Alta Lakes Community Development District
Jacksonville, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Alta Lakes Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Alta Lakes Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
Alta Lakes Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors
Alta Lakes Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated May 2, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Alta Lakes Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

May 2, 2025

**Alta Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

Management's discussion and analysis of Alta Lakes Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Alta Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2024.

- ◆ The District's total assets were exceeded by total liabilities by \$(513,154) (net position). Net investment in capital assets was \$2,589,768. Restricted net position was \$136,170. Unrestricted net position was \$(3,239,092).
- ◆ Governmental activities revenues totaled \$1,234,414 while governmental activities expenses totaled \$1,229,705.

**Alta Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2024	2023
Current assets	\$ 607,935	\$ 438,466
Restricted assets	601,960	573,982
Capital assets	7,391,101	7,782,789
Total Assets	8,600,996	8,795,237
Current liabilities	394,833	374,624
Non-current liabilities	8,719,317	8,938,476
Total Liabilities	9,114,150	9,313,100
Net Position		
Net investment in capital assets	2,589,768	2,868,049
Restricted	136,170	104,818
Unrestricted	(3,239,092)	(3,490,730)
Total Net Position	\$ (513,154)	\$ (517,863)

The increase in current assets and restricted assets is related to revenues exceeding expenditures at the fund level in the current year.

The decrease in capital assets is related to depreciation in the current year.

The increase in current liabilities is related to the increase in accounts payable and current portion of bonds payable.

The decrease in non-current liabilities is the result of the principal payments made in the current year.

**Alta Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2024	2023
Program Revenues		
Charges for services	\$ 1,192,301	\$ 1,163,734
General Revenues		
Miscellaneous revenues	6,864	2,053
Investment earnings	35,249	24,799
Total Revenues	1,234,414	1,190,586
Expenses		
General government	102,391	106,720
Physical environment	526,694	509,275
Culture/recreation	198,015	202,491
Interest and other charges	402,605	409,403
Total Expenses	1,229,705	1,227,889
Conveyances to other governments	-	(82,265)
Change in Net Position	4,709	(119,568)
Net Position - Beginning of Year	(517,863)	(398,295)
Net Position - End of Year	\$ (513,154)	\$ (517,863)

The increase in charges for services is related to the increase in special assessments in the current year.

The increase in physical environment is related to the increase in insurance and aquatic maintenance expenses in the current year.

The District conveyed assets to another governmental entity in the prior year.

**Alta Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023:

Description	Governmental Activities	
	2024	2023
Buildings and improvements	\$ 2,722,020	\$ 2,722,020
Infrastructure	6,235,833	6,235,833
Accumulated depreciation	(1,566,752)	(1,175,064)
Total Capital Assets	\$ 7,391,101	\$ 7,782,789

The activity for the year consisted of depreciation, \$391,688.

General Fund Budgetary Highlights

The final budget exceeded actual expenditures in the current year because utilities, legal fee, and contingency expenditures were less than anticipated.

The General Fund budget was not amended in the current year.

Debt Management

Governmental Activities debt includes the following:

- ◆ In June 2019, the District issued \$9,925,000 Series 2019 Special Assessment Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation, and equipping of the Series 2019 Project. The balance outstanding on the Series 2019 Bonds at September 30, 2024 was \$8,950,000.

**Alta Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Alta Lakes Community Development District does not anticipate any economic factors to have a significant affect on operations for the year ending September 30, 2025.

Request for Information

The financial report is designed to provide a general overview of Alta Lakes Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Alta Lakes Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Alta Lakes Community Development District
STATEMENT OF NET POSITION
September 30, 2024

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 604,905
Prepaid expenses	3,030
Total Current Assets	607,935
Non-Current Assets	
Restricted Assets	
Investments	601,960
Capital Assets, Being Depreciated	
Buildings and improvements	2,722,020
Infrastructure	6,235,833
Accumulated depreciation	(1,566,752)
Total Non-Current Assets	7,993,061
Total Assets	8,600,996
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	19,247
Bonds payable	210,000
Accrued interest	165,586
Total Current Liabilities	394,833
Non-Current Liabilities	
Bonds payable, net	8,719,317
Total Liabilities	9,114,150
NET POSITION	
Net investment in capital assets	2,589,768
Restricted for debt service	136,170
Unrestricted	(3,239,092)
Total Net Position	\$ (513,154)

See accompanying notes to financial statements.

**Alta Lakes Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2024**

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	\$ 604,905	\$ -	\$ 604,905
Prepaid expenses	3,030	-	3,030
Restricted assets			
Investments	-	601,960	601,960
Total Assets	\$ 607,935	\$ 601,960	\$ 1,209,895
 LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	\$ 19,247	\$ -	\$ 19,247
 FUND BALANCES			
Nonspendable:			
Prepaid expenses	3,030	-	3,030
Restricted:			
Debt service	-	601,960	601,960
Unassigned	585,658	-	585,658
Total Fund Balances	588,688	601,960	1,190,648
Total Liabilities and Fund Balances	\$ 607,935	\$ 601,960	\$ 1,209,895

See accompanying notes to financial statements.

Alta Lakes Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances	\$ 1,190,648
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, infrastructure, \$6,235,833, and buildings and improvements, \$2,722,020, net of accumulated depreciation, \$(1,566,752), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	7,391,101
Long-term liabilities, bonds payable, are not due and payable in the current period, and therefore, are not reported at the fund level.	(8,950,000)
Bond discount being amortized, net of accumulated amortization, used in governmental activities are not current financial resources and, therefore, are not reported at the fund level.	20,683
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(165,586)</u>
Net Position of Governmental Activities	<u><u>\$ (513,154)</u></u>

See accompanying notes to financial statements.

Alta Lakes Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Special assessments	\$ 589,694	\$ 602,607	\$ -	\$ 1,192,301
Miscellaneous revenues	6,864	-	-	6,864
Investment income	82	35,167	-	35,249
Total Revenues	<u>596,640</u>	<u>637,774</u>	<u>-</u>	<u>1,234,414</u>
EXPENDITURES				
Current				
General government	102,391	-	-	102,391
Physical environment	225,740	-	-	225,740
Culture/recreation	107,281	-	-	107,281
Debt service				
Principal	-	205,000	-	205,000
Interest	-	404,796	-	404,796
Total Expenditures	<u>435,412</u>	<u>609,796</u>	<u>-</u>	<u>1,045,208</u>
Excess of revenues over/(under) expenditures	161,228	27,978	-	189,206
Other Financing Sources/(Uses)				
Transfers In	-	1	-	1
Transfers out	-	-	(1)	(1)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>1</u>	<u>(1)</u>	<u>-</u>
Net Change in Fund Balances	161,228	27,979	(1)	189,206
Fund Balances - Beginning of Year	<u>427,460</u>	<u>573,981</u>	<u>1</u>	<u>1,001,442</u>
Fund Balances - End of Year	<u>\$ 588,688</u>	<u>\$ 601,960</u>	<u>\$ -</u>	<u>\$ 1,190,648</u>

See accompanying notes to financial statements.

Alta Lakes Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$	189,206
--	----	---------

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlay as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.		(391,688)
---	--	-----------

Repayment of bond principal is an expenditure at the fund level, but the repayment reduces long-term liabilities at the government-wide level.		205,000
--	--	---------

Bond discounts are amortized over the life of the bonds as interest. This is the amount of current year amortization.		(841)
---	--	-------

In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.		3,032
---	--	-------

Change in Net Position of Governmental Activities	\$	<u>4,709</u>
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See accompanying notes to financial statements.

Alta Lakes Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 588,979	\$ 588,979	\$ 589,694	\$ 715
Miscellaneous revenues	-	-	6,864	6,864
Investment income	-	-	82	82
Total Revenues	<u>588,979</u>	<u>588,979</u>	<u>596,640</u>	<u>7,661</u>
Expenditures				
Current				
General government	122,335	122,335	102,391	19,944
Physical environment	319,703	319,703	225,740	93,963
Culture/recreation	146,941	146,941	107,281	39,660
Total Expenditures	<u>588,979</u>	<u>588,979</u>	<u>435,412</u>	<u>153,567</u>
Net Change in Fund Balances	-	-	161,228	161,228
Fund Balances - Beginning of Year	<u>-</u>	<u>-</u>	<u>427,460</u>	<u>427,460</u>
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 588,688</u>	<u>\$ 588,688</u>

See accompanying notes to financial statements.

Alta Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on November 13, 2018, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by the City of Jacksonville Ordinance #2018-660-E as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Alta Lakes Community Development District. The District is governed by a five member Board of Supervisors who are elected on an at large basis by landowners of the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Alta Lakes Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Alta Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments, and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Alta Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Alta Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period, or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Alta Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – Accounts for the accumulation of resources for the annual payment of principal and interest on long-term general obligation debt.

Capital Projects Fund – The Capital Projects Funds account for the construction of infrastructure improvements within the boundaries of the District. This fund was closed during the current year.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as special assessment bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**Alta Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

b. Restricted Net Position

Certain net position of the District is classified as restricted on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include buildings and improvements and infrastructure, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	15 – 25 years
Buildings and improvements	30 years

d. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

e. Unamortized Bond Discount

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the method of accounting. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

**Alta Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024**

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$606,803 and the carrying value was \$604,905. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

Investment	Maturities	Fair Value
First American Treasury Obligation Fund	31 Days*	\$ 601,960

*Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments listed above are Level 1 assets.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Alta Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investments in First American Treasury Obligation Fund were rated AAAM by Standard and Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The District's investment in the First American Treasury Obligation Fund represents 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the period then ended. The District considers any decline in fair value to be temporary.

NOTE C – CAPITAL ASSETS

Capital Asset activity for the period ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
<u>Governmental Activities:</u>				
Capital assets, being depreciated:				
Buildings and improvements	\$ 2,722,020	\$ -	\$ -	\$ 2,722,020
Infrastructure	6,235,833	-	-	6,235,833
Accumulated depreciation	(1,175,064)	(391,688)	-	(1,566,752)
Total Capital Assets, depreciated	<u>\$ 7,782,789</u>	<u>\$ (391,688)</u>	<u>\$ -</u>	<u>\$ 7,391,101</u>

Depreciation was charged to physical environment, \$300,954, and culture/recreation, \$90,734.

Alta Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2024:

Long-term debt at October 1, 2023	\$ 9,155,000
Principal payments	<u>(205,000)</u>
Long-term debt at September 30, 2024	<u>\$ 8,950,000</u>

Long-term debt is comprised of the following:

Special Assessment Bonds

\$9,925,000 Series 2019 Bonds are due in annual principal installments beginning May 2020, maturing May 2049. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2019, at variable rates of 3.500% to 4.625%. Current portion is \$210,000.

\$ 8,950,000	\$ 8,950,000
Bond discount, net	<u>(20,683)</u>
Bonds Payable, net	<u>\$ 8,929,317</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 210,000	\$ 397,291	\$ 607,291
2026	210,000	389,488	599,488
2027	220,000	381,613	601,613
2028	230,000	373,363	603,363
2029	240,000	364,738	604,738
2030-2034	1,360,000	1,664,070	3,024,070
2035-2039	1,690,000	1,337,150	3,027,150
2040-2044	2,125,000	920,376	3,045,376
2045-2049	<u>2,665,000</u>	<u>381,100</u>	<u>3,046,100</u>
Totals	<u>\$ 8,950,000</u>	<u>\$ 6,209,189</u>	<u>\$ 15,159,189</u>

**Alta Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024**

NOTE D – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bond Resolution Terms and Covenants

Significant Bond Provisions

The Series 2019 Bonds, maturing on or after May 1, 2039, are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2029 at a redemption price equal to the principal amount of the Series 2019 Bonds to be redeemed, plus accrued interest to the date of redemption. The Series 2019 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2019 Reserve Account is funded from the proceeds of the Series 2019 Bonds in an amount equal to the fifty percent of the maximum annual debt service with respect to the Series 2019 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

	Special Assessment Bonds	
	Reserve Balance	Reserve Requirement
Series 2019 Special Assessment Bonds	\$ 300,234	\$ 300,204

NOTE E – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks and claims have not exceeded commercial insurance coverage in the last three years.



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Alta Lakes Community Development District
Jacksonville, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Alta Lakes Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated May 2, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Alta Lakes Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Alta Lakes Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Alta Lakes Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors
Alta Lakes Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Alta Lakes Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

May 2, 2025



Berger, Toombs, Elam, Gaines & Frank

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MANAGEMENT LETTER

To the Board of Supervisors
Alta Lakes Community Development District
Jacksonville, Florida

Report on the Financial Statements

We have audited the financial statements of the Alta Lakes Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated May 2, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 2, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings in the previous financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Alta Lakes Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Alta Lakes Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors
Alta Lakes Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Alta Lakes Community Development District. It is management's responsibility to monitor the Alta Lakes Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2024.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c) Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Alta Lakes Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation, defined as individuals or entities that receive 1099s, was paid in the last month of the District's fiscal year: 1
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, defined as entities or individuals that receive 1099s, whether paid or accrued, regardless of contingency: \$1,432
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: There were no amendments to the FY 2024 budget.

As required by Section 218.39(3)(c) Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Alta Lakes Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund \$1,273.47 and Debt Service Fund \$1,299.39.
- 2) The amount of special assessments collected by or on behalf of the District: \$1,192,302.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds. Series 2019 Bonds, \$8,950,000, matures May 2049.



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Gaines & Frank

Certified Public Accountants PL

To the Board of Supervisors
Alta Lakes Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred, or are likely to have occurred, that has an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

May 2, 2025



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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Alta Lakes Community Development District
Jacksonville, Florida

We have examined Alta Lakes Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Alta Lakes Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Alta Lakes Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Alta Lakes Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Alta Lakes Community Development District's compliance with the specified requirements.

In our opinion, Alta Lakes Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

May 2, 2025

Tab 10



Rizzetta & Company

Alta Lakes Community Development District

www.altalakescdd.org

**Approved
Proposed
Budget for
Fiscal
Year
2025/2026**

TABLE OF CONTENTS

	<u>Page</u>
General Fund Budget for Fiscal Year 2025-2026	1
Reserve Fund Budget for Fiscal Year 2025-2026	3
Debt Service Fund Budget for Fiscal Year 2025-2026	4
Assessments Charts for Fiscal Year 2025-2026	5
General Fund Budget Account Category Descriptions	7
Reserve Fund Budget Account Category Descriptions	14
Debt Service Fund Budget Account Category Descriptions	15

Proposed Budget
Alta Lakes Community Development District
Reserve Fund
Fiscal Year 2025/2026

Comments

Chart of Accounts Classification	Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	
1							
2	ASSESSMENT REVENUES						
3							
4	<i>Special Assessments</i>						
5	Tax Roll*	\$ -	\$ -	\$ 77,236	\$ (77,236)	\$ 58,011	\$ (19,225)
6							
7	Assessment Revenue Subtotal	\$ -	\$ -	\$ 77,236	\$ (77,236)	\$ 58,011	\$ (19,225)
8							
9	OTHER REVENUES						
10							
11	<i>Other Miscellaneous Revenues</i>						
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13							
14	Other Revenue Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15							
16	TOTAL REVENUES	\$ -	\$ -	\$ 77,236	\$ (77,236)	\$ 58,011	\$ (19,225)
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
18							
19	EXPENDITURES						
20							
21	<i>Contingency</i>						
22	Capital Reserves	\$ -	\$ -	\$ 77,236	\$ 77,236	\$ 58,011	\$ (19,225)
23							
24	TOTAL EXPENDITURES	\$ -	\$ -	\$ 77,236	\$ 77,236	\$ 58,011	\$ (19,225)
25							
26	EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27							

Reflects 2022 Reserve Study

Alta Lakes Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2019	Budget for 2025/2026
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$601,877.45	\$601,877.45
TOTAL REVENUES	\$601,877.45	\$601,877.45
EXPENDITURES		
Administrative		
Debt Service Obligation	\$601,877.45	\$601,877.45
Administrative Subtotal	\$601,877.45	\$601,877.45
TOTAL EXPENDITURES	\$601,877.45	\$601,877.45
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Duval County Collection Costs (3.5%) and Early Payment Discounts (4%):

7.5%

GROSS ASSESSMENTS

\$649,695.00

Notes:

Tax Roll Collection Costs for Duval County are 7.5% of Tax Roll. Budgeted net of tax roll assessments.
See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service.

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Net Assessment:		\$604,431.00	2024/2025 O&M Budget:	\$604,431.00
Collection Cost:	3.5%	\$22,870.36	2025/2026 O&M Budget:	\$604,431.00
Early Payment Discount:	4.0%	\$26,137.56		
2025/2026 Total:		<u><u>\$653,438.92</u></u>	Total Difference:	<u><u>\$0.00</u></u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
<i>Single Family 50</i>	Series 2019 Debt Service	\$1,299.39	\$1,299.39	\$0.00	0.00%
	Operations/Maintenance	\$1,306.88	\$1,306.88	\$0.00	0.00%
	Total	\$2,606.27	\$2,606.27	\$0.00	0.00%
<i>Single Family 60</i>	Series 2019 Debt Service	\$1,299.39	\$1,299.39	\$0.00	0.00%
	Operations/Maintenance	\$1,306.88	\$1,306.88	\$0.00	0.00%
	Total	\$2,606.27	\$2,606.27	\$0.00	0.00%
<i>Single Family 70</i>	Series 2019 Debt Service	\$1,299.39	\$1,299.39	\$0.00	0.00%
	Operations/Maintenance	\$1,306.88	\$1,306.88	\$0.00	0.00%
	Total	\$2,606.27	\$2,606.27	\$0.00	0.00%

FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

NET O&M ASSESSMENT		\$604,431.00
COLLECTION COSTS @	3.5%	\$22,870.36
EARLY PAYMENT DISCOUNT @	4.0%	\$26,137.56
TOTAL O&M ASSESSMENT		\$653,438.92

UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2019 DEBT SERVICE ⁽¹⁾
Single Family 50	335	335
Single Family 60	148	148
Single Family 70	17	17
Total Community	500	500

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	335.00	67.00%	\$437,804.08
1.00	148.00	29.60%	\$193,417.92
1.00	17.00	3.40%	\$22,216.92
	500.00	100.00%	\$653,438.92

PER LOT ANNUAL ASSESSMENT		
O&M	SERIES 2019 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$1,306.88	\$1,299.39	\$2,606.27
\$1,306.88	\$1,299.39	\$2,606.27
\$1,306.88	\$1,299.39	\$2,606.27

LESS Duval County Collection Costs (3.5%) and Early Payment Discounts (4%):

(\$49,007.92)

Net Revenue to be Collected:

\$604,431.00

⁽¹⁾ Reflects the number of total lots with Series 2019 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2019 bond issue. Annual assessment includes principal, interest, Duval County collection costs and early payment discounts.

⁽³⁾ Annual assessment that will appear on November 2025 Duval County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County’s Tax Roll, to be collected with the County’s Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Master Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous fees throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

RESOLUTION 2025-11
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Alta Lakes Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Alta Lakes Community Development District for the Fiscal Year Ending September 30, 2026.”

- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District’s website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

ATTEST:

**ALTA LAKES COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

**The Fiscal Year 2025-2026
Adopted Budget will be attached
as Exhibit A**

TAB 11

RESOLUTION 2025-12
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Alta Lakes Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Duval County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT:

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.
2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**
 - a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- 3. DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

 - a. Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- 5. ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
- 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

ATTEST:

**ALTA LAKES COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

**The Fiscal Year 2025-2026
Adopted Budget will be attached
as Exhibit A**

EXHIBIT B
Assessment Roll

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.

Tab 12

**FIRST ADDENDUM TO THE CONTRACT FOR
DISTRICT MANAGEMENT SERVICES**

This First Addendum to the Contract for District Management Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2025 (the “**Effective Date**”), by and between **Alta Lakes Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Duval County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for District Management Services dated October 1, 2024 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend the Schedule of Fees section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: Jul 02, 2025

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST:

 Vice Chairman/Assistant Secretary
 Board of Supervisors

 Print Name

Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$1,998.50	\$23,982
Administrative:	\$447.50	\$5,370
Accounting - General Fund:	\$1,789.67	\$21,476
Financial & Revenue Collections:	\$357.92	\$4,295
Assessment Roll ⁽¹⁾		\$5,965
Total Standard On-Going Services:	\$4,593.58	\$61,088

(1) Assessment Roll is paid in one lump-sum at the time the roll is completed.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 175
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 175
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

TAB 13

Please see quote to replenish playground mulch at Alta Lakes.

Respectfully

Tony Shiver

----- Forwarded message -----

From: **Mulch Masters** <josephwingate03@gmail.com>

Date: Mon, Jun 9, 2025 at 11:58 AM

Subject: Mulch Master's

To: <Tony@firstcoastcms.com>

Cc: Tito Lowinger <mulchmastersjax@gmail.com>

Mulch Master's

230 Lee road Jacksonville FL, 32225

Office #904-727-1100

Alta lakes community

ATT: Tony Shiver

Phone#904-537-9034

Address: Alta Lakes Blvd

Scope of Work as follows:

1). Deliver and install qty# 15 cubic yards of playground Mulch in community playground.

Total cost = \$975.00

Cost reflects tax, product, delivery and installation. Please let me know if you have any questions or concerns and I will be happy to assist you. Also please let us know if you would like to get on our schedule for install. Thank you.

Kind Regards,

Joe

Mulch Master's

Cell#904-790-1202

TAB 14



ESTATE MANAGEMENT SERVICES



305 Indigo Drive
Brunswick, GA 31525
(912) 466-9800
www.ponds.org

Dredge Addition Proposal

6/23/2025

Dear Ben,

Thank you for the opportunity to submit the attached Dredge Addition proposal for set up change. Please review the below proposal and feel free to contact us should you have any questions at all.

Property Name: Alta Lakes CDD

Billing Contact Name: Ben Pfuhl

Project Address: Alta Lakes Blvd
Jacksonville, FL

Billing Address: _____

Contact Name: Ben Pfuhl

Contact Phone: _____

Contact Email: Benjamin Pfuhl <BPfuhl@rizzetta.com>

Dear Ben,

Per your request,

We are providing you with a proposal to add using dumpsters to place the bags and changing set up in place of using the empty lot area for bag placement.

Description	Price	Qty	Subtotal
Change of Set up - Dumpster charges.			\$1,850
TOTAL			\$1,850

By accepting our proposal and signing below, you agree to pay the full amount for the addition of adding dumpsters in replace of using lot area. Terms or procedures not explicitly outlined above are to be considered at the sole discretion of the Contractor, Estate Management Services, unless otherwise noted.

Print Name & Title



2025-06-23 19:30:25 (ADT)

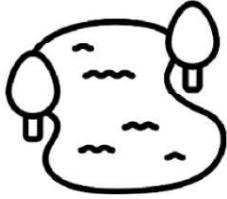
Signature

6/23/2025

Sincerely,

Jeremy Anderson
Natural Areas and Wetlands Director
Estate Management Services
Email: jeremy@ponds.org
912-313-0562

Our Capabilities



Lake and Pond Management

EMS manages over 1mm acres of aquatic habitats across 11 states. Our 30 years' experience, highly trained staff, deep technical expertise, and wide array of capabilities, along with our long-standing relationships, set us apart in the aquatics industry.



Natural Areas Management

With our certified Natural Areas applicators and fleet of airboats equipped Raven Precision Guides application equipment, EMS oversees large lake and natural resource management programs for countless government agencies and utility clientele. Services include: algae and aquatic weed control; water testing and restoration, lake mapping, shoreline erosion management, and fish stocking and management.



Dredging & Bathymetric Mapping

Our experienced consulting team performs bathymetric surveys and analysis internally, providing multiple layers of data to ensure your ecosystems are healthy and in compliance. EMS boasts 6 hydraulic dredges with trained crews, along with certified equipment operators and long reach excavation equipment to perform mechanical dredging when needed.



Environmental Consulting

Our in-house consulting team performs a range of services, including wetlands consulting, permitting, environmental assessments, wildlife studies and water quality testing and analysis. In addition, all services provided by EMS are environmentally conscious. As stewards of the planet, our commitment is to protect every aquatic ecosystem we care for.



Our Leadership Team

John Crabb, Sr. Aquatics Director - John Crabb has been a licensed aquatics contractor for 30 years across eleven different states. A former board member for the SC Aquatic Plant Management Society and the Arkansas Water Resource Commission, John has been actively involved in the aquatics industry and an advocate for the preservation of natural areas for his entire career. John has provided consulting services for GADNR, SCDNR, Tennessee Valley Authority, City of Atlanta, and Santee Cooper in matters regarding water quality and aquatic resource management. In his 30 years in the industry, John has overseen large-scale lake management programs and drinking reservoirs in thirteen different states.

Jeremy Anderson, Natural Areas Director - Jeremy Anderson has 20 years of natural areas management experience on private, federal, state and utility waterways. He has 10 years of experience treating aquatic weeds on the Santee Cooper lakes. Jeremy is licensed in five states in aquatics, rights-of-way, and natural areas. Mr. Anderson also holds certifications as a Master Certified Stormwater Manager, USCG Captains License, SePRO Certified preferred applicator and Procellacor specialist. Additionally, Jeremy is an experienced Raven Precision Guided spray technician and is licensed BioBase Bathymetry mapping technician. Jeremy oversees services for Miami Dade County, SCDNR aquatic vegetation control program and Santee Lake management program. Jeremy is also certified in hazardous material handling and spill containment.

Jennifer Kasper, Chief Operating Officer - Jennifer Kasper has over 15 years of management experience. Jennifer specializes in administrative management, team leading, and is actively engaged in aquatics training. She oversees all aspects of EMS operations, driving efficiency, scalability, and profitability. With a proven history of implementing innovative solutions and optimizing processes, Jennifer Kasper plays a pivotal role in guiding EMS towards its strategic goals. She brings a combination of strategic vision and hand-on operational expertise, ensuring alignment across departments and fostering a culture of collaboration and excellence. Jennifer is a powerful force in the workplace and uses her cheerful outlook and tireless energy to encourage others to work hard and succeed as a team.

Tim Woodland, President - Tim Woodland has over 15 years of experience in construction, development, and land management, with a particular focus on large scale project management across multiple geographies. Tim is a licensed General Contractor, a Certified Master Pond Manager, and is a member of the Stormwater Policy Committee for the Southeast Stormwater Association. Tim has completed successful projects in 27 different states and internationally for numerous Fortune 100 companies, heads of state and federal and municipal entities.

Our Clients

Some of our clients include:



Environmental Consulting

- Agency permitting
- Wetland Planting, Restoration and Design
- Wetland Mitigation Design
- Wetland Determination and Delineation
- UMAM/ERP Permitting
- Wildlife Taxonomy and Habitat Restoration
- Endangered Species Permits, Relocation, Management and Monitoring
- NPDES Stormwater Permit Monitoring and Compliance Management
- Surface and Ground Water Analysis
- Soil, Sediment and Sludge Analysis
- In-house laboratory services

Dredging

- (3) Dredge units with trained, dedicated operators and support crew
- In house bathymetric mapping and analysis

Natural Areas

- (5) Airboats equipped with Raven Precision Guided Spray nozzles for precise application monitoring and reporting
- Certified Natural Areas applicator

References

Janie Parrish
Common Area Manager
Sun City Hilton Head
(843) 705-4084
janie.parrish@schhca.com

Ken Lambright, GCS
Sea Island Golf Club, Retreat Course
(912) 638-3325
Kenlambright@seaisland.com

Brian Spradley
Procurement Contracting Officer
Miami Dade County
(305) 375-4706
Brian.Spradley@miamidade.gov