



Rizzetta & Company

# Greater Lakes/Sawgrass Bay Community Development District

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**Board of Supervisors  
Meeting  
July 15, 2026**

District Office:  
8529 South Park Circle, Suite 330  
Orlando, Florida 32819  
407.472.2471

[www.glsbcdd.org](http://www.glsbcdd.org)

# GREATER LAKES SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

Cagan Crossings County Library, at 16729 Cagan Oaks, Clermont, Florida 34714  
[www.glsbcdd.org](http://www.glsbcdd.org)

<b>Board of Supervisors</b>	James Walker James Klinck Christina Cruz Pagan Gary Hayward Deborah Swansiger	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Brian Mendes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Tina Garcia	Greenspoon Marder Law
<b>District Engineer</b>	Rey Malave	Dewberry Engineering

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

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.

# GREATER LAKES / SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, Florida · (407) 472-2471  
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.glsbcdd.org](http://www.glsbcdd.org)

**Board of Supervisors  
Greater Lakes/Sawgrass Bay Community  
Development District**

July 8, 2026

## FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Greater Lakes/Sawgrass Bay Community Development District will be held on **July 15, 2026, at 11:00 a.m.** at the **Clermont Arts & Recreation Center, 3700 South Highway 27, Clermont, FL 34711.**

- 1. CALL TO ORDER / ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. COMMUNITY UPDATES**
  - A. Prince & Son's Updates
    1. Discussion of Low Hanging Branches – Resident Inquiry .....Tab 1
    2. Consideration of Jack-N-Bore Proposal .....Tab 2
  - B. Community Off Duty Detail Reports
    1. June 2026.....Tab 3
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on May 20, 2026,.....Tab 4
  - B. Ratification of the Operation and Maintenance Expenditures for the Months of April & May 2026 .....Tab 5
- 5. BUSINESS ITEMS**
  - A. Consideration of District Engineer RFQ Proposals
    1. Hanson, Walter and Associates, Inc .....Tab 6
    2. Kimley Horn.....Tab 7
  - B. Consideration of Resolution 2026-05, Adopting FY 26/27 Meeting Schedule .....Tab 8
  - C. Public Hearing on Fiscal Year 2026/2027 Final Budget
    1. Consideration of Resolution 2026-06, Adopting FY 26-27 Final Budget.....Tab 9
  - D. Public Hearing on Fiscal Year 2026/2027 Special Assessments
    1. Consideration of Resolution 2026-07, Imposing Special Assessments.....Tab10
- 6. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager.....Tab11
    1. Updates on County Projects
    2. Q2 Website Audit Review
- 7. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**

## **8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

With appreciation,

*Brian Mendes*

District Manager

**TAB 1**







**TAB 2**



200 S. F. Street, Haines City, FL 33844  
[www.princelandservices.com](http://www.princelandservices.com)

Phone 863-422-5207

State of Florida License # CGC1521568  
Polk County License # 15453

Date: 6.25.26

**SUBMITTED TO:**

Sawgrass Bay CDD  
8529 South Park Circle Suite 330  
Orlando, FL 32819  
Attn: Brian Mendes  
Phone: 407-472-2471  
Email: [Bmendes@rizzetta.com](mailto:Bmendes@rizzetta.com)

**Job Name / Location:**

Sawgrass Bay CDD  
Clermont, FL 34717

We hereby submit an proposal to provide the material and labor for the scope of work:

Jack-N-Bore under Superior Blvd allowing us to run a wire from the East side to the West and connecting to the closest valve box with existing wire.

DESCRIPTION	Qty	Unit Cost	TOTAL
Jack-N-Bore	1	\$2,083.56	\$2,083.56
2" Sch40 PVC Pipe for Chase	160	\$1.77	\$283.20
1.25" PVC Gray Conduit (10 ft sticks)	13	\$19.13	\$248.69
1.25" Gray PVC Sweeps 90	2	\$4.76	\$9.52
Labor to Connect 2" Pipe Prior to day of Bore	2.25	\$65.00	\$146.25
		<b>Total</b>	<b>\$2,771.22</b>

**EXCLUSIONS & SUBSTITUTIONS:**

Labor and Material Not To Exceed

**GENERAL TERMS:**

1. Payment to be remitted within 30 days upon completion (no exceptions).
2. Prices good for 30 days - P&S reserves the right to re-bid after 30 days.

Prince and Sons, Inc. Authorized Signature:

Approved By:

Cody Dawson  
Account Manager

James Smith  
Irrigation Manager

Brian Huseman  
Irrigation Field Supervisor

\_\_\_\_\_

**TAB 3**

# Road/Speed - Staging/Patrol (Community - CDD/HOA)

## Greater Lakes Sawgrass Bay CDD

Event ID: LCSO-2026-1027  
06/19/2026 17:00 – 06/19/2026 21:00

Rank	First Name	Last name	Job Name	Start Time	End Time	Job Type	Personnel Type
Deputy	Jonathan	DeSoto	FRIDAY	06/19/2026 17:00	06/19/2026 21:00	Traffic/Speed Enforcement	Deputy

### Activity Log Summary

**5**  
Traffic Stop

3352

# of Self-Initiated Contacts

5

Case #

260064672

Summary

5 WRITTEN WARNINGS FOR SPEED, 1 WRITTEN WARNING FOR STOP SIGN VIOLATION

5

Traffic Stop

Jun 19 17:00 ● Job Start

**Traffic Stop**

Jun 19 17:09 ● **Disposition**  
WRITTEN WARNING FOR SPEED

*Created by Jonathan DeSoto*

**Traffic Stop**

Jun 19 17:31 ● **Disposition**  
WRITTEN WARNING FOR SPEED

*Created by Jonathan DeSoto*

**Traffic Stop**

Jun 19 19:14 ● **Disposition**  
WRITTEN WARNING FOR SPEED

*Created by Jonathan DeSoto*

**Traffic Stop**

Jun 19 19:42 ● **Disposition**  
WRITTEN WARNING FOR SPEED

*Created by Jonathan DeSoto*

**Traffic Stop**

Jun 19 20:43 ● **Disposition**  
1 WRITTEN WARNING FOR SPEED, 1 WRITTEN WARNING FOR STOP SIGN VIOLATION

*Created by Jonathan DeSoto*

Jun 19 21:00 ● Job End

# Road/Speed - Staging/Patrol (Community - CDD/HOA)

## Greater Lakes Sawgrass Bay CDD

Event ID: LCSO-2026-1029  
06/21/2026 18:00 – 06/21/2026 22:00

Rank	First Name	Last name	Job Name	Start Time	End Time	Job Type	Personnel Type
Deputy	Eric	Lomberk	SUNDAY	06/21/2026 18:00	06/21/2026 22:00	Traffic/Speed Enforcement	Deputy

**# of Self-Initiated Contacts**

6

**Case #**

260065344

**Summary**

260065344 SAWGRASS BAY BLVD AND SUPERIOR BLVD DETAIL 1800-2200 1. SAWGRASS BAY BLVD AND YELLOWEYED DR. - SPEED 49/35 - WRITTEN WARNING 2. SUPERIOR BLVD AND CHAMPLAIN ST - STOP SIGN VIOLATION - WRITTEN WARNING 3. SUPERIOR BLVD AND CHAMPLAIN ST - STOP SIGN VIOLATION - WRITTEN WARNING 4. SUPERIOR BLVD AND CHAMPLAIN ST - STOP SIGN VIOLATION - WRITTEN WARNING 5. SAWGRASS BAY BLVD AND YELLOWEYED DR. - SPEED 70/35 - CITATION 6. SAWGRASS BAY BLVD AND FESCUE ST - SPEED 49/35 - WRITTEN WARNING

Jun 21  
18:00 ● **Job Start**

Jun 21  
22:00 ● **Job End**

# Road/Speed - Staging/Patrol (Community - CDD/HOA)

## Greater Lakes Sawgrass Bay CDD

Event ID: LCSO-2026-1031  
06/25/2026 16:00 – 06/25/2026 20:00

Rank	First Name	Last name	Job Name	Start Time	End Time	Job Type	Personnel Type
Deputy	Ryan	Hart	THURSDAY	06/25/2026 16:00	06/25/2026 20:00	Traffic/Speed Enforcement	Deputy

**Ryan Hart**

3449

**THURSDAY**

**# of Self-Initiated Contacts**

7

**Case #**

260066874

**Summary**

Sawgrass Bay Blvd & Fescue St - 4 Written Warning(s) for speeding violations Superior Blvd & Champlain St - 3 Written Warning(s) for stop sign violations Superior Blvd & Tahoe Cir - 0 Violations observed

Jun 25  
16:00



**Job Start**

Jun 25  
20:00



**Job End**

# Road/Speed - Staging/Patrol (Community - CDD/HOA)

## Greater Lakes Sawgrass Bay CDD

Event ID: LCSO-2026-1033  
06/27/2026 20:00 – 06/28/2026 00:00

Rank	First Name	Last name	Job Name	Start Time	End Time	Job Type	Personnel Type
Deputy	Jon	Hansroth	SATURDAY	06/27/2026 20:00	06/28/2026 00:00	Traffic/Speed Enforcement	Deputy

### Activity Log Summary

<b>8</b> Traffic Stop
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**# of Self-Initiated Contacts**

8

**Case #**

260067731

**Summary**

see activity log

**8**

Traffic Stop

Jun 27  
20:00 **Job Start**

## Traffic Stop

Jun 27  
20:10

### Disposition

written warning for stop sign at intersection of Champlain and Superior 260067747

*Last edited by Jon Hansroth*

## Traffic Stop

Jun 27  
20:36

### Disposition

written warning for fail to stop at stop sign at Champlain and Superior - 260067755

*Created by Jon Hansroth*

## Traffic Stop

Jun 27  
20:52

### Disposition

written warning for speed 49 in a 35 mph zone, area of Sawgrass and Fescue - 260067759

*Created by Jon Hansroth*

## Traffic Stop

Jun 27  
21:10

### Disposition

written warning for speed 49 in a 35 mph in the area of Sawgrass and Fescue - 260067764

*Created by Jon Hansroth*

## Traffic Stop

Jun 27  
21:20

### Disposition

Written warning for 47 in a 35 mph zone in the area of Sawgrass and Fescue St - 260067765

*Created by Jon Hansroth*

## Traffic Stop

Jun 27  
23:25

### Disposition

written warning for stop sign at Cahmplain and Superior - 260067789

*Created by Jon Hansroth*

## Traffic Stop

Jun 27  
23:35

### Disposition

written warning for fail to stop at stop sign at Champlain and Superior - 260067792

*Created by Jon Hansroth*

## Traffic Stop

Jun 27  
23:45

### Disposition

written warning for failure to stop at stop sign Champlain St and Superior Blvd - 260067797

*Created by Jon Hansroth*

Jun 28  
00:00 **Job End**

# Road/Speed - Staging/Patrol (Community - CDD/HOA)

## Greater Lakes Sawgrass Bay CDD

Event ID: LCSO-2026-1028  
07/03/2026 19:00 – 07/03/2026 23:00

Rank	First Name	Last name	Job Name	Start Time	End Time	Job Type	Personnel Type
Deputy	Andrew	Roden	FRIDAY	07/03/2026 19:00	07/03/2026 23:00	Traffic/Speed Enforcement	Deputy

### Activity Log Summary

**8**  
Traffic Stop

**# of Self-Initiated Contacts**

8

**Case #**

260069978

**Summary**

Conducted speed enforcement on Sawgrass Bay Blvd and Superior Blvd. Main issue seems to be Sawgrass Bay Blvd. Several vehicles were clocked on Superior Blvd however none were fast enough to warrant a traffic stop. All stops were conducted on Sawgrass Bay Blvd.

**8**

Traffic Stop

Jul 03 19:00 **Job Start**

**Traffic Stop**

**Disposition**  
Speeding Sawgrass Bay Blvd 58/35 - verbal warning

*Created by Andrew Roden*

Jul 03 19:22

**Traffic Stop**

**Disposition**  
Speeding Sawgrass Bay Blvd 54/35- written warning

*Created by Andrew Roden*

Jul 03 19:54

**Traffic Stop**

**Disposition**  
Speeding Sawgrass Bay Blvd 50/35- written warning

*Created by Andrew Roden*

Jul 03 20:23

**Traffic Stop**

**Disposition**  
Speeding Sawgrass Bay Blvd 50/35- written warning

*Created by Andrew Roden*

Jul 03 20:36

**Traffic Stop**

**Disposition**  
Speeding Sawgrass Bay Blvd 50/35- written warning

*Created by Andrew Roden*

Jul 03 21:00

**Traffic Stop**

**Disposition**  
Speeding Sawgrass Bay Blvd 59/35- written warning

*Created by Andrew Roden*

Jul 03 21:20

**Traffic Stop**

**Disposition**  
Speeding Sawgrass Bay Blvd 50/35- written warning

*Created by Andrew Roden*

Jul 03 21:47

**Traffic Stop**

**Disposition**  
Speeding Sawgrass Bay Blvd 50/35- written warning

*Created by Andrew Roden*

Jul 03 22:18

Jul 03 23:00 **Job End**

**TAB 4**

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**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.

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**GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of the Greater Lakes/Sawgrass Bay Community Development District was held on **May 20, 2026, at 11:00 a.m.** at the **Cagan Crossings County Library** located at **16729 Cagan Oaks, Clermont, Florida 34714.**

16  
17 Present and constituting a quorum were:

18  
19 Jim Walker **Board Supervisor, Chairman**  
20 James Klinck **Board Supervisor, Vice Chairman**  
21 Gary Hayward **Board Supervisor, Assistant Secretary**  
22 Deborah Swansiger **Board Supervisor, Assistant Secretary**  
23 Christina Cruz Pagan **Board Supervisor, Assistant Secretary**

24  
25 Also present were:

26  
27 Brian Mendes **District Manager, Rizzetta & Co., Inc.**  
28 *(via phone)*  
29 Tina Garcia **District Counsel, Greenspoon Marder Law**  
30 *(via phone)*  
31 Chase Arrington **District Engineer, Dewberry**  
32 *(via phone)*  
33 Cody Dawson **Account Manager, Prince & Sons Inc.**

34  
35  
36 Audience Members **Present**

37  
38 **FIRST ORDER OF BUSINESS**

**Call to Order**

39  
40 Mr. Mendes called the meeting to order at 11:00 a.m. and conducted roll call.

41  
42  
43 **SECOND ORDER OF BUSINESS**

**Audience Comments on the Agenda**

44

45 A member of the audience inquired about line items in the proposed FY 26/27 budget.

46

47 Mr. Mendes reviewed the budget in response to the inquiry.

48

49 The Members of the Board and district staff discussed line items in the proposed budget.

50

51 **THIRD ORDER OF BUSINESS**

**Prince & Son's Updates**

52

53 1. Consideration of Gas Increase Letter

54 2. Consideration of Hurricane and Storm Response

55 Pricing

56

57 Mr. Mendes reviewed the gas increase proposal from Prince & Sons with the Members of the  
58 Board.

59

60 Mr. Mendes reviewed with the Members of the Board that they are currently in an agreement with  
61 Prince & Sons, and the gas increase would need additional approval.

62

63 The Members of the Board and district staff reviewed and discussed the gas increase proposal  
64 and the current agreement with Prince & Sons.

65

66 The Members of the Board requested the amended contract include a quarterly billing to account  
67 for gas price fluctuation.

68

69 The Board and district staff continued to discuss the gas increase proposal.

70

On a motion by Mr. Klinck, seconded by Ms. Cruz Pagan, with all in favor, the Board approved Prince & Sons gas increase letter, for Greater Lakes/Sawgrass Bay Community Development District.

71

72 Mr. Mendes reviewed the hurricane and storm response pricing with the Members of the Board  
73 and district staff.

74

75 The Members of the Board requested that the amended agreement included hurricane and storm  
76 response pricing.

77

On a motion by Ms. Swansiger, seconded by Mr. Walker, with all in favor, the Board approved Prince & Sons gas increase letter, for Greater Lakes/Sawgrass Bay Community Development District.

78

79 Ms. Swansiger and Mr. Dawson reviewed landscaping proposals and enhancements with the  
80 Members of the Board.

81

82 Mr. Dawson reviewed areas of enhancements where sod and rock will be installed, with the  
83 Board and district staff.

84  
85 The Members of the board and district staff reviewed pricing of both proposals for  
86 consideration.

87  
88 The Board and Mr. Dawson discussed future irrigation in the enhancement area.

89

On a motion by Mr. Walker, seconded by Mr. Klinck, with all in favor, the Board approved Prince & Sons enhancement proposals, and approving Ms. Swansiger to finalize the design for the area, for Greater Lakes/Sawgrass Bay Community Development District.

90  
91 Mr. Dawson discussed and reviewed floral options and costs with the Members of the Board.

92  
93 Mr. Walker inquired about the irrigation issues on Sawgrass Bay and requested a status  
94 update.

95  
96 Mr. Dawson reviewed the irrigation repairs with the Members of the Board and updated the  
97 Board on the status of the irrigation system.

98  
99 The Members of the Board and district staff reviewed who is liable for the cost of the irrigation  
100 repairs and the potential cause of the issues.

101  
102 The Members of the Board requested to seek repayment for the irrigation repairs.

103  
104 Mr. Mendes stated that district staff will review the construction in the area, stating that the  
105 city has been updating traffic lights and running fiber optic cables and that no notification was  
106 given by the city.

107  
108 Ms. Garcia stated she will send a letter to the City regarding the construction that has caused  
109 damages and the cost of the repairs.

110

111 **FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of Board of  
Supervisors' Regular Meeting held  
March 18, 2026**

112

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114  
115 Mr. Mendes presented the meeting minutes from the Board of Supervisors meeting held on  
116 March 18, 2026, and asked if any changes were requested.

117

118 Mr. Mendes inquired about a discrepancy on the minutes regarding the vote count in the  
119 motion boxes.

120

121 The Board and District Staff confirmed attendance from the meeting on March 18, 2026.

122

On a motion by Ms. Swansiger, seconded by Mr. Walker with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on March 18, 2026, in substantial form changing all motion box votes to 5-0, for Greater Lakes/Sawgrass Bay Community Development District.

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**FIFTH ORDER OF BUSINESS**

**Ratification of the Operation and Maintenance Expenditures for March 2026**

The Members of the Board reviewed and approved the operation and maintenance expenditures for the months of March 2026.

The Members of the Board and district staff reviewed potential credits for the wall repair review.

On a motion by Mr. Klinck, seconded by Mr. Hayward, with all in favor, the Board ratified the operation & maintenance expenditures for March 2026 (\$31,819.96), for Greater Lakes/Sawgrass Bay Community Development District.

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**SIXTH ORDER OF BUSINESS**

**Review of Off Duty Policing Schedule**

Mr. Mendes reviewed the approved policing schedule by the Sherrif's office and the proposed state date of June 1<sup>st</sup>, 2026.

Mr. Mendes stated that the schedule has been approved and the shifts are at the discretion of the officers to pick up the proposed off duty shifts.

The Members of the Board requested that officers be patrol or station at Superior Blvd for speeding infractions.

The Board inquired about the pricing per hour for the off-duty policing patrols.

Mr. Mendes responded stating the price per hour is \$60 per Deputy, \$70 per hour for holiday and \$70 less than 24-hour notice.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Landscape Proposals (Under Separate Cover)**

The landscape proposals were reviewed and approved by the Board in the third order of business.

**EIGHTH ORDER OF BUSINESS**

**Consideration of RFQ for Legal Services**

1. Straley Robin Vericker

159 The Members of the Board tabled the consideration of legal RFQ proposals until the  
160 July 2026 Board meeting to allow time for additional proposals to be submitted.

161

162 **NINTH ORDER OF BUSINESS**

**Consideration of RFQ for District Engineer  
Services**

163

164

165

166

1. Kimley-Horn

167

168 The Members of the Board tabled the consideration of District Engineer RFQ proposals until  
169 the July 2026 Board meeting to allow time for additional proposals to be submitted.

170

171 **TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-05,  
Reappointing Assistant Treasurer**

172

173

174 Mr. Mendes informed the Members of the Board of a discrepancy regarding Resolution 2026-04  
175 and that the resolution will need to be voided and confirmed with Ms. Garcia.

176

177 Mr. Garcia confirmed that the previous resolution 2026-04 will be voided and the proposed  
178 Resolution 2026-05, Reappointing Assistant Treasurer will now be 2026-04.

179

On a motion by Mr. Klinck, seconded by Ms. Swansiger, with all in favor, the Board voided Resolution 2026-04, Imposing Assessments Certifying Assessment Roll FY 26-27, and adopting Resolution 2026-04, Reappointing Assistant Treasurer for Greater Lakes/Sawgrass Bay Community Development District.

180

181 **ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

182

183

**A. District Counsel**

184

185 Ms. Garcia acknowledged the dissatisfaction from the Board while an associate filled in while  
186 she was out and stated that her firm credited the Board for any fees accrued during that time.

187

188 Ms., Garcia stated to the Board that she will contact the City regarding construction issues  
189 within the community.

190

191

**B. District Engineer**

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193 No reports.

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195

**C. District Manager**

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1. Updates on Seranoa Conservation Issues

198

2. Updates on SECO



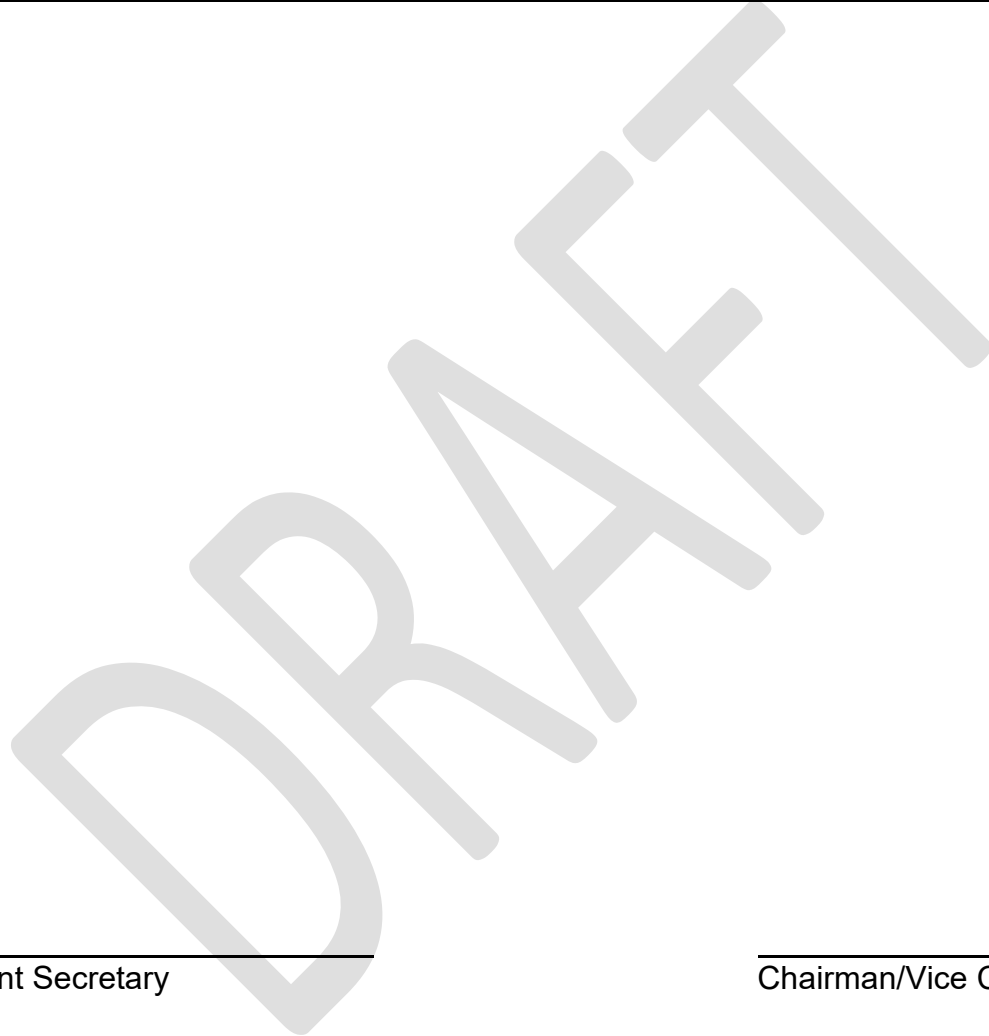
242 The Members of the Board directed district staff to work together to propose a cost share  
243 agreement with the county regarding the oak tree removal.

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**FIFTEENTH ORDER OF BUSINESS                      Adjournment**

On a Motion by Ms. Swansiger, seconded by Mr. Walker, with all in favor, the Board adjourned the meeting at 12:32 p.m., for Greater Lakes/Sawgrass Bay Community Development District.

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Assistant Secretary

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Chairman/Vice Chairman

**TAB 5**

# GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

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District Office · Orlando, FL 32819

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[www.glsbcdd.org](http://www.glsbcdd.org)

## Operation and Maintenance Expenditures April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:       **\$22,288.50**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

# Greater Lakes/Sawgrass Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Christina Pagan	100300	CP031826-285	Board of Supervisors Meeting 03/18/26	\$ 200.00
Deborah S Swansiger	100301	DS031826-285	Board of Supervisors Meeting 03/18/26	\$ 200.00
DR Media and Investments, LLC	100298	300328525	Legal Advertising 03/26	\$ 268.25
Gary Hayward	100302	GH031826-285	Board of Supervisors Meeting 03/18/26	\$ 200.00
Greenspoon Marder Law	100305	1671758	Legal Services 03/26	\$ 1,319.50
James W Klinck	100303	JK031826-285	Board of Supervisors Meeting 03/18/26	\$ 200.00
James Walker	100304	JW031826-285	Board of Supervisors Meeting 03/18/26	\$ 200.00
Prince & Sons, Inc.	100306	23240	Landscape Maintenance 04/26	\$ 6,574.00
Prince & Sons, Inc.	100307	23571	Landscape & Irrigation Maintenance 02/26	\$ 809.09
Rizzetta & Company, Inc.	100297	INV0000108044	Accounting Services 04/26	\$ 3,750.09
SECO Energy	20260415-1	4000054700-033126	Electric Services 03/26	\$ 6,966.43
SECO Energy	20260415-3	4000271302-033126	Electric Services 03/26	\$ 47.00

# Greater Lakes/Sawgrass Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
SECO Energy	20260415-2	4000419601-033126	Electric Services 03/26	\$ 45.00
Sunshine Water Services	20260413	8089510000-032326	Water Services 03/26	<u>\$ 1,509.14</u>
<b>Report Total</b>				<b><u>\$ 22,288.50</u></b>

# GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

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District Office · Orlando, FL 32819

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[www.glsbcdd.org](http://www.glsbcdd.org)

## Operation and Maintenance Expenditures May 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2026 through May 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:       **\$22,307.76**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

# Greater Lakes/Sawgrass Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Christina Pagan	100312	CP052026-285	Board of Supervisors Meeting 05/20/26	\$ 200.00
Deborah S Swansiger	100313	DS052026-285	Board of Supervisors Meeting 05/20/26	\$ 200.00
Dewberry Engineers, Inc.	100310	22476143	Engineering Services 12/25	\$ 250.00
Dewberry Engineers, Inc.	100317	22485595	Engineering Services 03/26	\$ 875.00
Gary Hayward	100314	GH052026-285	Board of Supervisors Meeting 05/20/26	\$ 200.00
James W Klinck	100315	JK052026-285	Board of Supervisors Meeting 05/20/26	\$ 200.00
James Walker	100316	JW052026-285	Board of Supervisors Meeting 05/20/26	\$ 200.00
Prince & Sons, Inc.	100311	23806	Landscape Maintenance 05/26	\$ 6,574.00
Rizzetta & Company, Inc.	100308	INV0000109136	Accounting Services 05/26	\$ 4,750.09
SECO Energy	20260515-3	4000054700-043026	Electric Services 04/26	\$ 7,687.10
SECO Energy	20260515-1	4000271302-043026	Electric Services 04/26	\$ 51.00

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May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
SECO Energy	20260515-2	4000419601-043026	Electric Services 04/26	\$ 50.00
Sunshine Water Services	20260512	8089510000-042226	Water Services 04/26	<u>\$ 1,070.57</u>
<b>Report Total</b>				<b><u>\$ 22,307.76</u></b>

**TAB 6**



# HANSON, WALTER & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

July 07, 2026

Attn: Mr., Brian Mendes  
C/O Rizzetta & Company, Inc.  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

RE: Greater Lakes Sawgrassbay Community Development District

Dear Selection Committee:

*Hanson, Walter & Associates, Inc.* is pleased to submit our Statement of Qualifications to provide Professional Engineering Services to the **Greater Lakes Sawgrassbay Community Development District** project. We have provided **quality and comprehensive** Civil Engineering Services to various Central Florida private and public clients, including many residential subdivisions and several **CDDs**, for over 45 years and wish to continue being a part of the area's Growth and Progress as we continuously strive for **Excellence in Client Care**.

Our *HWA Team* offers the Greater Lakes Sawgrassbay Community Development District the benefits of:

- **Knowledge and experience** with an **outstanding track record of success** with local projects
- **State-of-the-art expertise** for **efficient** and **cost-effective** services
- **Available manpower** to provide responsive service
- **Project insight** acquired from previous experience with similar projects, utilized to provide a more timely completion, due to **effective project management**

**Shawn Hindle, P.E.**, will serve as Principal in Charge, with **Mark Vincutonis, P.E.**, as Contract Manager. I will oversee the contract and manage each assignment to ensure its successful completion. Combined, our management team assigned to this contract has over 240 years of experience in Civil Engineering Design and Permitting to ensure the essential Quality Control. They will be assisted by our other experienced Engineers/Designers, CAD Technicians, Construction Manager and Administrative Staff. Our firm information and comprehensive approach to projects is provided under Section H of the attached SF330. **John Hughes, P.S.M.** will direct and manage any Survey work required.

In summary, *Hanson, Walter & Associates, Inc.* is **committed to the Greater Lakes Sawgrassbay Community Development District** as we strive to improve the Quality of Life for Your Community. The selection of the *HWA Team* will ensure **successful completion** of the assigned project in a **timely and cost-effective** manner and ensures an **exceptionally comprehensive work product** for the Greater Lakes Sawgrassbay Community Development District.

Sincerely,

HANSON, WALTER & ASSOCIATES, INC.

**Mark Vincutonis, P.E.**  
Vice President

# ARCHITECT - ENGINEER QUALIFICATIONS



## PART 1 - CONTRACT-SPECIFIC QUALIFICATIONS

### A. CONTRACT INFORMATION

1. TITLE AND LOCATION <i>(City and State)</i> Greater Lakes Sawgrassbay Community Development District	
2. PUBLIC NOTICE DATE	3. SOLICITATION OR PROJECT NUMBER

### B. ARCHITECT-ENGINEER POINT OF CONTACT

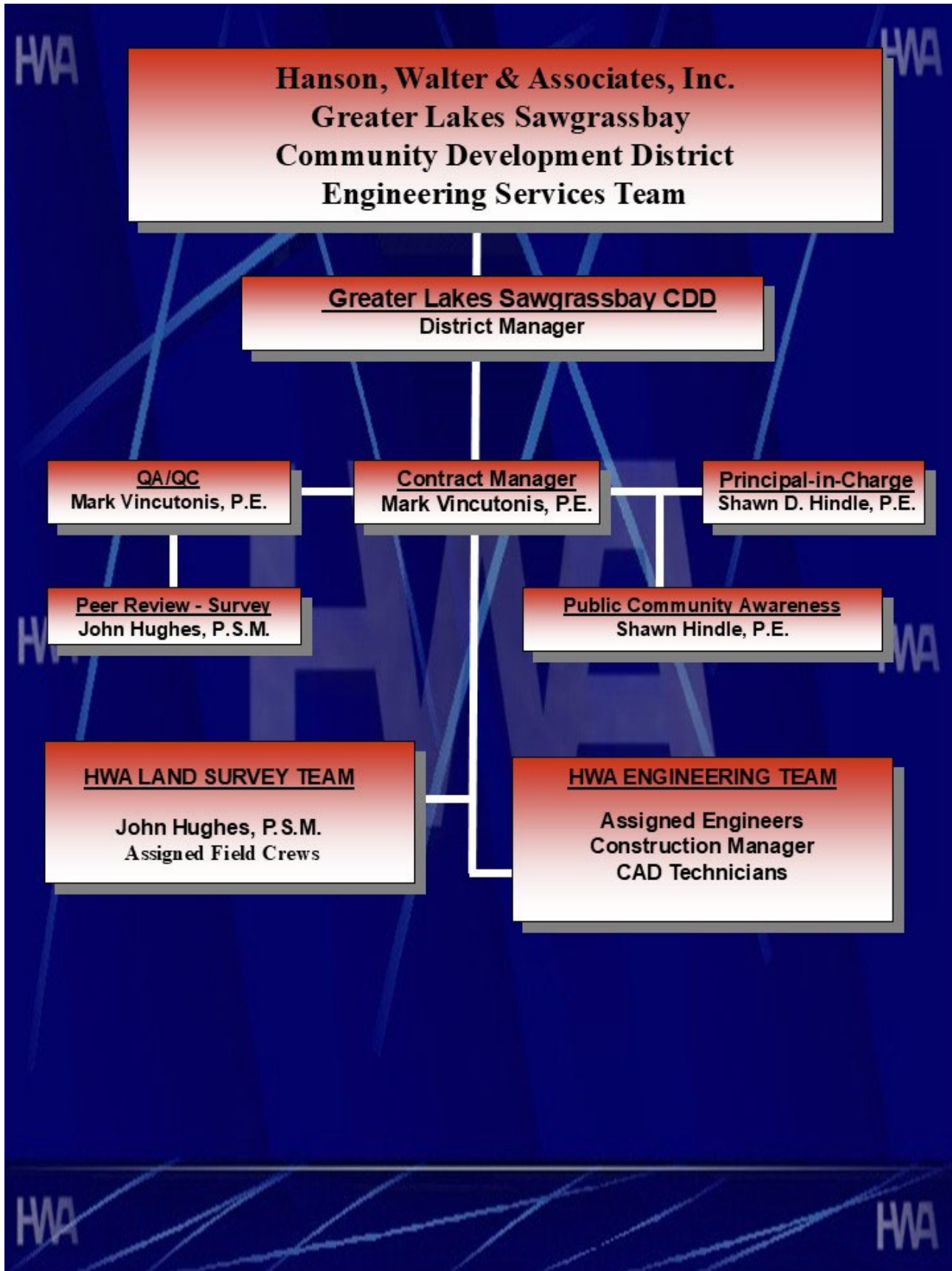
4. NAME AND TITLE Mark Vincutonis, P.E. / Vice President		
5. NAME OF FIRM Hanson, Walter & Associates, Inc.		
6. TELEPHONE NUMBER 407-847-9433	7. FAX NUMBER 321-442-1045	8. E-MAIL ADDRESS mvincutonis@hansonwalter.com

### C. PROPOSED TEAM *(Complete this section for the prime contractor and all key subcontractors.)*

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER			
a.	<input checked="" type="checkbox"/>			Hanson, Walter & Associates, Inc.  <input type="checkbox"/> CHECK IF BRANCH OFFICE	8 Broadway, Suite 104 Kissimmee, FL 34741	Civil Engineer (and Land Surveying, if required)
b.				  <input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.				  <input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				  <input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				  <input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				  <input type="checkbox"/> CHECK IF BRANCH OFFICE		

### D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached)



**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**  
(Complete one Section E for each key person.)

12. NAME Shawn D. Hindle, P.E.	13. ROLE IN THIS CONTRACT Principal in Charge	14. YEARS EXPERIENCE	
		a. TOTAL 38	b. WITH CURRENT FIRM 34
15. FIRM NAME AND LOCATION (City and State) Hanson, Walter & Associates, Inc., Kissimmee, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION) BSE/1989/ Engineering North Carolina State University		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Florida Professional Engineer - 1989 (#48165)	

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)  
Mr. Shawn Hindle brings over 38 years of Civil Engineering experience providing a depth of Services to clients in the public and private sectors. His experience includes serving as Project Manager for projects in civil site design, transportation, drainage including 6 major drainage studies, design/permitting for roadway projects in Central FL.

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a. Osceola County Continuing Engineering Services- Osceola County, Florida	1998	Ongoing
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager for Civil Design & Permitting numerous Roadway Widening and Realignment, including Hoagland Blvd Ph 1 & 3, Old Lake Wilson Rd, Kissimmee Park Rd, Neptune Rd, Partin Settlement Rd, Bass Rd, Thacker Ave, Ph 1 & 2 Pleasant Hill Rd; numerous Drainage Studies & Basin Improvements; Shingle Creek Shoaling.		
b. School District of Osceola County Continuing Engineering Services- Osceola County, Florida	2012	Ongoing
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE In addition to being the Project Manager for Civil Design & Permitting for Elementary, Middle & High Schools within Osceola and Polk Counties; continuing services for Design of numerous sidewalks (Safe Route to School Project), Traffic Studies, Bus Loop Modifications, etc.		
c. Stevens Plantation Community Development District Osceola County, Florida	2012	Ongoing
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE District Engineer for a 550± Acres Mixed Use Development within the City Limits of St. Cloud, FL, responsible for the Annual Trust Indenture Report and required site wide inspection of CDD owned & maintained infrastructure to include cost estimates of any repairs or maintenance required, based on ownership maps provided by the Client delineating the infrastructure elements to be inspected.		
d. Edgewater East Community Development District- City of St. Cloud, Florida	2020	Ongoing
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE District Engineer for 1,285 Acre Mixed Use Development recently annexed into the City Limits of St. Cloud, FL Responsible for attending meetings with District Board of Supervisors, preparing reports and applications, performance of any duties related to the provision of infrastructure and services as requested by the Board of Supervisors, District Manager, or District Counsel, to include but not limited to Construction Mgmt Services for ED 4 Ph 1, ED 5, ED 6, & Offsite Forcemain, to date.		
e. Edgewater West Community Development District- Osceola County, Florida	2024	Ongoing
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE District Engineer for 1,378 Acre Mixed Use Development in the process of being annexed into the City Limits of St. Cloud, FL Responsible for attending meetings with District Board of Supervisors, preparing reports and applications, performance of any duties related to the provision of infrastructure and services as requested by the Board of Supervisors, District Manager, Counsel.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**  
(Complete one Section E for each key person.)

12. NAME Mark Vincutonis, P.E.	13. ROLE IN THIS CONTRACT Contract Manager / QA/QC	14. YEARS EXPERIENCE	
		a. TOTAL 33	b. WITH CURRENT FIRM 33
15. FIRM NAME AND LOCATION (City and State) Hanson, Walter & Associates, Inc., Kissimmee, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION) University of Central Florida - BS in Civil Engineering 1994		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Florida Professional Engineer (#54646)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) American Society of Civil Engineers - Osceola Chapter			

**19. RELEVANT PROJECTS**

a.	(1) TITLE AND LOCATION (City and State) Celebration CDD Celebration, Osceola County, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2015	CONSTRUCTION (If applicable) Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Serves as District Engineer. Improvements have included design, permitting and construction of a New CDD maintenance facility, milling and resurfacing projects, stormwater pond and overflow weir repair projects.		
b.	(1) TITLE AND LOCATION (City and State) Champions Gate Community Development District	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2010	CONSTRUCTION (If applicable) Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm District Engineer for a 1,500 Acre Resort Development spanning across Osceola and Polk Counties, located within the Four Corners region of Central Florida. Responsibilities include preparation of the Annual Trust Indenture Report and required site wide inspection of CDD owned & maintained infrastructure to include cost estimates of any repairs or maintenance required, based on ownership maps provided by the Client delineating the infrastructure to be inspected.		
c.	(1) TITLE AND LOCATION (City and State) Remington CDD - Osceola County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES ongoing	CONSTRUCTION (If applicable) Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Serves as District Engineer. Improvements have included milling and resurfacing projects. Provided daily onsite inspections of the roadway reconstruction activities including logging asphalt quantities and temperatures, and directed the Contractor on field adjustments to better accommodate drainage challenges.		
d.	(1) TITLE AND LOCATION (City and State) Brighton Lakes Phases 1 & 2 - Osceola County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES Ongoing for CDD	CONSTRUCTION (If applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager for the civil engineering design & permitting of the infrastructure for Phases 1 & 2 of this 500+/- acre residential development with 750 lots, a clubhouse and pool and satellite recreation areas integrated around several large wetland areas. Also currently serves as District Engineer for the Brighton Lakes CDD.		
e.	(1) TITLE AND LOCATION (City and State) Cypress Hammock- Osceola County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2018	CONSTRUCTION (If applicable) 2020
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager responsible for the Construction Administration services for a 500 lot subdivision, located on 150 acres on Poinciana Blvd in Kissimmee, FL. Services include administration services during the construction phases, weekly onsite construction observation services and monthly progress reports, and preparing certification of construction completion documentation for final approval and acceptance from all agencies of jurisdiction.		


**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**  
(Complete one Section E for each key person.)


12. NAME John M. Hughes, P.S.M.	13. ROLE IN THIS CONTRACT Survey Principal in Charge	14. YEARS EXPERIENCE	
		a. TOTAL 40	b. WITH CURRENT FIRM 40
15. FIRM NAME AND LOCATION (City and State) Hanson, Walter & Associates, Inc., Kissimmee, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION) Valencia Community College Land Surveying Technology		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Surveyor & Mapper in the State of Florida (L#6367)	


18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)  
Florida Society of Professional Surveyors & Mappers


**19. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	Bellalago DRI - Poinciana, Osceola County, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Surveyor of Record for this 1,312+/- acre multi-phase, mixed-use (primarily residential) development. Services have included boundary, topographic, tree, and wetland jurisdictional line surveys, route surveys, subdivision platting and processing for approval, plat recording, creating legal descriptions and easements, construction layout, and as-built surveying.		
	<input checked="" type="checkbox"/> Check if project performed with current firm		
b.	Westside DRI and CDD - Osceola County, Florida	Ongoing for CDD	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Principal in Charge of Surveying Services for this 1,031+/- acre property. Services have included topographic, tree, and wetland jurisdictional line surveys, route surveys, subdivision platting and recording, creating legal descriptions and easements, construction layout, and as-built surveying. Provided legal descriptions for conservation easements, ponds and other parcels deeded to the CDD.		
	<input checked="" type="checkbox"/> Check if project performed with current firm		
c.	Eagle Lakes - Osceola County, Florida	2011	2011
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Principal in Charge of Surveying Services for this 365+/- acre, 700 unit, 4 phase single-family residential project. Prepared subdivision platting and processing for approval and plat recording.		
	<input checked="" type="checkbox"/> Check if project performed with current firm		
d.	Poinciana PUD - Osceola & Polk Counties, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Principal in Charge of Surveying Services, including but not limited to preparing boundary, topographic and tree surveys, to include wetland jurisdictional lines as necessary, and subdivision re-platting for this 48,000+/- acre development in Osceola and Polk Counties.		
	<input checked="" type="checkbox"/> Check if project performed with current firm		
e.	ChampionsGate DRI, ChampionsGate, Florida	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Principal in Charge of Surveying Services, providing a boundary, topographic and tree survey and final subdivision platting for a Hampton Inn development parcel in Osceola County and a boundary, topographic and tree survey for a 100 acre, 8 ball field sports complex in Polk County.		
	<input checked="" type="checkbox"/> Check if project performed with current firm		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1	
21. TITLE AND LOCATION <i>(City and State)</i> Bellalago Poinciana, Osceola County, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES Ongoing CONSTRUCTION <i>(If applicable)</i> Ongoing	
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER Taylor Morrison	b. POINT OF CONTACT Damon Cascio	c. POINT OF CONTACT TELEPHONE NUMBER 407-636-1574	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT			
<p><b>Description of the Project:</b> Bellalago is a 1,312+/- acre multi-phase, mixed-use (primarily residential) Development of Regional Impact property with extensive recreational facilities including a series of lakes connecting via a boat lift to Lake Tohopekaliga.</p> <p><b>Nature and Extent of Work:</b> <i>HWA</i> provided Civil Engineering Design and Permitting of all infrastructure improvements, including the community roadways, master water management system, water, wastewater and reuse utility improvements and recreational facilities.</p> <p><i>HWA</i> processed permits through Osceola County, the South Florida Water Management District, the Florida Department of Environmental Protection, and the Florida Department of Transportation, and coordinated with the client's environmental consultant for permitting through the U.S. Army Corps of Engineers, Florida Fish &amp; Wildlife Conservation Commission and the U.S. Fish &amp; Wildlife Service.</p>		 <p><i>HWA</i> has also provided Post Design services, including but not limited to construction observation, addressing contractor requests for additional information, review of pay requests, as-built review and close-out certifications.</p> <p><i>HWA</i> is the Surveyor of Record for the property and has prepared boundary, topographic, tree, wetland jurisdictional line surveys as necessary for the design of the project, as well as other survey services.</p>	
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Hanson, Walter & Associates, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Kissimmee, Florida	(3) ROLE Civil engineering and land surveying
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION (City and State) ChampionsGate and ChampionsGate CDD ChampionsGate, Osceola and Polk Counties, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES Ongoing
		CONSTRUCTION (If applicable) Ongoing
<b>23. PROJECT OWNER'S INFORMATION</b>		
a. PROJECT OWNER RIDA Associates / ChampionsGate CDD	b. POINT OF CONTACT Marc Reicher / Jason Showe- GMS	c. POINT OF CONTACT TELEPHONE NUMBER 407-397-2500 / 407-841-5524
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT		
<p><b>Description of the Project:</b>          ChampionsGate is a 1,000+ acre mixed use Development of Regional Impact property within Osceola and Polk Counties, containing a Omni Hotel, two 18-hole golf courses, residential areas, commercial areas, and office space.</p> <p><b>Nature and Extent of Work:</b>  <i>HWA</i> has provided civil engineering design and permitting services for projects within the ChampionsGate development including a regional sports complex in Polk County that contains 8 baseball fields that will serve a nationwide baseball organization; a 55,000 s.f. convention center building in Osceola County adjacent to the existing Omni hotel; and a 150 room Hampton Inn in Osceola County adjacent to I-4. <i>HWA</i> has also provided land surveying services for the development, as needed</p> <p><i>HWA</i> also serves as the ChampionsGate CDD's District Engineer. Projects have included the milling &amp; resurfacing of 2,800 LF of ChampionsGate Blvd which involved preparing</p>		 <p>construction plans for this 4 lane divided roadway from I-4 to the County line including Maintenance of Traffic at the intersection with I-4, as well as paver replacement at crosswalks and intersection emblems. <i>HWA</i> also prepared a project bid manual, assisted with selecting a contractor and provided construction inspection services. <i>HWA</i> has also provided annual sitewide inspections and certification services for the CDD and regularly attends CDD Board meetings.</p>
<b>25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT</b>		
a. (1) FIRM NAME Hanson, Walter & Associates, Inc.	(2) FIRM LOCATION (City and State) Kissimmee, Florida	(3) ROLE Civil engineering and land surveying
b. (1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c. (1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d. (1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e. (1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f. (1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER 3	
21. TITLE AND LOCATION (City and State) Brighton Lakes PUD and CDD Osceola County, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES Ongoing for CDD	
		CONSTRUCTION (If applicable) Ongoing	
<b>23. PROJECT OWNER'S INFORMATION</b>			
a. PROJECT OWNER Engineered Homes / Brighton Lakes CDD	b. POINT OF CONTACT Igor Teplitsky / Michael Perez -Inframark	c. POINT OF CONTACT TELEPHONE NUMBER 407-678-1661 / 407-566-1935	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT			
<b>Description of the Project:</b> Brighton Lakes is a 500+/- acre residential development in Osceola County, with approximately 750 lots, a clubhouse and pool and satellite recreation areas integrated around several large wetland areas. In addition to being the original design engineer for both phases of the project, <b>HWA</b> also acts in the capacity of District Engineer for the Brighton Lakes CDD.			
<b>Nature and Extent of Work:</b> <b>HWA</b> designed and permitted the community's roadway, utility and stormwater infrastructure improvements serving the residential lots, permitting the project through Osceola County, SFWMD and the FDEP. <b>HWA</b> also coordinated with the client's environmental consultant for permitting through ACOE, the Florida Fish & Wildlife Conservation Commission and the U.S. Fish & Wildlife Service.  <b>HWA</b> has also provided various surveying services including BT&T surveys, as-built surveys, LOMR processing, legal descriptions and platting services.			
Currently, <b>HWA</b> also serves as the CDD District Engineer and provides engineering and surveying support to the CDD Board and CDD Manager as well as attending CDD Board meetings upon request. More recent CDD projects have included annual sitewide inspections of CDD owned facilities, evaluating the guardhouse re-location, installation of speed humps, installation of an entrance feature flag pole, and evaluation of roadway flooding during the hurricanes and October 2011's extreme near 100-year rainfall event.			
<b>25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT</b>			
a.	(1) FIRM NAME Hanson, Walter & Associates, Inc.	(2) FIRM LOCATION (City and State) Kissimmee, Florida	(3) ROLE Civil engineering and land surveying
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4	
21. TITLE AND LOCATION <i>(City and State)</i> Spring Lake @ Celebration and Celebration CDD Celebration, Osceola County, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES      CONSTRUCTION <i>(If applicable)</i> Ongoing                              Ongoing	
<b>23. PROJECT OWNER'S INFORMATION</b>			
a. PROJECT OWNER David Weekley Homes / Celebration CDD	b. POINT OF CONTACT Jeff Barrett /Angel Montagna (Inframark)	c. POINT OF CONTACT TELEPHONE NUMBER 678-812-2051 / 407-566-1935	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT			
<p><b>Description of the Project:</b>          Spring Lake at Celebration Phases 2 &amp; 3 is a 30 +/- acre residential development in the Town of Celebration, consisting of 101 single family lots and 74 attached multi-family lots, open space mews, rear lot access alley-ways, and stormwater management ponds. In addition to being the design engineer for phases 2 and 3 of this project, <b>HWA</b> also serves in the capacity of District Engineer for the Celebration Community Development District.</p> <p><b>Nature and Extent of Work:</b>  <b>HWA</b> designed and permitted the project's infrastructure including the roadways, alley-ways, stormwater systems, water, sewer and reclaimed water systems, and on-street parking serving the residential lots. In addition, services included permitting the construction plans through Osceola County, FDEP, Reedy Creek Improvement District, The Celebration Company, and the South Florida Water Management District as well as preparing and processing the Final Subdivision Plats through Osceola County.</p>		 <p>For the Celebration CDD, <b>HWA</b> has provided alley-way resurfacing plan preparation, bidding, and construction inspection services, and has also provided coordination and negotiation of the necessary repairs with Osceola County for the public roadways' acceptance years after they were built, but forgotten to be turned over by the original development team. Ongoing services include topographic surveying services, annual inspections, drainage structure and overflow weir repair plans and inspections as well as special requests or projects as directed by the Board.</p>	
<b>25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT</b>			
a.	(1) FIRM NAME Hanson, Walter & Associates, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Kissimmee, Florida	(3) ROLE Civil engineering and land surveying
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER <b>5</b>
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21. TITLE AND LOCATION <i>(City and State)</i> Edgewater East Community Development District City of St. Cloud. Florida	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES <b>Ongoing</b>	CONSTRUCTION <i>(If applicable)</i> <b>Ongoing</b>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER BTI Partners/ Wrathell,Hunt & Assoc.	b. POINT OF CONTACT Kevin Mays/ Craig Wrathell	c. POINT OF CONTACT TELEPHONE NUMBER 407-484-5814 /561-571-0010
--	---	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT

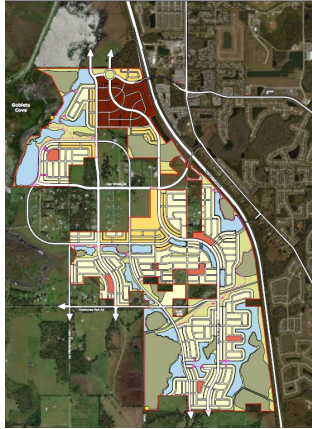
**Description of the Project:**  
 1,285 Acre Mixed Use Development recently annexed into the City Limits of St. Cloud. FL within the areas of Kissimmee Park Road, Clay Whaley Road and the Florida Turnpike.

**Nature and Extent of Work:**  
 Improvements have included but are not limited to the following:

- > community roads, highway/interchange improvements, utility infrastructure
- > stormwater management systems
- > construction mangement services for phased developments


*HWA* provides coordination with the CDD's other consultants, including its geotechnical engineer, environmental consultant, landscape architect, attorney, and management company staff.


*HWA* prepared a District Engineer's Report outlining the cost of all improvements.



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Hanson, Walter & Associates, Inc.	Kissimmee, Florida	Civil engineering and Land Surveying
b.			
c.			
d.			
e.			
f.			

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center;">6</p>													
21. TITLE AND LOCATION <i>(City and State)</i> Poinciana PUD Poinciana, Osceola and Polk Counties, Florida		22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION <i>(If applicable)</i></td> </tr> <tr> <td>Ongoing</td> <td>Ongoing</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>	Ongoing	Ongoing								
PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>														
Ongoing	Ongoing														
<b>23. PROJECT OWNER'S INFORMATION</b>															
a. PROJECT OWNER Taylor Morrison		b. POINT OF CONTACT Damon Cascio	c. POINT OF CONTACT TELEPHONE NUMBER 407-636-1574												
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <p><b>Description of the Project:</b>          Poinciana is a 48,000+/- acre mixed-use PUD, including single-family and multi-family developments, commercial and industrial sites, recreational facilities, and public facilities including a K-8 school and a hospital.</p> <p><b>Nature and Extent of Work:</b>  <i>HWA</i> has provided Civil Engineering Services for many of these developments over the past 40 years, with design and permitting through Osceola County, Polk County, South Florida Water Management District, the Florida Department of Environmental Protection, the Florida Department of Transportation, the U.S. Army Corps of Engineers, and the Florida Fish &amp; Wildlife Conservation Commission. A very small sampling of the many projects within Poinciana on which <i>HWA</i> has worked include:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">&gt; Isles of Bellalago (residential)</td> <td style="width: 33%;">&gt; Fieldstone (residential)</td> <td style="width: 33%;">&gt; Crescent Lakes (residential)</td> </tr> <tr> <td>&gt; Solivita Marketplace</td> <td>&gt; The Point (commercial)</td> <td>&gt; Promenade Office Park</td> </tr> <tr> <td>&gt; Deerwood Park (recreation)</td> <td>&gt; Poinciana Industrial Park</td> <td>&gt; Shoppes at Bellalago</td> </tr> <tr> <td>&gt; Bellalago Academy</td> <td>&gt; Association of Poinciana Villages Maintenance Facility</td> <td></td> </tr> </table> <p><i>HWA</i> has also provided Land Surveying Services including boundary, topographic, tree, and wetland jurisdictional line surveys, route surveys, subdivision platting and processing for approval, subdivision plat recording, creating legal descriptions and easements, construction layout, and as-built surveying.</p>				> Isles of Bellalago (residential)	> Fieldstone (residential)	> Crescent Lakes (residential)	> Solivita Marketplace	> The Point (commercial)	> Promenade Office Park	> Deerwood Park (recreation)	> Poinciana Industrial Park	> Shoppes at Bellalago	> Bellalago Academy	> Association of Poinciana Villages Maintenance Facility	
> Isles of Bellalago (residential)	> Fieldstone (residential)	> Crescent Lakes (residential)													
> Solivita Marketplace	> The Point (commercial)	> Promenade Office Park													
> Deerwood Park (recreation)	> Poinciana Industrial Park	> Shoppes at Bellalago													
> Bellalago Academy	> Association of Poinciana Villages Maintenance Facility														
															
<b>25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT</b>															
a.	(1) FIRM NAME Hanson, Walter & Associates, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Kissimmee, Florida	(3) ROLE Civil engineering and land surveying												
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE												
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE												
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE												
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE												
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE												

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER 7	
21. TITLE AND LOCATION (City and State) Remington Community Development District Osceola County, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES Ongoing	
CONSTRUCTION (If applicable) Ongoing			
<b>23. PROJECT OWNER'S INFORMATION</b>			
a. PROJECT OWNER Remington CDD	b. POINT OF CONTACT Jason Showe (Govt. Mgmt. Services)	c. POINT OF CONTACT TELEPHONE NUMBER 407-841-5524	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT			
<b>Description of the Project:</b> Remington is a 734+/- Development of Regional Impact property consisting of primarily residential development with an 18-hole golf course. <i>HWA</i> acts in the capacity of District Engineer for the CDD and has provided engineering design, bidding and construction management services for various improvements.			
<b>Nature and Extent of Work:</b> Improvements for which civil engineering services have been provided include but are not limited to the following: <ul style="list-style-type: none"> <li>&gt; roadway renewal and resurfacing for Remington Blvd. and other streets within several neighborhoods</li> <li>&gt; the addition of a guard shack</li> <li>&gt; stormwater pond reshaping modifications</li> <li>&gt; stormwater pond certifications with SFWMD</li> </ul> <i>HWA</i> provides coordination with other consultants, including the CDD's geotechnical consultant, landscape architect, attorney, and management company staff.			
<i>HWA</i> prepared a report for the CDD outlining the condition of all roads within the development, and has provided construction inspection services.			
<i>HWA</i> has also provided as-built surveys, as needed, including for Remington Blvd. at the entrance at Lakeshore Blvd. and for the roadways within the Water's Edge neighborhood.			
<b>25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT</b>			
a.	(1) FIRM NAME Hanson, Walter & Associates, Inc.	(2) FIRM LOCATION (City and State) Kissimmee, Florida	(3) ROLE Civil engineering and land surveying
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE



## ***Firm Information***

***Hanson, Walter & Associates, Inc.*** has a 45-year history of successfully providing professional civil engineering and land surveying services to private and government clients in Central Florida, including many multi-phase mixed-use developments. ***HWA*** takes great pride as an established and stable consulting firm producing cost effective, timely products and services to both the public and private sectors.

We pride ourselves on the high degree of technical competence that we possess and our employees strive to achieve the ultimate degree in ***Excellence in Client Care***. Our staff is comprised of associates who have extensive experience in performing engineering analysis, design and permitting, with innovative solutions. Our unique knowledge of the Central Florida area including the several CDD's we serve as a CDD Engineer for, combined with our comprehensive, diverse experience and the technical qualifications of our Staff will allow the ***HWA*** Team to provide reliable, quality, professional Civil Engineering Services (and Land Surveying Services if required) to the Greater Lakes Sawgrassbay Community Development District and to respond professionally, effectively, and efficiently.

***Shawn D. Hindle, P.E.*** will serve as our Principal in Charge for this contract and ***Mark Vincutonis, P.E.*** will serve as Contract Manager. Both have an ***in-depth understanding of the requirements of working for a CDD***, having previously been the Principal in Charge and/or Project Manager for seventeen (17) and seventeenn (17) CDD District Engineer contracts respectively. They have also served as Principal in Charge and/or Project Manager for Continuing Engineering Services contracts with multiple jurisdictions, for numerous residential subdivisions and for more than 30 county, city and state roadways.

***HWA*** continues to invest in the latest, state-of-the-art equipment technology to facilitate efficiency and accuracy in getting the job done in our Engineering teams, Survey department, and Administrative support staff. All of our engineers, designers and CAD technicians have been trained on AutoCAD Civil 3D.

The ***Hanson, Walter & Associates, Inc.*** Team will provide all necessary resources for each project as assigned and is committed to providing our services to the Greater Lakes Sawgrass Community Development District with the highest level of integrity and professional excellence. All services will meet or exceed the current accepted standards of practice and all project-related decisions will be based on sound engineering judgment. Our current workload is such that we can start this project immediately. ***We will strive to not just meet, but exceed the District's expectations.***

Copies of ***Hanson, Walter & Associates, Inc.***'s licenses, tax receipts and individual licenses are available upon request.

## *Project Approach*

The *HWA* Team, led by *Mark Vincutonis, P.E.*, as Contract Manger, has extensive experience working with different private developers and public Community Development Districts and understands the requirements of such work. *HWA* has worked with both during a project's initial construction by the developer and subsequent to the majority of the development being in place, and understands the delicate balance between developer and CDD interests. This experience, an emphasis on identifying potential problems up front and finding effective solutions, and providing leadership in communications between all stakeholders are the elements that have led to *HWA's* success in managing residential development projects with and without CDD involvement.

*HWA* is excited to be able to submit the Request for Qualifications for your consideration. *HWA* has the manpower and resources to be able to provide to meet the needs of the District as *HWA's* current and projected workloads are manageable and running in the **75% to 85%** range with key personal always available to assist the Contract Manager when needed.

**Project Definition:** The assignment will be approached with an initial Definition of the **Project** including any potential **Problems**, a clear understanding of the **Goals** of the District, review of the project **Schedule** and **Budget** and preparation of a concise **Scope of Services**. Upon completion of the **Project Definition** phase of the assignment, we will gather the appropriate staff and begin the **Discovery Phase** of the project.

**Discovery Phase:** Discovery involves the accurate collection, filtering, and interpretation of all existing data associated with the project area. All projects must be approached on a Macro platform with solutions to challenges and opportunities integrating the external influences on the problem and/or solution. *HWA* and our team members are experienced in data collection and will evaluate both the internal and external influences and constraints utilizing the following conduits of information:

- **Greater Lakes Sawgrassbay CDD** – As requested by the CDD manager and in cooperation with the Developer's Engineer. The current approvals and construction status and any problematic concerns. We will provide the necessary inspections of the new construction as part of the infrastructure turnover process for the CDD.
- **Lake County** – The Public Works Departments will be researched to review all construction plans associated with residential subdivisions, commercial/private properties, roadways, stormwater facilities, or recreational facilities within the project area. Public representatives will also be contacted regarding flooding complaints or other problematic conditions. The County will be contacted for development information regarding any off-site influences on County maintained facilities, including roads and other public works projects.
- **Water Management District** – The water management district will be contacted for available water quality data watershed analysis assignments. Also, lake level and control data will be gathered for use in establishing model boundary conditions, if needed for the project. Available wetlands and other environmental and natural resource data will also be reviewed. The local office will also be contacted and files reviewed for all environmental resource permits issued for residential and commercial developments within the project area.

- **FEMA** – The current County Flood Insurance Study (FIS) will be reviewed along with the applicable Flood Insurance Rate Map (FIRM) panels to serve as a baseline for hydraulic model evaluations.
- **FDOT** – The FDOT will be contacted for roadway plans and reports regarding any roads under their jurisdiction that are affected by the project.
- **USGS / USACOE** – These agencies will be contacted for any water quality or stream flow data and also with regard to any current or future projects in the vicinity which may impact the basin or watershed being evaluated.
- **FFWCC / USFWS** – These agencies will be contacted with regard to the presence of sensitive wildlife and fish.

**Land Surveying:** *HWA's* team of professional and qualified land surveyors have extensive knowledge and experience in the area. If requested by the District, *HWA* can prepare boundary and topographic surveys to be incorporated into the engineering design. Existing survey control would be established in accordance with the state plane coordinate system. Legal descriptions would be prepared as necessary. The data inventory would be translated to GIS for graphical representation. The field inventory would be aided using handheld field GPS/GIS units entering data directly into a format for ready import into the office's GIS system. This semi-automated method of data collection saves time and budget by eliminating one step in the data translation process. More data is able to be collected more quickly and accurately than using traditional techniques. At the appropriate time, construction staking (route, form-board, foundation and final as-built surveys) would occur in a timely manner to align with necessary inspections.

**Preliminary Engineering:** Our team will develop a comprehensive alternative analysis, addressing issues identified in project research and stakeholder interviews. We will consider the full range of options when making our evaluations and document our activities in a Project Analysis Technical Memorandum. We will compare the initial analysis to the goals, schedule and budget of the project to ensure that the most efficient approach to a given assignment is being pursued. We will employ our eminent domain expertise and public project experience, to evaluate the proposed improvements, with a goal of identifying project inhibitors, delays and cost exposure. We will also identify alternative funding sources for specific types of projects and work with the District to define the efforts and schedule required to seek alternative funding sources.

Environmental analysis, preliminary geotechnical investigations, drainage analysis, alternative solutions, etc. will be considered and reported in the preliminary engineering report for each assignment, which will serve as a design guideline for final design. Initial thoughts regarding landscape elements will also be discussed during this phase.

**Final Design:** Through our successful completion of numerous design projects, *HWA* has developed principles of quality work, commitment, delivery and follow up to ensure that our clients and their constituents are delivered a final product that exceeds their expectations. Communication is a key element in minimizing impact to District personnel and resources, and developing a successful project. Therefore, the first order of communication will be the development and implementation of our Schedule of Professional Services and Completion – ***and we will execute all elements of the Scope of Work meeting key milestones within schedule and budget.***

Our final design will remain focused on our project goals, as well as the short and long-term effects of our engineering decisions. We have a proven history of making sound engineering judgments, which meet the needs of the project and protect the interest of the community. Our design decisions will be based upon cost, constructability, maintenance, functionality, and permissibility. Our coordination effort will define permitting issues early in the process, allowing our design efforts to address said issues resulting in a smooth permitting process.

Our proposed team contains multiple engineering professionals to provide the District with the most available and knowledgeable personnel for each project element. We will evaluate the availability of the surveyors, if required, to assure project assignments do not experience delay, and we will commit as many design teams to multiple task authorizations, should the contract so require. Attention to immediate design requirements and long-term maintenance effects of the design decisions will be evaluated for every assignment.

**Permitting:** Our proven permitting record and respect earned through interactions with permitting staff will prove invaluable to the District in maintaining schedules and securing necessary permits.

**Bidding/Estimates/Specifications:** *HWA* and our team have successfully developed bid specifications and procedures to ensure the potential contractors are completely aware of the proper preparation of the bid submittal, in addition to the District being assured that the completed project meets the purpose and goal of the construction documents. Engineering estimates will be prepared from our project database of recent projects bid and constructed in the general vicinity. We recognize the importance of the specifications to protect both the District and Contractor, and will develop the specifications to meet each proposed construction project.

**Post Design Services:** *HWA* will conduct pre-bid and pre-construction conferences, assist in the evaluation of the bid submittals including providing recommendations for award and monitor the progress of the construction to include preparing all certificates of completion. We will review the construction procedures, address any design or permitting inquiries and assist the District in successful bid and construction of the improvements.

*Hanson, Walter & Associates, Inc.* believes that quality control/quality assurance is not the responsibility of just one person. Rather it is the responsibility of the entire team, with established procedures and checks and controls at various stages in the project's life cycle. *HWA* believes there are two essential phases to managing a project and six essential elements to maintaining quality assurance and excellent client service, which we define as our project management plan:

**Project Management:** Managing a project requires proper planning and execution. The planning phase requires a well defined scope, a realistic schedule that can be achieved based upon proper allocation of resources and budget that provides for the resources to meet both the scope and the schedule. Execution begins with the initiation of work, the management of resources, communication and control of the team.

**Project Definition and Planning:** The first step to Quality Assurance is to completely understand the scope of the project at hand. To ensure excellent communication, *HWA* will meet with District staff and all parties involved, to establish the requirements, limits, goals, schedule including any specific deadlines, budget, and other needs for the project. To promote complete information, we research agency files and Public Records and other sources for pertinent information relating to the project. The scope must be balanced to the budget and schedule.

**Clear Assignment of Tasks and Responsibilities:** After an extensive on-location field review of the project site by the Project Manager, we hold Team meetings with **HWA** staff and sub-consultants as necessary, to define the project scope, preferred techniques and to determine the necessary manpower requirements. Each Team member understands his/her responsibility in ensuring we meet client expectations regarding all aspects of the project including quality.

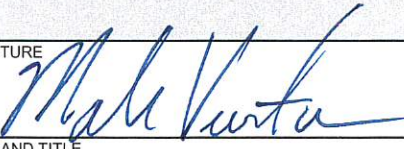
**Meeting or Exceeding Project Established Standards:** To ensure that we meet or exceed established standards if higher, **HWA** maintains the most current equipment and software. We continue to invest in the latest, state-of-the-art equipment technology to facilitate efficiency and accuracy in getting the job done. All **HWA** engineers, designers and CAD technicians have been trained on AutoCAD Civil 3D.

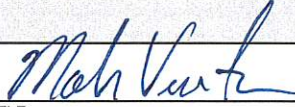
**Tracking and Documentation:** Work is reviewed by a number of different professional staff members. A quality control check list is used at each level of review, first by the Project Engineer, then the Project Manager, and then the person responsible for the project's overall QA/QC, in this case **Mark Vincutonis, P.E.**, who ensures that **HWA's** quality standards are maintained. In addition to holding individual project meetings with assigned staff, **HWA's** Management Team holds regular meetings to review all projects, schedules and work assignments, to ensure quality control and effective project management.

To ensure the safe retention of project information, all correspondence and meeting notes, etc. are scanned and maintained in the job file, with daily back-up of all data.

**Quality Staff:** Quality control is not possible without an experienced, technically qualified staff. **HWA's** staff have developed their Civil Engineering expertise over many years of study, diligence and real world experience. We promote continuing education and sponsor both external and in-house seminars, to ensure that our personal are current on the latest rules and regulations, techniques, and quality control procedures.

**Mark Vincutonis, P.E.**, who has over 34 years civil engineering experience and a keen eye for detail, will serve as **HWA's** QA/QC Manager for this contract. **John Hughes, P.S.M.**, who has over 40 years of land surveying experience, will provide peer review where surveying elements are involved. This comprehensive approach to quality assurance and control will ensure that the Greater Lakes Sawgrassbay CDD is provided a quality construction package.

<b>I. AUTHORIZED REPRESENTATIVE</b> The foregoing is a statement of facts.	
31. SIGNATURE 	32. DATE 07-07-2026
33. NAME AND TITLE Mark Vincutonis, P.E. - Vice President	

<b>ARCHITECT-ENGINEER QUALIFICATIONS</b>				1. SOLICITATION NUMBER (If any)		
<b>PART II - GENERAL QUALIFICATIONS</b> <i>(If a firm has branch offices, complete for each specific branch office seeking work.)</i>						
2a. FIRM (OR BRANCH OFFICE) NAME Hanson, Walter & Associates, Inc.			3. YEAR ESTABLISHED 1981		4. DUNS NUMBER 00-139-0038	
2b. STREET 8 Broadway, Suite 104			<b>5. OWNERSHIP</b>			
2c. CITY Kissimmee		2d. STATE FL	2e. ZIP 34741		a. TYPE Corporation	
6a. POINT OF CONTACT NAME AND TITLE Mark Vincutonis, P.E. Vice President			b. SMALL BUSINESS STATUS			
6b. TELEPHONE NUMBER 407-847-9433		6c. E-MAIL ADDRESS mvincutonis@hansonwalter.com				
8a. FORMER FIRM NAME(S) (If any)			8b. YR. ESTABLISHED		8c. DUNS NUMBER	
N/A			N/A		N/A	
<b>9. EMPLOYEES BY DISCIPLINE</b>				<b>10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS</b>		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
12	Civil Engineer/Designer	15		C10	Commercial Bldgs: Shopping Centers	1
08	Engineering CADD Tech.	5		C11	Community Facilities	1
16	Construction Manager	1		C15	Construction Management	2
38	Land Surveyor	5		C16	Construction Surveying	2
02	Administration	5		E02	Education Facilities	1
08	Survey CADD Tech	3		F03	Fire Protection	0
				H07	Highways: Streets, Parking Lots	3
				H09	Hospitals & Medical Facilities	1
				H11	Housing	4
				I01	Industrial Bldgs: Manuf. Plants	1
				L02	Land Surveying	3
				L04	Libraries	1
				R04	Rec. Facilities; Parks & Marinas	1
				S04	Sewage Collection/Treatment Disposal	0
				S10	Survey, Mapping, Flood Plain Studies	2
				S13	Storm Water Handling & Facilities	3
				T04	Topographic Survey & Mapping	1
				W01	Warehouses & Depots	1
				W03	Water Supply/Treatment/Distribution	2
	Other Employees					
<b>Total</b>		34				
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i>		PROFESSIONAL SERVICES REVENUE INDEX NUMBER				
a. Federal Work		1. Less than \$100,000		6. \$2 million to less than \$5 million		
b. Non-Federal Work	6	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million		
c. Total Work	6	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million		
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million		10. \$50 million or greater		
<b>12. AUTHORIZED REPRESENTATIVE</b> The foregoing is a statement of facts.						
a. SIGNATURE					b. DATE 7-07-26	
c. NAME AND TITLE Mark Vincutonis, P.E. - Vice President						

**TAB 7**



April 27, 2026

Brian Mendes  
District Manager, Greater Lakes/Sawgrass Bay CDD  
c/o Rizzetta & Company

**RE: Greater Lakes/Sawgrass Bay CDD  
District Engineering Services**

Dear Mr. Mendes,

**Kimley-Horn and Associates, Inc.** (“Kimley-Horn” or “Consultant”) is pleased to submit this Letter Agreement (the “Agreement”) to **Greater Lakes/Sawgrass Bay CDD** (the “Client”) for providing professional engineering services related to the continued operation of the Greater Lakes/Sawgrass Bay CDD in Lake County, FL.

### **PROJECT UNDERSTANDING**

- Kimley-Horn proposes to perform professional engineering services as requested by the Greater Lakes/Sawgrass Bay CDD.
- The intent of this proposal is to encompass general civil engineering services as needed for monthly operation of the Greater Lakes/Sawgrass Bay CDD.
- The Greater Lakes/Sawgrass Bay CDD is an existing Community Development District located in Lake County, Florida.

### **SCOPE OF SERVICES**

Kimley-Horn will provide the services specifically set forth below.

#### **TASK 1 – GENERAL ENGINEERING SERVICES**

Kimley-Horn will perform general engineering services typical of a CDD. General Services include attendance at monthly CDD meetings, responding to and answering general questions from the CDD Board of Supervisors and community members, and working with CDD staff. Kimley-Horn will work with CDD staff to provide assistance as needed or as requested regarding CDD needs and issues.

#### **TASK 2 – ADDITIONAL SERVICES**

Kimley-Horn can provide additional assistance and coordination as requested by the Client. Additional Services would need to be specifically requested and not considered part of the General Engineering Services.

## ADDITIONAL SERVICES

Any services not specifically provided for in the above scope will be billed as additional services and performed at our then current hourly rates. Additional services we can provide include, but are not limited to, the following:

1. Civil Engineering Design and Permitting
2. Enhanced Landscape/Hardscape and Irrigation Design
3. Amenity Design
4. Lighting Design/Photometrics
5. Monument/Wayfinding Sign Design
6. 3-D Renderings
7. Traffic Engineering Services (including Traffic Impact Analysis and MOT design)
8. Environmental Studies/Permitting
9. ERP Stormwater Pond Inspections

## SCHEDULE

Kimley-Horn will provide services as expeditiously as practicable with the goal of meeting a mutually-agreed-upon schedule.

## FEE AND EXPENSES

Kimley-Horn will perform the services described in the above scope of services for the following lump sum labor fee:

Kimley-Horn will perform the services in **Tasks 1** of the Scope of Service on a labor fee plus expense basis with the maximum labor fee of **\$18,000**. Kimley-Horn will not exceed the total maximum labor fee shown without authorization from the Client.

If requested KHA will perform the **Task 2 - Additional Services** for a labor fee plus expense basis. Labor fee will be billed according to the attached rate schedule, which is subject to annual adjustment.

For all tasks, direct reimbursable expenses such as express mail, fees, air travel, out-of-town mileage, and other direct expenses will be billed at 1.15 times cost. An amount equal to 4.6% of labor fees will be added to each invoice to cover certain other expenses such as in-house duplicating, local mileage, telephone calls, facsimiles, postage, and word processing computer time. Administrative time related to the project may be billed hourly. All permitting, application, and similar project fees will be paid directly by the Client.

Fees and expenses will be invoiced monthly based, as applicable, upon the percentage of services completed or actual services performed and expenses incurred as of the invoice date. Payment will be due within 25 days of your receipt of the invoice.

**CLOSURE**

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the attached Standard Provisions, which are incorporated by reference. As used in the Standard Provisions, "Kimley-Horn" shall refer to **Kimley-Horn and Associates, Inc.**, and "Client" shall refer to **Greater Lakes/Sawgrass Bay CDD**.

Kimley-Horn, in an effort to expedite invoices and reduce paper waste, submits invoices via email in a PDF. We can also provide a paper copy via regular mail if requested. Please include the invoice number and Kimley-Horn project number with all payments. Please provide the following information:

\_\_\_\_ Please email all invoices to \_\_\_\_\_

\_\_\_\_ Please copy \_\_\_\_\_

To proceed with the services, please have an authorized person sign this Agreement in the spaces provided below and return to us. We will commence services only after we have received a fully executed agreement. Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.

We appreciate the opportunity to provide these services. Please contact me if you have any questions.

Sincerely,

**KIMLEY-HORN AND ASSOCIATES, INC.**

Richard E. Mills III, P.E.  
Project Manager

Jared M. Wynn, P.E.  
Associate

Agreed to this \_\_\_\_\_ day of \_\_\_\_\_, 2026

**Greater Lakes/Sawgrass Bay CDD**

SIGNED: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

Attachment – Standard Provisions

**KIMLEY-HORN AND ASSOCIATES, INC.**  
**STANDARD PROVISIONS**

- 1) **Kimley-Horn's Scope of Services and Additional Services.** Kimley-Horn will perform only the services specifically described in this Agreement ("Services"). Any services that are not set forth in the scope of Services described herein will constitute additional services ("Additional Services"). If requested by the Client and agreed to by Kimley-Horn, Kimley-Horn will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay Kimley-Horn for any Additional Services an amount based upon Kimley-Horn's then-current hourly rates plus an amount to cover certain direct expenses including in-house reproduction, postage, supplies, digital data storage and security, and local mileage. Other direct expenses will be billed at 1.15 times cost.
- 2) **Client's Responsibilities.** In addition to other responsibilities herein or imposed by law, the Client shall:
  - a. Designate in writing a person to act as its representative, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
  - b. Provide all information and criteria as to the Client's requirements, objectives, and expectations for the Project and all standards of development, design, or construction.
  - c. Provide Kimley-Horn all available studies, plans, or other documents pertaining to the Project, such as surveys, engineering data, environmental information, etc., all of which Kimley-Horn may rely upon.
  - d. Arrange for access to the site and other property as required for Kimley-Horn to provide its Services.
  - e. Review all documents or reports presented by Kimley-Horn and communicate decisions pertaining thereto within a reasonable time so as not to delay Kimley-Horn.
  - f. Furnish approvals and permits from governmental authorities having jurisdiction over the Project and approvals and consents from other parties as may be necessary.
  - g. Obtain any independent accounting, legal, insurance, cost estimating, and feasibility services required by Client.
  - h. Give prompt written notice to Kimley-Horn whenever the Client becomes aware of any development that affects Kimley-Horn's Services or any defect or noncompliance in any aspect of the Project.
- 3) **Period of Services.** Unless otherwise stated herein, Kimley-Horn will begin work after receipt of a properly executed copy of this Agreement. This Agreement assumes conditions permitting continuous and orderly progress through completion of the Services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that Kimley-Horn does not control. If such delay or suspension extends for more than six months, Kimley-Horn's compensation shall be renegotiated.
- 4) **Method of Payment.** Client shall pay Kimley-Horn as follows:
  - a. Invoices will be submitted periodically for Services performed and expenses incurred. Payment of each invoice will be due within 25 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by Kimley-Horn and applied against the final invoice. Interest will be added to accounts not paid within 25 days at the maximum rate allowed by law. If the Client fails to make any payment due under this or any other agreement within 30 days after Kimley-Horn's transmittal of its invoice, Kimley-Horn may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid.
  - b. The Client will remit all payments electronically to:

Account Name: KIMLEY-HORN AND ASSOCIATES, INC.  
Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104  
Account Number: 2073089159554  
ABA#: 121000248
  - c. The Client will send the Project number, invoice number and other remittance information by e-mail to [payments@kimley-horn.com](mailto:payments@kimley-horn.com) at the time of payment.
  - d. If the Client relies on payment or proceeds from a third party to pay Kimley-Horn and Client does not pay Kimley-Horn's invoice within 60 days of receipt, Kimley-Horn may communicate directly with such third party to secure payment.
  - e. If the Client objects to an invoice, it must advise Kimley-Horn in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due.
  - f. If Kimley-Horn initiates legal proceedings to collect payment, it shall recover, in addition to all amounts due, its reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings. Such expenses shall include the cost, at Kimley-Horn's normal hourly billing rates, of the time devoted to such proceedings by its employees.

- g. The Client agrees that the payment to Kimley-Horn is not subject to any contingency or condition. Kimley-Horn may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of Kimley-Horn to collect additional amounts from the Client.
- 5) **Use of Deliverables.** All documents, data, and other deliverables prepared by Kimley-Horn are related exclusively to the Services described in this Agreement and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use or reuse by the Client or others on extensions of this Project or on any other project. Any modifications by the Client to any of Kimley-Horn's deliverables, or any reuse of the deliverables without written authorization by Kimley-Horn will be at the Client's sole risk and without liability to Kimley-Horn, and the Client shall indemnify, defend and hold Kimley-Horn harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. Kimley-Horn's electronic files and source code remain the property of Kimley-Horn and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the Client and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the deliverables prepared by Kimley-Horn, the hardcopy shall govern.
- 6) **Intellectual Property.** Kimley-Horn may use or develop its proprietary software, patents, copyrights, trademarks, trade secrets, and other intellectual property owned by Kimley-Horn or its affiliates ("Intellectual Property") in the performance of this Agreement. Intellectual Property, for purposes of this section, does not include deliverables specifically created for Client pursuant to the Agreement and use of such deliverables is governed by section 5 of this Agreement. Kimley-Horn maintains all interest in and ownership of its Intellectual Property and conveys no rights in the Intellectual Property to Client, unless otherwise agreed to in writing. Any enhancements of Intellectual Property made during the performance of this Agreement are solely owned by Kimley-Horn and its affiliates. If Kimley-Horn's Services include providing Client with access to or a license for Kimley-Horn's (or its affiliates') proprietary software or technology, Client agrees to the Terms of Service set forth at <https://www.khtsinc.com/terms-of-Service/> which terms are incorporated herein by reference.
- 7) **Opinions of Cost.** Because Kimley-Horn does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to the costs of construction and materials, are made solely based on its judgment as a professional familiar with the industry. Kimley-Horn cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Kimley-Horn's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.
- 8) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or upon thirty days' written notice for the convenience of the terminating party. Kimley-Horn shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by Kimley-Horn as a result of such termination.
- 9) **Standard of Care.** The standard of care applicable to Kimley-Horn's Services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the Services are provided. No warranty, express or implied, is made or intended by Kimley-Horn's performance of services, and it is agreed that Kimley-Horn is not a fiduciary with respect to the Client.
- 10) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and Kimley-Horn, the risks are allocated such that, to the fullest extent allowed by law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of Kimley-Horn and Kimley-Horn's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs, attorneys' fees, or damages whatsoever arising out of or in any way related to the services under this Agreement from any causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of Kimley-Horn or Kimley-Horn's officers, directors, employees, agents, and subconsultants, shall not exceed twice the total

compensation received by Kimley-Horn under this Agreement or \$50,000, whichever is greater. An increase to this limitation of liability may be negotiated for additional fee. This Section is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section shall require the Client to indemnify Kimley-Horn.

- 11) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.
- 12) **Professional Liability Insurance.** Kimley-Horn will maintain a professional liability insurance policy for the Services provided by Kimley-Horn during the course of this Agreement.
- 13) **Construction Costs.** Under no circumstances shall Kimley-Horn be liable for extra costs or other consequences due to changed or unknown conditions or related to the failure of contractors to perform work in accordance with the plans and specifications. Kimley-Horn shall have no liability whatsoever for any costs arising out of the Client's decision to obtain bids or proceed with construction before Kimley-Horn has issued final, fully approved plans and specifications. The Client acknowledges that all preliminary plans are subject to substantial revision until plans are fully approved and all permits obtained.
- 14) **Certifications.** All requests for Kimley-Horn to execute certificates, lender consents, or other third-party reliance letters must be submitted to Kimley-Horn at least 14 days prior to the requested date of execution. Kimley-Horn shall not be required to execute certificates, consents, or third-party reliance letters that are inaccurate, that relate to facts of which Kimley-Horn does not have actual knowledge, or that would cause Kimley-Horn to violate applicable rules of professional responsibility.
- 15) **Dispute Resolution.** All claims arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the American Arbitration Association as a condition precedent to litigation.
- 16) **Hazardous Substances and Conditions.** Kimley-Horn shall not be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Kimley-Horn's Services will be limited to analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. Kimley-Horn will notify the Client of unanticipated hazardous substances or conditions of which Kimley-Horn actually becomes aware. Kimley-Horn may stop affected portions of its Services until the hazardous substance or condition is eliminated.
- 17) **Construction Phase Services.**
  - a. If Kimley-Horn prepares construction documents and Kimley-Horn is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against Kimley-Horn in any way connected thereto.
  - b. Kimley-Horn shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, equipment maintenance and inspection, sequence, schedule, safety programs, or safety practices, nor shall Kimley-Horn have any authority or responsibility to stop or direct the work of any contractor. Kimley-Horn's visits will be for the purpose of observing construction and reporting to the Client whether the contractors' work generally conforms to the construction documents prepared by Kimley-Horn. Kimley-Horn neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.
  - c. Kimley-Horn is not responsible for any duties assigned to it in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and its means and methods; that the contractor shall indemnify the Client and Kimley-Horn for all claims and liability arising out of job site accidents; and that the Client and Kimley-Horn shall be made additional insureds under the contractor's general liability insurance policy.
- 18) **No Third-Party Beneficiaries; Assignment and Subcontracting.** This Agreement gives no rights or benefits to anyone other than the Client and Kimley-Horn, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and Kimley-Horn. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Kimley-Horn, without the written consent of Kimley-Horn. Kimley-Horn reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If Kimley-Horn exercises this right, Kimley-Horn will maintain the agreed-upon billing rates for

services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.

- 19) **Confidentiality.** The Client consents to the use and dissemination by Kimley-Horn of photographs of the Project and to the use by Kimley-Horn of facts, data and information obtained by Kimley-Horn in the performance of its Services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, Kimley-Horn shall use reasonable care to maintain the confidentiality of that material.
  
  - 20) **Miscellaneous Provisions.** This Agreement is to be governed by the law of the State of Florida. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements, or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by Kimley-Horn. If Client requires Kimley-Horn to register with or use an online vendor portal for payment or any other purpose, any terms included in the registration or use of the online vendor portal that are inconsistent or in addition to these terms shall be void and shall have no effect on Kimley-Horn or this Agreement. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.
- (21) PURSUANT TO FS 558.0035, EMPLOYEES OF KIMLEY-HORN  
MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES  
RESULTING FROM NEGLIGENCE UNDER THIS AGREEMENT.

## Kimley-Horn and Associates, Inc.

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### Hourly Labor Rate Schedule

<b>Classification</b>	<b>Rate</b>
Analyst	\$170 - \$235
Professional	\$235 - \$300
Senior Professional I	\$280 - \$385
Senior Professional II	\$385 - \$405
Senior Technical Support	\$185 - \$285
Support Staff	\$135 - \$165
Technical Support	\$140 - \$195

Effective through June 30, 2026

Subject to adjustment thereafter

Internal Reimbursable Expenses will be charged at 5% of Labor Billings

External Reimbursable Expenses will be charged at 15% mark-up, or per the Contract

Sub-Consultants will be billed per the Contract

.....

**TAB 8**

**RESOLUTION 2026-05**

**A RESOLUTION OF THE GREATER LAKES/SAWGRASS  
BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING  
THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR  
2025/2026**

WHEREAS, the Greater Lakes/Sawgrass Bay Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Lake County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026/2027 annual meeting schedule as attached in **Exhibit A**;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE GREATER LAKES/SAWGRASS  
BAY COMMUNITY DEVELOPMENT DISTRICT**

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Lake County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of July, 2026.

**ATTEST:**

**GREATER LAKES/SAWGRASS BAY  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

**EXHIBIT "A"**  
**BOARD OF SUPERVISORS' MEETING DATES**  
**GREATER LAKES/SAWGRASS BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**

October 21, 2026  
November 18, 2026  
December 16, 2026  
January 20, 2027  
February 17, 2027  
March 17, 2027  
April 21, 2027  
May 19, 2027  
June 16, 2027  
July 21, 2027  
August 18, 2027  
September 15, 2027

All monthly meetings will convene on the 3rd Wednesday of the month at 11:00 a.m. at the Cagan Crossings County Library, located at 16729 Cagan Oaks, Clermont, Florida 34714.

**TAB 9**

## RESOLUTION 2026-06

### THE ANNUAL APPROPRIATIONS RESOLUTION OF THE GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the \_\_\_\_\_ day in \_\_\_\_\_ 2026, submitted to the Board of Supervisors (“**Board**”) of the Greater Lakes/Sawgrass Bay Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”) 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 governing authorities 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 July 15, 2026 as the date for a public hearing thereon 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 at least two days before the public hearing; 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; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown below.
- b. 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.

- c. 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 Greater Lakes/Sawgrass Bay Community Development District for the Fiscal Year Ending September 30, 2027."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026/2027, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District, exclusive of collection costs, during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL RESERVE FUND	\$ _____
DEBT SERVICE FUND - SERIES 2022	\$ _____
<b>TOTAL ALL FUNDS</b>	<b>\$ _____</b>

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

- e. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- f. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- g. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- h. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any

amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption. **PASSED AND ADOPTED THIS 15th DAY OF July, 2026.**

ATTEST:

GREATER LAKES/SAWGRASS BAY  
COMMUNITY DEVELOPMENT  
DISTRICT

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

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

Its: \_\_\_\_\_

**Exhibit A:** Adopted Budgets for Fiscal Year 2026/2027



Rizzetta & Company

# Greater Lakes Sawgrass Bay Community Development District

[www.glsbcdd.org](http://www.glsbcdd.org)

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## Adopted Budget for Fiscal Year 2026-2027

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**Adopted Budget**  
**Greater Lakes / Sawgrass Bay Community Development District**  
 General Fund  
 Fiscal Year 2026/2027

Chart of Accounts Classification	Actual YTD through 01/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
41 Trustees Fees	\$ 3,457	\$ 3,457	\$ 3,457	\$ -	\$ 3,457	\$ -
42 Website Hosting, Maintenance, Backup	\$ 1,185	\$ 3,555	\$ 4,150	\$ 595	\$ 4,150	\$ -
43 <b>Legal Counsel</b>						
44 District Counsel	\$ 4,803	\$ 14,409	\$ 12,000	\$ (2,409)	\$ 12,000	\$ -
45 Litigation Services	\$ -	\$ -	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
46						
47 <b>Administrative Subtotal</b>	<b>\$ 46,779</b>	<b>\$ 106,659</b>	<b>\$ 107,111</b>	<b>\$ 452</b>	<b>\$ 109,407</b>	<b>\$ 2,296</b>
48						
49 <b>EXPENDITURES - FIELD OPERATIONS</b>						
50						
51 <b>Electric Utility Services</b>						
52 Utility Services	\$ 30,111	\$ 90,333	\$ 83,926	\$ (6,407)	\$ 92,319	\$ 8,393
53 <b>Water-Sewer Combination Services</b>						
54 Utility Services	\$ 3,771	\$ 11,313	\$ 28,000	\$ 16,687	\$ 30,800	\$ 2,800
55 <b>Other Physical Environment</b>						
56 Entry & Walls Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
57 General Liability/Property Insurance	\$ 21,352	\$ 21,352	\$ 26,248	\$ 4,896	\$ 26,248	\$ -
58 Irrigation Repairs	\$ -	\$ 6,000	\$ 6,000	\$ -	\$ 7,000	\$ 1,000
59 Landscape & Irrigation Maintenance	\$ 19,772	\$ 59,316	\$ 78,000	\$ 18,684	\$ 81,370	\$ 3,370
60 Landscape - Field Services	\$ 2,000	\$ 6,000	\$ 9,800	\$ 3,800	\$ 1,000	\$ (8,800)
61 Landscape - Mulch	\$ -	\$ 16,000	\$ 16,000	\$ -	\$ 16,000	\$ -
62 Landscape Replacement, Plants, Shrubs, Trees	\$ 350	\$ 1,050	\$ 9,000	\$ 7,950	\$ 10,000	\$ 1,000
63 <b>Road &amp; Street Facilities</b>						
64 Holiday Décor	\$ 933	\$ 2,800	\$ 2,800	\$ -	\$ 3,500	\$ 700
65 Pressure Washing	\$ 667	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -
66 <b>Contingency</b>						
67 Miscellaneous Contingency	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
68						
69 <b>Field Operations Subtotal</b>	<b>\$ 78,956</b>	<b>\$ 216,164</b>	<b>\$ 265,274</b>	<b>\$ 49,110</b>	<b>\$ 273,737</b>	<b>\$ 8,463</b>
70						
71 <b>TOTAL EXPENDITURES</b>	<b>\$ 125,735</b>	<b>\$ 322,823</b>	<b>\$ 372,385</b>	<b>\$ 49,562</b>	<b>\$ 383,144</b>	<b>\$ 10,759</b>

2	Comments
	Reflects Campus Suites and Rizzetta's agreements.
	FY 23/24 reflects Green Mader LLP estimate.
	Line requested by board in the event of litigation
	Accounting for 10% increase.
	Accounting for 10% increase.
	Currently tracking under budget. Keep for future increases.
	Reflect 3% increase per contract
	Board has removed these services.
	New proposed cost for mulching entire property
	New
	New



**Debt Service**

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2022	Budget for 2026/2027
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$232,355.68	\$232,355.68
<b>TOTAL REVENUES</b>	<b>\$232,355.68</b>	<b>\$232,355.68</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Debt Service Obligation	\$232,355.68	\$232,355.68
<b>Administrative Subtotal</b>	<b>\$232,355.68</b>	<b>\$232,355.68</b>
<b>TOTAL EXPENDITURES</b>	<b>\$232,355.68</b>	<b>\$232,355.68</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

Lake County Collection Costs (2%) and Early payment Discounts (4%)

6.0%

**GROSS ASSESSMENTS**

**\$247,186.89**

**Notes:**

Tax Roll Collection Costs for Lake County are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$430,744.00	2025/2026 O&M Budget:	\$385,985.00
Lake County Collection Cost:	2%	\$9,164.77	2026/2027 O&M Budget:	\$430,744.00
Early Payment Discount:	4%	\$18,329.53		
2026/2027 Total:		<b>\$458,238.30</b>	Total Difference:	<b>\$44,759.00</b>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2023/2024	2024/2025	\$	%
<b>Single Family 51' (Phases 1-2A)</b>	Series 2022 Debt Service	\$603.21	\$603.21	\$0.00	0.00%
	Operations/Maintenance	\$330.88	\$369.25	\$38.37	11.60%
	<b>Total</b>	<b>\$934.09</b>	<b>\$972.46</b>	<b>\$38.37</b>	<b>4.11%</b>
<b>Single Family 51' (Phases 2B-4)</b>	Series 2022 Debt Service <sup>(1)</sup>	\$0.00	\$0.00	\$0.00	0.00%
	Operations/Maintenance	\$330.88	\$369.25	\$38.37	11.60%
	<b>Total</b>	<b>\$330.88</b>	<b>\$369.25</b>	<b>\$38.37</b>	<b>10.39%</b>
<b>Single Family 62' (Phase 1)</b>	Series 2022 Debt Service	\$733.32	\$733.32	\$0.00	0.00%
	Operations/Maintenance	\$330.88	\$369.25	\$38.37	11.60%
	<b>Total</b>	<b>\$1,064.20</b>	<b>\$1,102.57</b>	<b>\$38.37</b>	<b>3.61%</b>
<b>Single Family 62' (Phases 2-5)</b>	Series 2022 Debt Service <sup>(1)</sup>	\$0.00	\$0.00	\$0.00	0.00%
	Operations/Maintenance	\$330.88	\$369.25	\$38.37	11.60%
	<b>Total</b>	<b>\$330.88</b>	<b>\$369.25</b>	<b>\$38.37</b>	<b>10.39%</b>

<sup>(1)</sup> Certain lots are not subject to Series 2022 Debt Service Assessments

FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$430,744.00
COLLECTION COSTS @	2%	\$9,164.77
EARLY PAYMENT DISCOUNT @	4%	\$18,329.53
<b>TOTAL O&amp;M ASSESSMENT</b>		<b>\$458,238.30</b>

UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2022 DEBT SERVICE <sup>(1)</sup>
Single Family 51'	225	225
Single Family 51'	404	0
Single Family 62'	153	152
Single Family 62'	459	0
<b>Total Community</b>	<b>1241</b>	<b>377</b>

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	225.00	18.13%	\$83,081.08
1.00	404.00	32.55%	\$149,176.69
1.00	153.00	12.33%	\$56,495.13
1.00	459.00	36.99%	\$169,485.40
	<b>1241.00</b>	<b>100.00%</b>	<b>\$458,238.30</b>

PER LOT ANNUAL ASSESSMENT		
O&M <sup>(2)</sup>	SERIES 2022 DEBT SERVICE <sup>(3)</sup>	TOTAL <sup>(4)</sup>
\$369.25	\$603.21	\$972.46
\$369.25	\$0.00	\$369.25
\$369.25	\$733.32	\$1,102.57
\$369.25	\$0.00	\$369.25

LESS: Lake County Collection Costs (2%) and Early Payment Discount (4%)

**(\$27,494.30)**

**Net Revenue to be Collected:**

**\$430,744.00**

<sup>(1)</sup> Reflects the number of total lots with Series 2022 debt outstanding.

<sup>(2)</sup> Note this assessment table reflects an equal per unit O&M assessment approved by the Board of Supervisors.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2022 bond issue. Annual assessment includes principal, interest, Lake County collection costs and early payment discounts.

<sup>(4)</sup> Annual assessment that will appear on November 2026 Lake County property tax bill. Amount shown includes all applicable 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.

**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.

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## 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 service 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 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 prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services of the Collection Agent 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. The Collection Agent also maintains and updates the District's lien book(s) annually and 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 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.

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights 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.

**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.

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### 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.

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### 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.

**TAB 10**

**RESOLUTION 2026-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; 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 Greater Lakes/Sawgrass Bay Community Development District (the “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; and

**WHEREAS**, the District is located in Lake County, Florida (the “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**, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget(s) for Fiscal Year 2026-2027 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method; and

**WHEREAS**, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll of the Greater Lakes/Sawgrass Bay Community Development District (the “Assessment Roll”) attached to this Resolution as Exhibit “B” and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to unplatted property; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT & ALLOCATION 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 costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits “A” and “B,” and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with Exhibits “A” and “B.” The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits “A” and “B.”
- B. Future Collection Methods. The decision to collect special 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.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots 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 taxes. The proceeds therefrom shall be paid to the Greater Lakes/Sawgrass Bay Community Development District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** 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 District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Greater Lakes/Sawgrass Bay Community Development District.

**PASSED AND ADOPTED** this 15th day of July, 2026.

ATTEST:

**GREATER LAKES/SAWGRASS  
BAY COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

Exhibit A: Budget  
Exhibit B: Assessment Lien Roll  
Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

## **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*



Rizzetta & Company

# Greater Lakes Sawgrass Bay Community Development District

[www.glsbcdd.org](http://www.glsbcdd.org)

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## Adopted Budget for Fiscal Year 2026-2027

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**Adopted Budget**  
**Greater Lakes / Sawgrass Bay Community Development District**  
 General Fund  
 Fiscal Year 2026/2027

Chart of Accounts Classification	Actual YTD through 01/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
41 Trustees Fees	\$ 3,457	\$ 3,457	\$ 3,457	\$ -	\$ 3,457	\$ -
42 Website Hosting, Maintenance, Backup	\$ 1,185	\$ 3,555	\$ 4,150	\$ 595	\$ 4,150	\$ -
43 <b>Legal Counsel</b>						
44 District Counsel	\$ 4,803	\$ 14,409	\$ 12,000	\$ (2,409)	\$ 12,000	\$ -
45 Litigation Services	\$ -	\$ -	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
46						
47 <b>Administrative Subtotal</b>	<b>\$ 46,779</b>	<b>\$ 106,659</b>	<b>\$ 107,111</b>	<b>\$ 452</b>	<b>\$ 109,407</b>	<b>\$ 2,296</b>
48						
49 <b>EXPENDITURES - FIELD OPERATIONS</b>						
50						
51 <b>Electric Utility Services</b>						
52 Utility Services	\$ 30,111	\$ 90,333	\$ 83,926	\$ (6,407)	\$ 92,319	\$ 8,393
53 <b>Water-Sewer Combination Services</b>						
54 Utility Services	\$ 3,771	\$ 11,313	\$ 28,000	\$ 16,687	\$ 30,800	\$ 2,800
55 <b>Other Physical Environment</b>						
56 Entry & Walls Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
57 General Liability/Property Insurance	\$ 21,352	\$ 21,352	\$ 26,248	\$ 4,896	\$ 26,248	\$ -
58 Irrigation Repairs	\$ -	\$ 6,000	\$ 6,000	\$ -	\$ 7,000	\$ 1,000
59 Landscape & Irrigation Maintenance	\$ 19,772	\$ 59,316	\$ 78,000	\$ 18,684	\$ 81,370	\$ 3,370
60 Landscape - Field Services	\$ 2,000	\$ 6,000	\$ 9,800	\$ 3,800	\$ 1,000	\$ (8,800)
61 Landscape - Mulch	\$ -	\$ 16,000	\$ 16,000	\$ -	\$ 16,000	\$ -
62 Landscape Replacement, Plants, Shrubs, Trees	\$ 350	\$ 1,050	\$ 9,000	\$ 7,950	\$ 10,000	\$ 1,000
63 <b>Road &amp; Street Facilities</b>						
64 Holiday Décor	\$ 933	\$ 2,800	\$ 2,800	\$ -	\$ 3,500	\$ 700
65 Pressure Washing	\$ 667	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -
66 <b>Contingency</b>						
67 Miscellaneous Contingency	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
68						
69 <b>Field Operations Subtotal</b>	<b>\$ 78,956</b>	<b>\$ 216,164</b>	<b>\$ 265,274</b>	<b>\$ 49,110</b>	<b>\$ 273,737</b>	<b>\$ 8,463</b>
70						
71 <b>TOTAL EXPENDITURES</b>	<b>\$ 125,735</b>	<b>\$ 322,823</b>	<b>\$ 372,385</b>	<b>\$ 49,562</b>	<b>\$ 383,144</b>	<b>\$ 10,759</b>

2	Comments
	Reflects Campus Suites and Rizzetta's agreements.
	FY 23/24 reflects Green Mader LLP estimate.
	Line requested by board in the event of litigation
	Accounting for 10% increase.
	Accounting for 10% increase.
	Currently tracking under budget. Keep for future increases.
	Reflect 3% increase per contract
	Board has removed these services.
	New proposed cost for mulching entire property
	New
	New



**Debt Service**

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2022	Budget for 2026/2027
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$232,355.68	\$232,355.68
<b>TOTAL REVENUES</b>	<b>\$232,355.68</b>	<b>\$232,355.68</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Debt Service Obligation	\$232,355.68	\$232,355.68
<b>Administrative Subtotal</b>	<b>\$232,355.68</b>	<b>\$232,355.68</b>
<b>TOTAL EXPENDITURES</b>	<b>\$232,355.68</b>	<b>\$232,355.68</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

Lake County Collection Costs (2%) and Early payment Discounts (4%)

6.0%

**GROSS ASSESSMENTS**

**\$247,186.89**

**Notes:**

Tax Roll Collection Costs for Lake County are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

<b>2026/2027 O&amp;M Budget:</b>		\$430,744.00	<b>2025/2026 O&amp;M Budget:</b>	\$385,985.00
<b>Lake County Collection Cost:</b>	2%	\$9,164.77	<b>2026/2027 O&amp;M Budget:</b>	\$430,744.00
<b>Early Payment Discount:</b>	4%	\$18,329.53		
<b>2026/2027 Total:</b>		<b>\$458,238.30</b>	<b>Total Difference:</b>	<b>\$44,759.00</b>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2023/2024	2024/2025	\$	%
<b>Single Family 51' (Phases 1-2A)</b>	Series 2022 Debt Service	\$603.21	\$603.21	\$0.00	0.00%
	Operations/Maintenance	\$330.88	\$369.25	\$38.37	11.60%
	<b>Total</b>	<b>\$934.09</b>	<b>\$972.46</b>	<b>\$38.37</b>	<b>4.11%</b>
<b>Single Family 51' (Phases 2B-4)</b>	Series 2022 Debt Service <sup>(1)</sup>	\$0.00	\$0.00	\$0.00	0.00%
	Operations/Maintenance	\$330.88	\$369.25	\$38.37	11.60%
	<b>Total</b>	<b>\$330.88</b>	<b>\$369.25</b>	<b>\$38.37</b>	<b>10.39%</b>
<b>Single Family 62' (Phase 1)</b>	Series 2022 Debt Service	\$733.32	\$733.32	\$0.00	0.00%
	Operations/Maintenance	\$330.88	\$369.25	\$38.37	11.60%
	<b>Total</b>	<b>\$1,064.20</b>	<b>\$1,102.57</b>	<b>\$38.37</b>	<b>3.61%</b>
<b>Single Family 62' (Phases 2-5)</b>	Series 2022 Debt Service <sup>(1)</sup>	\$0.00	\$0.00	\$0.00	0.00%
	Operations/Maintenance	\$330.88	\$369.25	\$38.37	11.60%
	<b>Total</b>	<b>\$330.88</b>	<b>\$369.25</b>	<b>\$38.37</b>	<b>10.39%</b>

<sup>(1)</sup> Certain lots are not subject to Series 2022 Debt Service Assessments

FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$430,744.00
COLLECTION COSTS @	2%	\$9,164.77
EARLY PAYMENT DISCOUNT @	4%	\$18,329.53
<b>TOTAL O&amp;M ASSESSMENT</b>		<b>\$458,238.30</b>

UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2022 DEBT SERVICE <sup>(1)</sup>
Single Family 51'	225	225
Single Family 51'	404	0
Single Family 62'	153	152
Single Family 62'	459	0
<b>Total Community</b>	<b>1241</b>	<b>377</b>

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	225.00	18.13%	\$83,081.08
1.00	404.00	32.55%	\$149,176.69
1.00	153.00	12.33%	\$56,495.13
1.00	459.00	36.99%	\$169,485.40
	<b>1241.00</b>	<b>100.00%</b>	<b>\$458,238.30</b>

PER LOT ANNUAL ASSESSMENT		
O&M <sup>(2)</sup>	SERIES 2022 DEBT SERVICE <sup>(3)</sup>	TOTAL <sup>(4)</sup>
\$369.25	\$603.21	\$972.46
\$369.25	\$0.00	\$369.25
\$369.25	\$733.32	\$1,102.57
\$369.25	\$0.00	\$369.25

LESS: Lake County Collection Costs (2%) and Early Payment Discount (4%)

**(\$27,494.30)**

**Net Revenue to be Collected:**

**\$430,744.00**

<sup>(1)</sup> Reflects the number of total lots with Series 2022 debt outstanding.

<sup>(2)</sup> Note this assessment table reflects an equal per unit O&M assessment approved by the Board of Supervisors.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2022 bond issue. Annual assessment includes principal, interest, Lake County collection costs and early payment discounts.

<sup>(4)</sup> Annual assessment that will appear on November 2026 Lake County property tax bill. Amount shown includes all applicable 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.

**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.

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## 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 service 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 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 prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services of the Collection Agent 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. The Collection Agent also maintains and updates the District's lien book(s) annually and 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 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.

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights 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.

**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.

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### 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.

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### 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.

**TAB 11**



# Quarterly Compliance Audit Report

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## Greater Lakes/Sawgrass Bay

**Date:** June 2026 - 2nd Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



## ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

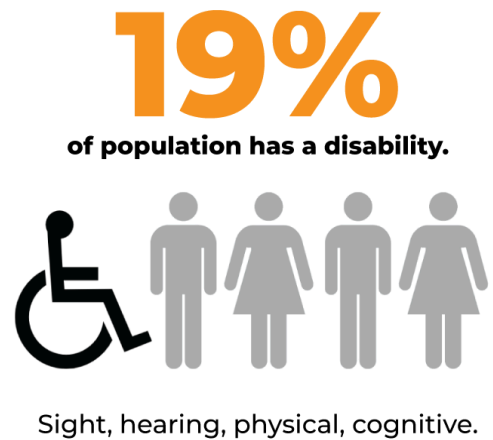
## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



### **Contrast and colors**

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



### **Using semantics to format your HTML pages**

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



### **Text alternatives for non-text content**

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



### **Ability to navigate with the keyboard**

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>



## Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

*Helpful articles:* <http://webaim.org/techniques/acrobat/acrobat>



## **Making videos accessible**

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

*Helpful article:* <http://webaim.org/techniques/captions>



## **Making forms accessible**

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

*Helpful article:* <http://webaim.org/techniques/forms>



## **Alternate versions**

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## **Feedback for users**

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



## **Other related requirements**

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# **Web Accessibility Glossary**

Assistive technology	Hardware and software for disabled people that
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	enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web