Rizzetta & Company

Greater Lakes/Sawgrass Bay Community Development District

Board of Supervisors Meeting August 19, 2026

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

www.glsbcdd.org

GREATER LAKES SAWGRASS BAY
COMMUNITY DEVELOPMENT DISTRICT

Cagan Crossings County Library, at 16729 Cagan Oaks, Clermont, Florida 34714
www.glsbcdd.org

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

Board of Supervisors
Greater Lakes/Sawgrass Bay Community Development District

August 12, 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 **August 19, 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. Amended Landscape Maintenance Agreement……………..Tab 1
   B. Community Off Duty Detail Reports
      1. July 2026………………………………………………………...Tab 2
4. **BUSINESS ADMINISTRATION**
   A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on July 15, 2026, ...Tab 3
   B. Ratification of the Operation and Maintenance Expenditures for the Month of June 2026 ....Tab 4
5. **BUSINESS ITEMS**
   A. Review of Fiscal Year 2025 Financial Audit...............................Tab 5
   B. Acceptance of Rizzetta & Company's Addendum for Professional District Services ....Tab 6
   C. Acceptance of Rizzetta & Company's Addendum for Professional Technology Services...Tab 7
   D. Consideration of District Engineer RFQ Proposals
      1. Hanson, Walter and Associates, Inc ....Tab 8
      2. Kimley Horn...Tab 9
   E. Consideration of Resolution 2026-08, Adopting Fiscal Year 2026-2027 Annual Goals and Objectives (Under Separate Cover)
6. **STAFF REPORTS**
   A. District Counsel
   B. District Engineer
   C. District Manager
      1. Updates on Sunshine Water Meter Location
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

AMENDED LANDSCAPE MAINTENANCE & IRRIGATION AGREEMENT

THIS AGREEMENT is made and entered on this _____ day of ____________, 2026 by and between **GREATER LAKES SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special purpose government organized and established pursuant to Chapter 190, Florida Statutes, being situated in Lake County, Florida, with its business address being that of its District's Manager, Brian Mendes with Rizzetta & Company, Inc., 8529 South Park Circle, Suite 330, Orlando, Florida 32819 (the "District") and PRINCE & SONS, INC., whose business address is 200 South F Street, Orlando, Florida 33844 (the "Contractor").

WITNESSETH:

WHEREAS, the District was established for the purpose of planning, financing, constructing, installing, operating, and maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide landscaping services for the District in Lake County, Florida; and

WHEREAS, Contractor represents it is qualified to provide landscaping services, including those services set out in "Composite Exhibit A" incorporated herein by reference and comprised of: (1) Landscape Maintenance Proposal (hereinafter being referred to as the "Proposal");

WHEREAS, said Proposal is fully made a part of this Agreement subject to any overriding or inconsistent provision in this Agreement in which case the provision in this Agreement shall control over any inconsistent or contrary provision in the Proposal.

WHEREAS, the Agreement executed on October 21, 2025 is amended to include the attached "Exhibit B", Gas Increase Letter and "Exhibit C", 2026 Hurricane and Storm Response Pricing, subject to the terms included herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements expressed herein the parties agree as follows:

1. Recitals. The above recitals are true and correct and are incorporated herein by reference as if set forth in full herein.

2. Contractor's Duties and Responsibilities.

A. The duties, obligations and responsibilities of Contractor are more fully described in the Proposal.

B. Contractor shall be solely responsible for the means, manner, and methods by which it will satisfy all requirements in the Proposal and shall perform the requirements in the Proposal in a good and sufficient manner. The services and materials to be provided shall be strictly in accordance with and delivered in accordance with the Proposal.

C. Contractor shall comply with applicable requirements of state and local laws, and specifically with all codes and ordinances of Lake County, Florida and the rules and regulations of the District.

D. Contractor shall report to the District Manager or their designee. Contractor shall respond promptly, in writing, to any written demand made by the District Manager, and/or their designee.

E. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, employees, labor, insurance and other accessories and services necessary to perform the services set out in the Proposal in accordance with the conditions and prices as stated in the Proposal.

F. Contractor shall perform and complete the services in a first class, substantial and workman like manner.

G. Contractor shall perform all work and labor specified in the Proposal.

H. Contractor shall remove and clean all rubbish, debris, excess materials, tools and equipment from the District's property and any property owned by any other party located within the jurisdictional boundaries of the District, and all rubbish, debris, excess materials, tools and equipment removed shall be disposed of or stored offsite in facilities retained by or licensed by Contractor and in no event shall rubbish, debris, excess materials, tools and equipment removed by Contractor interfere with the District or any invitee, resident, vendor or member of the public in or about the District or its jurisdictional boundaries.

I. The average gas price referenced in the Gas Increase Letter shall be determined by the Lake County average gas price as referenced in gasprices.aaa.com as of the first of each month.

3. Compensation. Compensation payable by the District shall be in accordance with Exhibit A, attached hereto and incorporated by reference. Payment from District to Contractor shall be made in accordance with the Local Government Prompt Payment Act, Florida Statutes **ss. 218.70-218.80**.

4. Acceptance of Conditions. Contractor has carefully examined the areas and properties in the District upon which Contractor will perform services and has made sufficient test and other investigations to be fully satisfied as to site conditions.

5. Waiver. No consent or waiver, expressed or implied, by either party to this Agreement to or of any breach or default by another in the performance of any obligations shall be deemed or construed to be a consent or waiver to or of any other breach or default by that party. Except as otherwise provided in this Agreement, failure on the part of any party to complain of any act or failure to act by another party or to declare the other party in default notwithstanding how such failure continues, shall not constitute a waiver of the rights of that party.

6. Insurance. Contractor agrees to secure and maintain in effect at all times, at its own expense, general liability, automobile, and workers compensation insurance. Contractor will provide an insurance certificate as proof of such liability insurance with limits of not less than $1,000,000.00 with a $5,000,000.00 umbrella, and with workers compensation coverage as required under the laws of the State of Florida.

7. Termination.

A. The District may terminate this agreement with thirty (30) days advance written notice, without cause or for convenience.

8. Indemnification. Contractor shall indemnify, defend and hold harmless the District and the District's officials, agents, servants and employees from and against any claims, demand or cause of action of whatsoever kind or nature arising out of any error, omission, negligent act, failure to act, or any other act that is wrongfully committed by the Contractor or its agents, servants

or employees during the course of or related to or arising out of the performance by the Contractor of this Agreement.

A. Contractor shall defend, indemnify and hold harmless the District and the District's officials, agents, servants and employees from and against any and all kinds of nature of causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses and fees (including, without limitation, attorneys' and paralegals' expenses both at trial and appellate levels) of whatsoever kind or nature or damages to persons or property caused in whole or in part by any error, omission, negligent act, failure to act or default of the District, or the District's officials, agents, servants and employees related to, arising out of or resulting from the performance of this Agreement.

B. Contractor and District agree that Contractor has incorporated in the Proposal which constitutes the contracted sum payable to the Contractor, specific additional consideration in the amount of $100.00 sufficient to support this obligation of indemnification. It is the parties' full intention that this provision shall be enforceable and said provision is in compliance with §725.06, Florida Statutes.

C. The execution of this Agreement by Contractor obligates Contractor to comply with the foregoing indemnity provision as well as the insurance provision set forth in Section 6 of this Agreement. However, the indemnity and insurance provisions are not interdependent of each other, but rather each one is separate and distinct from each other.

D. Obligation of Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either District or Contractor.

E. Nothing herein is intended as a waiver of the protection, immunities and limitations afforded to the District as a governmental entity pursuant to §768.28, Florida Statutes. The District maintains to the fullest extent available all of its sovereign immunity and defenses as a governmental entity under Florida Law.

9. <u>Independent Contractor</u>. The Contractor is an independent Contractor of the District.

10. Site Manager. The foreman for Contractor shall communicate with the District Manager on a regular basis for matters related to the services. The District, in its discretion, may require that the Contractor send qualified personnel to present information as requested at meetings of the Board of Supervisors of the District. Contractor shall fully cooperate in making appropriate personnel who are knowledgeable available for presentation at meetings of the Board of Supervisors upon request. At a minimum, Contractor shall communicate and confirm in writing such communications on a weekly basis with the District Manager, unless the District Manager establishes another schedule for regular communication.

11. Entire Contract. This Agreement together with exhibits is the final and complete expression between the District and Contractor relating to the subject matter of this Agreement. All prior negotiations and understandings are merged.

12. Amendments. Amendments and waivers may be made by an instrument in writing executed by both District and Contractor. The District may only execute a contract if it is voted upon at a duly noticed public meeting in accordance with §286.011, Florida Statutes, and a majority vote of the quorum present must vote to approve any amendment or waiver, and any alleged amendment or waiver that is not supported by a prior majority vote at a public meeting of the Board of Supervisors is a nullity and will be ineffective.

13. No Assignability. This Agreement may not be assigned by Contractor in any fashion, whether by operation of law or by conveyance of any type, without the expressed written consent of the Board of Supervisor of the District, which must be granted in advance and in writing. Consent will not be unreasonably withheld subject to the requirement of the financial capability and reasonable assurance that the assignee can perform the services required by the Proposal in a good and sufficient manner.

14. Notices. All notices, requests, consents and other communications whether by a party hereto or on behalf of such party by its legal representative, shall be in writing and effective when delivered either by electronic mail and via express overnight delivery, addressed to the party as set forth in this Section. Such address may be changed by written notice to the other party in accordance with this Section.

A. If to the District:
Greater Lakes Sawgrass Bay Community Development District
c/o Brian Mendes, District Manager
Rizzetta & Company, Inc.
8529 South Park Circle, Suite 330
Orlando, Florida 32819
Email: bmendes@rizzetta.com

With a copy to:
S. Tina Garcia, Esquire
Greenspoon Marder LLP
201 East Pine Street, Suite 500
Orlando, Florida 32801
Email: tina.garcia@gmlaw.com

B. If to the Contractor:
Prince & Sons
200 South F Street
Haines City, Florida 33844

15. Governing Law and Venue. This Agreement shall be governed by and construed under the laws of the State of Florida. Any legal proceeding arising out of or in connection with this Agreement shall be brought in the court of appropriate jurisdiction in Lake County, Florida.

16. Compliance with Law. In addition to previously stated requirements that Contractor shall comply with applicable law and District rules.

17. Public Records. Contractor agrees to fully comply with the provisions of Section 119.0701, Florida Statutes pertaining to Florida's Public Records Law. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: Brian Mendes, District Manager, Rizzetta & Company, Inc., 8529 South Park Circle, Suite 330, Orlando, Florida 32819; Email: bmendes@rizzetta.com. Said compliance will include the Contractor taking appropriate and necessary steps to comply with the provisions of Section 119.0701(2)(b), Florida Statutes including, without limitation, the following:

a. The Contractor shall keep and maintain public records required by the District to perform the services hereunder.

b. Upon a request for public records received by the District, the Contractor shall provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or otherwise provided by law.

c. The Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the agreement term and following completion of this Agreement if the Contractor does not transfer the records to the District.

d. Upon completion of this Agreement, the Contractor shall transfer, at no cost, to the District all public records in possession of the Contractor consistent with Florida law. All records stored electronically by the Contractor must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

This Agreement is effective as of July 1, 2026. The parties agree to the faithful performance of the terms and conditions specified herein and subscribe their agreement by executing hereon.

GREATER LAKES SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT,
A local unit of special purpose government organized and existing under the laws of the State of Florida

By: ______________________________
James Walker, Chairman

Date: ______________________________

Attest:

By: ______________________________
Brian Mendes, District Manager

PRINCE & SONS INC.

By: ______________________________
Lucas Martin

Date: ______________________________

EXHIBIT

A

Landscape Maintenance Proposal
SAWGRASS BAY

October 1, 2025

Greater Lakes Sawgrass Bay Community Development District
c/o Rizzetta

We sincerely appreciate the opportunity to propose how Prince and Sons can help enhance the quality of your landscape. Our proposal includes integrating a custom maintenance plan to meet the needs and demands of your property while considering service expectations and community budget.

We hereby propose the following for your review:

LANDSCAPE MAINTENANCE FOR COMMON GROUNDS

Service	Price Per Month	Price Per Year
Landscape Maintenance	$6,000	$72,000
Turf Fertilization	$120	$1,440
Tree & Shrub Fertilization	$84	$1,008
Irrigation Inspection	$270	$3,240
Annual Flowers (Up to 100 per Change)	$100	$1,200
TOTAL	**$6,574**	**$78,888**

Landscape Maintenance Program

Scope of Services

TURF CARE

Mowing	Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance 40 times per calendar year. It is anticipated that mowing services shall be provided weekly during the growing season April through September and every other week during the non-growing season or as needed October through March. Turf height will be 4 inches in summer months. 3.5 inches in the winter months.
Trimming	Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.
Edging	All turf edges of walks, curbs, and driveways shall be performed every mowing (40 times per year). A soft edge of all bed areas will be performed every month. A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.
Fertilization	St. Augustine turf will be fertilized 4 times per year. All fertilizations will be designed to address site specific nutritional needs. Timing of applications will be adjusted to meet horticultural conditions. Bahia turf areas may be fertilized at an additional cost that is outside of the scope of work for this contract.

TREE, SHRUB, AND GROUNDCOVER CARE

Pruning — All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of 10 times per year to ensure the following:

- Maintain all sidewalks to eliminate any overhanging branches or foliage which obstructs and/or hinders pedestrian (8 feet) or motor traffic (10 feet).
- Retain the individual plant's natural form and prune to eliminate branches which are rubbing against walls and roofs.
- The removal of dead, diseased, or injured branches and palms will be performed as needed
- Ground covers and vines can maintain a neat and uniform appearance.

Weeding	Weeds will be removed from all plant, tree, and flower beds 18 times per year. This incorporates 2 times per month during the growing season and 1 time per month during the non-growing season on an as-needed basis. Manual hand pulling and chemical herbicides will be used as control methods.
Fertilization	Palms and hardwood trees will be fertilized 2 times per year. Shrubs and groundcovers will be fertilized 4 times per year. All fertilizations of tree, shrub, and groundcovers will be designed to address site specific nutritional needs. Timing of applications will be adjusted to meet horticultural conditions.
Insect, & Disease Control	All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the contract period. Plants will be monitored, and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit. Prince and Sons does not guarantee the complete absence of any insect or disease. We will, however, notify the customer and provide professional options at an additional cost outside the scope of this contract.

IRRIGATION

Overview	At the commencement of the contract, we will perform a complete irrigation evaluation and furnish the customer with a summary of each clock and zone operation. Prince and Sons will submit recommendations for all necessary repairs and improvements to the system with an itemized cost for completing the proposed work. Prince and Sons is not responsible for turf or plant loss due to water restrictions set by city, county, and/or water management district ordinances.
Inspections	All irrigation zones shall be inspected 1 time per month to insure proper operation. All zones will be turned on to check for proper coverage and any broken irrigation components. Management shall receive a monitoring report after each monthly irrigation inspection.
Repairs	Any damages/ repairs that have been caused by Prince and Sons will be repaired at no cost. All repairs to the irrigation system other than those caused by Prince and Sons will be performed on a time and materials basis with the hourly labor rate being $65.00 per hour. Faults and failures of the irrigation system communicated to Prince and Sons will be addressed in a fair and responsible time period, but Prince and Sons cannot guarantee a specific time response.

MISCELLANEOUS

Clean-Up	All non-turf areas will be cleaned with a backpack or street blower to remove debris created by landscaping process. All trash shall be picked up throughout the common areas before each mowing 40 times per year. Construction debris or similar trash is not included. Trash shall be disposed of offsite.

OPTIONAL ITEMS & ADDITIONAL SERVICES

- Landscape design & installation
- Annual flower bed design & installation
- Thin & prune trees over 10' in height
- New plant installation
- Sodding and/or Seeding
- Mulching
- Prune Palms over 15' of clear trunk
- Leaf clean-up

COMPENSATION

Prince and Sons agrees to provide all the above services for an annual fee of $78,888 to be paid in monthly fees of $6,574 for the landscape maintenance of common areas. An invoice will be delivered the first week of the current month's service. It is agreed that the invoice will be paid within 30 days of submittal.

PRINCE & SONS

Headquarters
200 South F Street
Haines City, Florida 33844
(863) 422-5207
www.princeandsonsinc.com

Tampa
9513 US 92 East
Tampa, Florida 33610

Orlando
14645 Boggy Creek Rd
Orlando, Florida 32824

EXHIBIT

B

Valued Customer,

Our family-owned company at Prince & Sons thanks you for the business in servicing your property's landscaping. We are unable to continue to absorb excessive increase in the cost of fuel to our company. We do everything we can to conserve fuel and buy in bulk to keep our prices down however the increases to gas and diesel have resulted in a direct 3% increase to our hard costs that we need to pass along to our customers. We hope this is not a long-term problem so we want to have in place a clear invoicing process that can be tracked. Effective immediately we are sending a separate 3% fuel charge invoice to help offset this expense. The below increase will be invoiced:

Average gas price of >=$4/gallon we will have a 3% increase

Average gas price of $3.50-$3.99/gallon we will have a 2% increase

Average gas price $3-$3.49/gallon we will have a 1% increase

Average gas price <$3/gallon the fuel service charge will end

We thank you for your understanding with this. Please do not hesitate to contact your manager if you have any questions.

Warmest Regards,

Lucas Martin

Lucas Dean Martin
Vice President
Phone: 863-422-5207 Office
PRINCE & SONS INC.

EXHIBIT

C

2026 Hurricane & Storm Response Pricing

Prince & Sons is ready to handle the challenges that severe storms or hurricanes may bring to Florida. In the event of such a situation, we are committed to delivering a rapid response to meet your property's needs. We emphasize proactive communication throughout our service, ensuring timely updates and empowering you to make informed decisions. Our management team is available 24/7, ensuring you can reach us whenever needed. With all the necessary materials on hand, we are fully prepared to manage storm-related cleanup. Once it is safe for our crews to begin, we will focus on clearing debris from exits and roadways to ensure emergency vehicle access.
All emergency clean-up and debris removal will be priced at a **Time and Material Rate** as follows:

$65.00	**per man hour (labor clean up, tree removal)**
$700.00	**per truck of debris removed**
$125.00	**per hour for use of heavy equipment (includes operator)**
$75.00	**Staking of hardwood trees with pro 40's but please note: larger trees may have additional charges**
$125.00	**Staking of palms with palm batten kits**

Our Standard Operating Procedure Is:
***Clearing roadways and exits first**
***Clearing any debris off homes or property, unless notified otherwise**
***Staking/replanting of downed palms and/or trees**
***Debris clean up of common areas**

Prince & Sons values your business and is committed to taking all necessary steps to ensure a swift and safe response to your property during a storm. In the event a hurricane is forecast to impact Central Florida, a Prince & Sons representative will conduct a proactive inspection of the property, maintain constant communication with the Association Manager or designated community representatives, and develop a cleanup plan to ensure safe entry and exit for the community.

By signing below, you agree to the above-referenced pricing in the event of an approaching storm and grant Prince & Sons full authorization to proceed with storm cleanup once conditions are deemed safe, without requiring further approval. It is essential that a Prince & Sons Account Manager or representative has unrestricted access to any locked gates or entryways to the community, as well as full authority to coordinate any necessary assistance from subcontractors or affiliates of Prince & Sons for the property.

If this agreement is not signed, priority will be given to clients who have provided signed authorization prior to any storm events.

Property Name: ______________________ **Not to Exceed Amount: $** ______________

Community Manager or Representative: ______________________ **Management Company** ______________

Account Manager Prince & Sons Rep: ______________________________________

Approval Signature: ______________________ **Date:** ______________

AM Intitals: ______________

TAB 2

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

Greater Lakes Sawgrass Bay CDD

Event ID: LCSO-2026-1035
07/09/2026 16:00 — 07/09/2026 20:00

Rank	First Name	Last name	Job Name	Start Time	End Time	Job Type	Personnel Type
Deputy	Joseph	Brown	THURSDAY	07/09/2026 16:00	07/09/2026 20:00	Traffic/Speed Enforcement	Deputy

Joseph Brown

3063

THURSDAY

# of Self-Initiated Contacts
11

Case #
260072210

Summary
ALL STOPS DERIVED FROM TRAFFIC VIOLATIONS AT THE INTERSECTION OF SUPERIOR BLVD AND CHAMPLAIN ST. NO SPEEDING WAS OBSERVED. RUNNING STOP SIGN AT THE AFOREMENTIONED INTERSECTION WAS A MAJOR ISSUE. ALL DRIVERS RECEIVED A WRITTEN WARNING WHILE ONE RECEIVED A CITATION FOR NOT EXHIBITING HER DRIVERS LICENSE UPON REQUEST.

Jul 09 16:00 — **Job Start**

Jul 09 20:00 — **Job End**

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

Greater Lakes Sawgrass Bay CDD

Event ID: LCSO-2026-1034
07/18/2026 20:00 — 07/19/2026 00:00

Rank	First Name	Last name	Job Name	Start Time	End Time	Job Type	Personnel Type
Deputy	Eric	Lomberk	Saturday	07/18/2026 20:00	07/19/2026 00:00	Traffic/Speed Enforcement	Deputy

Eric Lomberk

2855

Saturday

# of Self-Initiated Contacts
9

Case #
260075627

Summary
260075627 Traffic Detail Sawgrass Bay Blvd and Superior Blvd July 18, 2026 2000-2400 1. Approx. 2017 hours – Sawgrass Bay Blvd and Bay Cedar – Speed 55/35mph – written warning 2. Approx. 2100 hours – Superior Blvd and Champlain St. – Stop sign – written warning 3. Approx. 2122 hours – Sawgrass Bay Blvd and Yelloweyed Dr – no lights – Verbal Warning 4. Approx. 2127 hours – Sawgrass Bay Blvd and Bay Cedar – Speed 50/35 – written warning 5. Approx. 2146 hours – Sawgrass Bay Blvd and Bay Cedar – Speed 52/35 – Written warning 6. Approx. 2225 hours – Sawgrass Bay Blvd and Superior Blvd – speed 50/35 – Verbal warning 7. Approx. 2236 hours – Sawgrass Bay Blvd and Bay Cedar – taillight out – Verbal warning 8. Approx. 2300 hours – sawgrass bay blvd and goldcrest loop – speed 63/35 & DWLS – citation & written warning 9. Approx. 2348 hours – sawgrass bay blvd and superior blvd – speed 50/35 – written warning

Jul 18 20:00 **Job Start**

Jul 19 00:00 **Job End**

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

Greater Lakes Sawgrass Bay CDD

Event ID: LCSO-2026-1036
07/25/2026 20:00 — 07/26/2026 00:00

Rank	First Name	Last name	Job Name	Start Time	End Time	Job Type	Personnel Type
Deputy	Matthew	Layman	Saturday	07/25/2026 20:00	07/26/2026 00:00	Traffic/Speed Enforcement	Deputy

Activity Log Summary

8 Traffic Stop	**1** Other

Matthew Layman

2748

Saturday

# of Self-Initiated Contacts
9

Case #
260078353

Summary
activity log

8	1
Traffic Stop	Other

Jul 25 20:00 **Job Start**

Jul 25 20:15

Traffic Stop

Disposition
written warning/ speed on sawgrass

Created by Matthew Layman

Jul 25 20:31

Traffic Stop

Disposition
written warning/ stop sign violation

Created by Matthew Layman

Jul 25 20:58

Traffic Stop

Disposition
ran stop sign/ suspended license/ criminal citation issued

Created by Matthew Layman

Jul 25 21:50

Other

Notes
alarm call for service

Created by Matthew Layman

Jul 25 22:26

Traffic Stop

Disposition
stop sign superior blvd./ written warning

Created by Matthew Layman

Jul 25 22:41

Traffic Stop

Disposition
stop sign superior blvd/ written warning

Created by Matthew Layman

Jul 25 23:04

Traffic Stop

Disposition
stop sign superior blvd/ written warning

Created by Matthew Layman

Jul 25 23:21

Traffic Stop

Disposition
stop sign superior blvd/ written warning

Created by Matthew Layman

Jul 25 23:39

Traffic Stop

Disposition
stop sign superior blvd/ written warning

Created by Matthew Layman

Jul 26
00:00

Job End

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

Greater Lakes Sawgrass Bay CDD

Event ID: LCSO-2026-1030
07/31/2026 19:00 — 07/31/2026 23:00

Rank	First Name	Last name	Job Name	Start Time	End Time	Job Type	Personnel Type
Supervisor	Cody	Pierce	FRIDAY	07/31/2026 19:00	07/31/2026 23:00	Traffic/Speed Enforcement	Deputy

Activity Log Summary

3 Traffic Stop	**1** Radar

Cody Pierce

2571

FRIDAY

# of Self-Initiated Contacts
3

Case #
260080530

Summary
Moving and stationary radar was conducted throughout the detail. During the detail one vehicle was observed in excessive speed. Two vehicles were observed failing to come to a complete stop at Superior and Champlain. Those vehicles were stopped and warned.

3	1
Traffic Stop	Radar

Jul 31
19:00
Job Start

Jul 31
19:00

Traffic Stop

Disposition
SAWGRASS AND SUPERIOR; SPEED WARNING

Created by Cody Pierce

Jul 31
21:15

Traffic Stop

Disposition
SUPERIOR & CHAMPLAIN; STOP SIGN VIOL; WARNING

Created by Cody Pierce

Jul 31
21:30

Traffic Stop

Disposition
SUPERIOR & CHAMPLAIN; STOP SIGN VIOL; WARNING

Created by Cody Pierce

Jul 31
23:00
Job End

Jul 31
23:02

Radar

Duration (minutes)
240

Created by Cody Pierce

TAB 3

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.

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 **July 15, 2026, at 11:01 a.m.** at the **Cagan Crossings County Library** located at **16729 Cagan Oaks, Clermont, Florida 34714.**

Present and constituting a quorum were:

Jim Walker	**Board Supervisor, Chairman**
James Klinck	**Board Supervisor, Vice Chairman**
Gary Hayward	**Board Supervisor, Assistant Secretary**
Deborah Swansiger	**Board Supervisor, Assistant Secretary**
Christina Cruz Pagan	**Board Supervisor, Assistant Secretary**

Also present were:

Brian Mendes	**District Manager, Rizzetta & Co., Inc.** *(via phone)*
Tina Garcia	**District Counsel, Greenspoon Marder Law** *(via phone)*
Chase Arrington	**District Engineer, Dewberry** *(via phone)*
Cody Dawson	**Account Manager, Prince & Sons Inc.**
Audience Members	**Present**

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Mendes called the meeting to order at 11:01 a.m. and conducted roll call.

SECOND ORDER OF BUSINESS **Audience Comments on the Agenda**

No comments.

THIRD ORDER OF BUSINESS **Prince & Son's Updates**

1. Discussion of Low Hanging Branches – Resident Inquiry
2. Consideration of Jack-N-Bore Proposal

Mr. Mendes stated that the resident will prune back the low hanging branches that were inquired about.

Mr. Mendes updated the Board on the onsite meeting with the county set for July 15th at 9:00 a.m. to review Superior's tree removals and irrigation repairs.

The Board and district staff discussed the irrigation repairs needed on Superior.

Mr. Dawson reviewed general landscape updates with the members of the Board.

The members of the Board and district staff discussed the current ongoing community pruning.

FOURTH ORDER OF BUSINESS **Community Off Duty Detail Reports**

1. June 2026 Reports

Mr. Mendes presented and reviewed the July 2026 off duty detail reports with the members of the Board and district staff.

The Board and district staff discussed the multiple warnings vs citations given for traffic violations.

The members of the Board reviewed the current hours of off duty community patrols.

FIFTH ORDER OF BUSINESS **Consideration of Minutes of Board of Supervisors' Regular Meeting held May 20, 2026**

Mr. Mendes presented the meeting minutes from the Board of Supervisors meeting held on May 20, 2026, and asked if any changes were requested. There were none.

On a motion by Mr. Klinck, seconded by Ms. Swansiger, with a 4-0 vote (Mr. Walker was absent), the Board approved the minutes of the Board of Supervisors' meeting held on May 20, 2026, for Greater Lakes/Sawgrass Bay Community Development District.

SIXTH ORDER OF BUSINESS **Ratification of the Operation and Maintenance Expenditures for April & May 2026**

The members of the Board discussed water costs.

The members of the Board requested district staff to review march and April 2026 water bill, to confirm the water has been off and not charged since October 2025.

The Board reviewed billing issues with Sernoa.

Mr. Walker entered the Board of Supervisors Meeting.

On a motion by Mr. Klinck, seconded by Ms. Swansiger, with all in favor, the Board ratified the operation & maintenance expenditures for April 2026 ($322,288.50) and May 2026 ($22,307.76), for Greater Lakes/Sawgrass Bay Community Development District.

SEVENTH ORDER OF BUSINESS **Consideration of District Engineer RFQ Proposals**

1. Hanson, Walter and Associates, Inc
2. Kimley Horn

The members of the Board and district staff reviewed and discussed the district engineering proposals.

On a motion by Mr. Klinck, seconded by Mr. Hayward, with all in favor, the Board approved to extend Dewberry services until August 31, 2026 and authorizing the Chairman to obtain fee schedules and deeming both proposals qualified, for Greater Lakes/Sawgrass Bay Community Development District.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-05, Adopting FY 26-27 Annual Meeting Schedule**

The members of the Board approved the fiscal year 2026-2027 meeting schedule as proposed.

On a motion by Mr. Walker, seconded by Ms. Swansiger, with all in favor, the Board adopted Resolution 2026-05, Adopting FY 26-27 Annual Meeting Schedule for Greater Lakes/Sawgrass Bay Community Development District.

NINTH ORDER OF BUSINESS **Public Hearing on Fiscal Year 2026/2027 Final Budget**

1. Consideration of Resolution 2026-06, Adopting FY 26-27 Final Budget

Mr. Mendes opened the discussion with the members of the Board and district staff.

> On a motion by Mr. Walker, seconded by Ms. Cruz Pagan, with all in favor, the Board opened the public hearing for Greater Lakes/Sawgrass Bay Community Development District.

No comments.

> On a motion by Ms. Cruz Pagan, seconded by Mr. Hayward, with all in favor, the Board closed the public hearing for Greater Lakes/Sawgrass Bay Community Development District.

The members of the Board reviewed the fiscal year 2026-2027 budget in detail.

The members of the Board and district staff discussed upcoming projects for the upcoming fiscal year.

The members of the Board reviewed the reserve funds.

The members of the Board and district staff discussed community asset management.

Ms. Garcia reviewed resolution 2026-06, Adopting FY 26-27 Final Budget with the members of the Board.

> On a motion by Mr. Klinck, seconded by Mr. Walker, with all in favor, the Board adopted Resolution 2026-06, Adopting FY 26-27 Final Budget Schedule for Greater Lakes/Sawgrass Bay Community Development District.

TENTH ORDER OF BUSINESS **Public Hearing on Fiscal Year 2026/2027 Special Assessments**

1. Consideration of Resolution 2026-07, Imposing Special Assessments

The members of the Board and district staff reviewed the gas line.

The members of the Board and district staff requested a follow up regarding the RFQ for district counsel services.

> On a motion by Ms. Swansiger, seconded by Ms. Cruz Pagan, with all in favor, the Board opened the public hearing for Greater Lakes/Sawgrass Bay Community Development District.

No comments.

On a motion by Ms. Swansiger, seconded by Ms. Cruz Pagan, with all in favor, the Board closed the public hearing for Greater Lakes/Sawgrass Bay Community Development District.

Board members and district staff discussed legal matters related to recent services.

Board members and district staff reviewed and discussed deposition matters from prior proceedings.

The members of the Board tabled the RFQ for district counsel services until January 2027.

Ms. Garcia reviewed Resolution 2026-07, Imposing Special Assessments with the members of the Board.

On a motion by Ms. Swansiger, seconded by Ms. Cruz Pagan, with all in favor, the Board adopted Resolution 2026-07, Imposing Special Assessments for Greater Lakes/Sawgrass Bay Community Development District.

ELEVENTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Ms. Garcia commented on upcoming elections.

Board members and district staff reviewed the upcoming elections.

B. District Engineer

No comments.

C. District Manager

1. Updates on County Project
2. Q2 Website Audit Review

Mr. Mendes reviewed updates on the county project and reviewed the Q2 website audit with the members of the Board and district staff.

TWELFTH ORDER OF BUSINESS Supervisor Requests & Audience Comments

AUDIENCE COMMENTS

No comments.

SUPERVISOR REQUESTS

No comments.

THIRTEENTH 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.

[SINGATURES ON FOLLOWING PAGE]

___________________________	___________________________
Assistant Secretary	Chairman/Vice Chairman

TAB 4

GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, FL 32819
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.glsbcdd.org

Operation and Maintenance Expenditures
June 2026
For Board Approval

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

The total items being presented: **$29,555.40**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

Greater Lakes/Sawgrass Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Berger, Toombs, Elam, Gaines & Frank CPA	100325	376777	Audit Services FY 24/25	$	3,275.00
Clermont Arts & Recreation Center City of Clermont	100321	16120	BOS Meeting Room 07/26	$	315.00
DR Media and Investments, LLC	100319	300333455	Legal Advertising 05/26	$	268.25
DR Media and Investments, LLC	100319	300333779	Legal Advertising 05/26	$	268.25
Greenspoon Marder Law	100326	1686455	Legal Services 05/26	$	441.72
Lake County Property Appraiser	100322	2026NonAd031	NonAd Volerem Assessment 06/26	$	50.00
Orlando Sentinel Communications	100324	OSA78333	Legal Advertising 06/26	$	125.77
Orlando Sentinel Communications	100324	OSA78334	Legal Advertising 06/26	$	411.50
Orlando Sentinel Communications	100328	OSA81320	Legal Advertising 06/26	$	125.77
Prince & Sons, Inc.	100323	24199	Landscape Replacement 05/26	$	250.00
Prince & Sons, Inc.	100329	24381	Landscape Maintenance 06/26	$	6,574.00
Rizzetta & Company, Inc.	100318	INV0000109924	Accounting Services 06/26	$	2,750.09

Greater Lakes/Sawgrass Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	100331	INV0000110558	Mass Mailing - Budget Notice 06/26	$ 1,970.56
School Now	100327	INV-SN-1449	Website Compliance & Management 06/26	$ 384.38
SECO Energy	20260616-3	4000054700-060126	Electric Services 05/26	$ 7,206.66
SECO Energy	20260616-2	4000271302-060126	Electric Services 05/26	$ 48.00
SECO Energy	20260616-1	4000419601-060126	Electric Services 05/26	$ 47.00
Sunshine Water Services	20260608	8089510000-051926	Water Services 05/26	$ 1,002.82
U.S. Bank	100320	8194702	Trustee Fees S2022 05/01/26-04/30/27	$ 4,040.63
Report Total				**$ 29,555.40**

GREATER LAKES/SAWGRASS BAY
COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, FL 32819
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.glsbcdd.org

Operation and Maintenance Expenditures
July 2026
For Board Approval

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

The total items being presented: **$20,701.12**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

Greater Lakes/Sawgrass Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Christina Pagan	100338	CP071526-285	Board of Supervisors Meeting 07/15/26	$	200.00
Clermont Arts & Recreation Center City of Clermont	100343	16405	BOS Meeting Room 08/26	$	115.00
Deborah S Swansiger	100339	DS071526-285	Board of Supervisors Meeting 07/15/26	$	200.00
Gary Hayward	100340	GH071526-285	Board of Supervisors Meeting 07/15/26	$	200.00
Greenspoon Marder Law	100335	1691598	Legal Services 06/26	$	686.00
James W Klinck	100341	JK071526-285	Board of Supervisors Meeting 07/15/26	$	200.00
James Walker	100342	JW071526-285	Board of Supervisors Meeting 07/15/26	$	200.00
Lake County Sheriff's Office	20260708	LCSO-2026-1028-02	Off Duty 07/26	$	254.40
Lake County Sheriff's Office	20260721	LCSO-2026-1034-02	Off Duty 07/26	$	254.40
Lake County Sheriff's Office	20260713	LCSO-2026-1035-02	Off Duty 07/26	$	254.40
Lake County Sheriff's Office	20260728	LCSO-2026-1036-02	Off Duty 07/26	$	254.40
Prince & Sons, Inc.	100336	24200	Landscape Replacement 05/26	$	250.00

Greater Lakes/Sawgrass Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Prince & Sons, Inc.	100337	24873	Landscape Maintenance 07/26	$ 6,574.00
Rizzetta & Company, Inc.	100332	INV0000110598	Accounting Services 07/26	$ 3,750.09
SECO Energy	20260715-2	4000054700-063026	Electric Services 06/26	$ 6,966.43
SECO Energy	20260715-1	4000271302-063026	Electric Services 06/26	$ 47.00
SECO Energy	20260715-3	4000419601-063026	Electric Services 06/26	$ 45.00
Windom Solutions, Inc.	100333	SB 123	Maintenance & Repair 06/26	$ 250.00
Report Total				**$ 20,701.12**

TAB 5

Greater Lakes/Sawgrass Bay
Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

Greater Lakes/Sawgrass Bay Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

TABLE OF CONTENTS

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Greater Lakes/Sawgrass Bay Community Development District
Lake County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Greater Lakes/Sawgrass Bay Community Development District (the "District"), as of and for the year ended September 30, 2025, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

To the Board of Supervisors
Greater Lakes/Sawgrass Bay Community Development District

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

Auditor's Responsibility for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Greater Lakes/Sawgrass Bay Community Development District

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

Other Information

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Florida Statutes 218.39(3)(c) but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated May 26, 2026 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts and grant agreements and other matters.

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

Berger Toombs Elam
Gaines + Frank

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

May 26, 2026

Greater Lakes/Sawgrass Bay Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025

Management's discussion and analysis of Greater Lakes/Sawgrass Bay Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities for the fiscal year ended September 30, 2025. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

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

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

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2025.

- The District's total assets and deferred outflows of resources were exceeded by total liabilities by $(722,145) (net position). Unrestricted net position for Governmental Activities was $178,575 and restricted net position was $42,242. Net investment in capital assets was $(942,962).

- Governmental activities revenues totaled $613,252 while governmental activities expenses totaled $537,166.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

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

Net Position

	Governmental Activities	
	2025	**2024**
Current assets	$ 588,079	$ 553,763
Restricted assets	71,405	66,732
Capital assets, net	1,149,119	1,222,917
Total Assets	1,808,603	1,843,412
Deferred outflows of resources	65,611	70,857
Current liabilities	245,359	197,500
Non-current liabilities	2,351,000	2,515,000
Total Liabilities	2,596,359	2,712,500
Net Position		
Net investment in capital assets	(942,962)	(863,918)
Restricted	42,242	35,986
Unrestricted	178,575	29,701
Total Net Position	$ (722,145)	$ (798,231)

The increase in current assets and current liabilities is primarily related to the increase in cash and accounts payable in the current year.

The decrease in capital assets is primarily the result of depreciation in the current year.

The decrease in non-current liabilities is the result of principal payments on long-term debt in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

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

Change in Net Position

	Governmental Activities	
	2025	**2024**
Program Revenues		
Charges for services	$ 597,212	$ 562,892
General Revenues		
Investment earnings	16,040	13,581
Total Revenues	613,252	576,473
Expenses		
General government	98,335	82,241
Physical environment	361,376	349,228
Culture/recreation	-	5,669
Interest and other charges	77,455	81,085
Total Expenses	537,166	518,223
Change in Net Position	76,086	58,250
Net Position - Beginning of Year	(798,231)	(856,481)
Net Position - End of Year	$ (722,145)	$ (798,231)

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

The increase in general government is related to the increase in engineering and legal fees in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2025 and 2024.

	Governmental Activities	
Description	**2025**	**2024**
Land	$ 681,731	$ 681,731
Infrastructure	1,475,961	1,475,961
Accumulated depreciation	(1,008,573)	(934,775)
Total Capital Assets (Net)	$ 1,149,119	$ 1,222,917

The activity for the year consisted of $73,798 in depreciation.

General Fund Budgetary Highlights

Actual expenditures were less than the final budget for the year ended September 30, 2025 because legal fee and landscape expenditures were less than anticipated.

The General Fund budget was amended to reflect more streetlight maintenance than originally anticipated.

Debt Management

Governmental Activities debt includes the following:

- In April 2022, the District issued $3,070,000 Series 2022 Special Assessment Revenue Refunding Bonds. These bonds were issued to refund the Series 2006A Special Assessment Revenue Bonds. The balance outstanding at September 30, 2025 was $2,515,000.

Economic Factors and Next Year's Budget

Greater Lakes/Sawgrass Bay Community Development District does not expect any economic factors to have any significant effect on the financial positions or results of operation of the District in fiscal year 2026.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Request for Information

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

Greater Lakes/Sawgrass Bay Community Development District
STATEMENT OF NET POSITION
September 30, 2025

	Governmental Activities
ASSETS	
Current Assets	
Cash	$ 585,447
Prepaid expenses	2,357
Deposits	275
Total Current Assets	588,079
Non-current Assets	
Restricted assets	
Investments	71,405
Capital Assets, Not Being Depreciated	
Land	681,731
Capital Assets, Being Depreciated	
Infrastructure	1,475,961
Less: accumulated depreciation	(1,008,573)
Total Non-current Assets	1,220,524
Total Assets	1,808,603
DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding, net	65,611
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	50,215
Due to others	1,981
Accrued interest	29,163
Bonds payable	164,000
Total Current Liabilities	245,359
Non-current Liabilities	
Bonds payable	2,351,000
Total Liabilities	2,596,359
NET POSITION	
Net investment in capital assets	(942,962)
Restricted for debt service	42,242
Unrestricted	178,575
Total Net Position	$ (722,145)

See accompanying notes to financial statements.

Greater Lakes/Sawgrass Bay Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Functions/Programs	**Expenses**	**Program Revenues** Charges for Services	**Net (Expense) Revenues and Changes in Net Position** Governmental Activities
Governmental Activities			
General government	$ (98,335)	$ 92,639	$ (5,696)
Physical environment	(361,376)	270,936	(90,440)
Interest and other charges	(77,455)	233,637	156,182
Total Governmental Activities	$ (537,166)	$ 597,212	60,046
	General revenues:		
	Investment earnings		16,040
	Change in Net Position		76,086
	Net Position - Beginning of year		(798,231)
	Net Position - End of year		$ (722,145)

See accompanying notes to financial statements.

Greater Lakes/Sawgrass Bay Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2025

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	$ 585,447	$ -	$ 585,447
Prepaid expenses	2,357	-	2,357
Deposits	275	-	275
Restricted assets			
Investments	-	71,405	71,405
Total Assets	$ 588,079	$ 71,405	$ 659,484
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	$ 50,215	$ -	$ 50,215
Due to others	1,981	-	1,981
Total Liabilities	52,196	-	52,196
FUND BALANCES			
Nonspendable - prepaid expenses/deposits	2,632	-	2,632
Restricted - debt service	-	71,405	71,405
Assigned - capital reserve	221,137	-	221,137
Unassigned	312,114	-	312,114
Total Fund Balances	535,883	71,405	607,288
Total Liabilities and Fund Balances	$ 588,079	$ 71,405	$ 659,484

See accompanying notes to financial statements.

Greater Lakes/Sawgrass Bay Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances	$	607,288
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets, including land, $681,731, infrastructure, $1,475,961, net of accumulated depreciation, $(1,008,573), used in governmental activities are not current financial resources and; therefore, are not reported at the fund level.		1,149,119
Deferred amount on refunding, net is not a current financial use, and therefore, is not reported at the fund level.		65,611
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.		(2,515,000)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.		(29,163)
Net Position of Governmental Activities	$	(722,145)

See accompanying notes to financial statements.

Greater Lakes/Sawgrass Bay Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2025

	General	Debt Service	Total Governmental Funds
REVENUES			
Special assessments	$ 363,575	$ 233,637	$ 597,212
Investment earnings	11,212	4,828	16,040
Total Revenues	374,787	238,465	613,252
EXPENDITURES			
Current			
General government	98,335	-	98,335
Physical environment	287,578	-	287,578
Debt service			
Principal	-	160,000	160,000
Interest	-	73,792	73,792
Total Expenditures	385,913	233,792	619,705
Net change in fund balances	(11,126)	4,673	(6,453)
Fund Balances - Beginning of year	547,009	66,732	613,741
Fund Balances - End of year	$ 535,883	$ 71,405	$ 607,288

See accompanying notes to financial statements.

Greater Lakes/Sawgrass Bay Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	$	(6,453)
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures; however, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.		(73,798)
Repayment of bond principal is an expenditure at the fund level, but the repayment reduces long-term liabilities in the Statement of Net Position.		160,000
Deferred amount on refunding is amortized as interest over the life of the bonds payable. This is the amount of amortization in the current year.		(5,246)
In the Statement of Activities, interest is accrued on outstanding bonds, whereas at the fund level, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.		1,583
Change in Net Position of Governmental Activities	$	76,086

See accompanying notes to financial statements.

Greater Lakes/Sawgrass Bay Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	$ 361,575	$ 469,922	$ 363,575	$ (106,347)
Investment earnings	-	-	11,212	11,212
Total Revenues	361,575	469,922	374,787	(95,135)
Expenditures				
Current				
General government	111,377	120,974	98,335	22,639
Physical environment	250,198	348,948	287,578	61,370
Total Expenditures	361,575	469,922	385,913	84,009
Net change in fund balances	-	-	(11,126)	(11,126)
Fund Balances - Beginning of year	-	-	547,009	547,009
Fund Balances - End of year	$ -	$ -	$ 535,883	$ 535,883

See accompanying notes to financial statements.

Greater Lakes/Sawgrass Bay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity

The District was established on July 19, 2005, by Ordinance No. 2005-54 of the Board of County Commissioners of Lake County, Florida. The District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is governed by a five-member Board of Supervisors. The Supervisors are elected on an at-large basis by the landowners of the District. The District operates within the criteria established by Chapter 190, Florida Statutes. The Board has the responsibility for allocating and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

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

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

2. Measurement Focus and Basis of Accounting

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

- Government-wide financial statements

- Fund financial statements

- Notes to financial statements

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

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

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

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

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

b. Fund Financial Statements

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

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

The District has various policies governing the fund balance classifications.

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

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

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

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

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

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

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

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

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

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire certain special assessment revenue bonds which were used to finance the construction of District infrastructure improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

b. Non-current Governmental Assets/Liabilities

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

4. Assets, Deferred Outflows of Resources, Liabilities and Net Position or Equity

a. Cash and Investments

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

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

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

Cash and investments include time deposits, certificates of deposit, money market funds, and all highly liquid instruments with original maturities of three months or less.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities and Net Position or Equity (Continued)

b. Receivables and Payables

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as “due to/from other funds”. Any residual balances outstanding between the governmental activities and business-type activities are reported as “internal balances”.

c. Net Position

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted, or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District’s bond covenants and other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

d. Capital Assets

Capital assets, which include land and infrastructure, are reported in the applicable governmental activities column.

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

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

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

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

Infrastructure	20 years

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities and Net Position or Equity (Continued)

e. Budgets

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

f. Deferred Outflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to future periods and so, will not be recognized as an outflow of resources (expense) until then. The deferred amount on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the life of the debt.

g. Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE B – CASH AND INVESTMENTS

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2025, the District's bank balance was $588,523 and the carrying value was $585,447. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Deposit Insurance or collateralized under Chapter 280, Florida Statutes.

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Investments

As of September 30, 2025, the District had the following investments and maturities:

Investment	Maturity	Fair Value
First American Treasury Obligation Fund	48 days*	$ 71,405

*Maturity is a weighted average maturity.

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

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

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

Interest Rate Risk

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

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2025, the District's investment in First American Treasury Obligation Fund was rated AAAm by Standard & Poor's.

Concentration of Credit Risk

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

The types of deposits and investments and their level of risk exposure as of September 30, 2025 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE C – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operation and maintenance of the District, as well as to pay for debt service on the District's Bonds. The fiscal year for which the annual operation and maintenance assessments may be levied begins October 1, and when such annual assessments are collected on the tax roll, discounts are available for payments through February 28, and assessments become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2025 was as follows:

	Balance October 1, 2024	Additions	Disposals	Balance September 30, 2025
Governmental Activities:				
Capital assets, not being depreciated:				
Land	$ 681,731	$ -	$ -	$ 681,731
Capital assets, being depreciated:				
Infrastructure	1,475,961	-	-	1,475,961
Less: accumulated depreciation for:				
Infrastructure	(934,775)	(73,798)	-	(1,008,573)
Capital Assets Being Depreciated, Net	541,186	(73,798)	-	467,388
Governmental Activities Capital Assets	$ 1,222,917	$ (73,798)	$ -	$ 1,149,119

Depreciation of $73,798 was charged to physical environment.

NOTE E – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2025:

Bonds Payable as of October 1, 2024	$ 2,675,000
Principal payments	(160,000)
Bonds Payable as of September 30, 2025	$ 2,515,000

NOTE E – LONG-TERM DEBT (CONTINUED)

Long-term debt is comprised of the following:

Special Assessment Bonds

$3,070,000 Series 2022 Special Assessment Revenue Refunding Bonds due in annual installments beginning May 2022 and maturing May 2038. Interest ranging from 1.500% - 3.050% due in May and November and starting in May 2022. Current portion is $164,000.	$ 2,515,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

Year Ending September 30,	Principal	Interest	Total
2026	$ 164,000	$ 69,992	$ 233,992
2027	168,000	65,892	233,892
2028	172,000	61,692	233,692
2029	177,000	57,392	234,392
2030	182,000	52,745	234,745
2031-2035	987,000	186,375	1,173,375
2036-2038	665,000	40,632	705,632
Totals	$ 2,515,000	$ 534,720	$ 3,049,720

Summary of Significant Bond Resolution Terms and Covenants

The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. The District is in compliance with the requirements of the Trust Indenture.

The Bonds are subject to optional redemption at the option of the District in whole, on any date. The Bonds are also subject to extraordinary mandatory redemption prior to maturity as outlined in the Trust Indenture.

Depository Funds – The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds.

NOTE F – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no claims or settled claims from these risks that have exceeded commercial insurance coverage over the past three years.

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

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

To the Board of Supervisors
Greater Lakes/Sawgrass Bay Community Development District
Lake County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements, as listed in the table of contents, of Greater Lakes/Sawgrass Bay Community Development District, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated May 26, 2026.

Report on Internal Control Over Financial Reporting

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

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

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

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Greater Lakes/Sawgrass Bay Community Development District

Report on Compliance and Other Matters

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

Purpose of this Report

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

Berger Toombs Elam
Gaines + Frank

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

May 26, 2026

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors
Greater Lakes/Sawgrass Bay Community Development District
Lake County, Florida

Report on the Financial Statements

We have audited the financial statements of the Greater Lakes/Sawgrass Bay Community Development District as of and for the year ended September 30, 2025, and have issued our report thereon dated May 26, 2026.

Auditor's Responsibility

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

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 26, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Greater Lakes/Sawgrass Bay Community Development District

Financial Condition and Management

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

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

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

Specific Information

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

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

1) The total number of District employees compensated in the last pay period of the District's fiscal year as: 0
2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year as: 3
3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: $0
4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: $104,918
5) Each construction project with a total cost of at least $65,000 approved by the District that is scheduled to begin on or after October 1, 2024, together with the total expenditures for such project as: None
6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended. See below:

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Greater Lakes/Sawgrass Bay Community Development District

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	$ 361,575	$ 363,575	$ 2,000
Investment earnings	-	11,212	11,212
Total Revenues	361,575	374,787	13,212
Expenditures			
Current			
General government	111,377	98,335	13,042
Physical environment	250,198	287,578	(37,380)
Total Expenditures	361,575	385,913	(24,338)
Net changes in fund balance	-	(11,126)	(11,126)
Fund Balances - October 1, 2024	-	547,009	547,009
Fund Balances - September 30, 2025	$ -	$ 535,883	$ 535,883

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

1) The rate or rates of non-ad valorem special assessments imposed by the District as: $309.96 for the General Fund and $603.21 – $733.32 for the Debt Service Fund
2) The amount of special assessments collected by or on behalf of the District as: Total special assessments collected was $597,212.
3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: $2,515,000 Series 2022 Special Assessment Revenue Refunding Bonds

Additional Matters

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

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Greater Lakes/Sawgrass Bay Community Development District

Purpose of this Letter

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

Berger Toombs Elam Gaines + Frank

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

May 26, 2026

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

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

To the Board of Supervisors
Greater Lakes/Sawgrass Bay Community Development District
Lake County, Florida

We have examined Greater Lakes/Sawgrass Bay Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2025. Management is responsible for Greater Lakes/Sawgrass Bay Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Greater Lakes/Sawgrass Bay Community Development District's compliance based on our examination.

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

In our opinion, Greater Lakes/Sawgrass Bay Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2025.

Berger Toombs Elam
Gaines + Frank

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

May 26, 2026

Brian,

Greater Lakes/Sawgrass Bay Community Development District Audited Financial Statements for the year ended September 30, 2025.

Presentation of the audited financial statements to the BOS:

The financial statements of the District are required to be audited pursuant to the requirements outlined in Florida Statutes Chapter 218. The Audited financial statements should be evaluated based on several items: The Auditor's Report, the financial statements and the notes to the financial statements, the Report on Internal Control and the Management Letter.

Auditor's Opinion -
An unqualified opinion is the Auditor's opinion of the financial statements, given without any reservations. Such an opinion basically states that the auditor feels the District followed all accounting rules appropriately and that the financial reports are an accurate representation of the District's financial condition.

Is the Auditor's opinion unqualified for this district **YES** NO (Circle one.) See pages 1-3 of audit report.

Financial Statements and the Notes to the Financial Statements -
The financial statements themselves are presented in accordance with generally accepted accounting principles and include the notes to the financial statements. The phrase "see notes to the financial statements" (or similar wording) is a phrase you will see at the bottom of the financial statements. This means that reading the notes in conjunction with the financial statements will provide a more complete picture of the District's financial position and the results of its operations. The notes serve to explain, clarify, and expand upon the figures presented in the financial statements, and provide some additional information as well.

Report on Internal Control -
Report on Internal Control over financial reporting and other matters based on an audit of financial statements performed in accordance with Government Auditing Standards. The auditor includes this report to specifically identify any internal control deficiencies or instances of noncompliance with laws, regulations and contracts.

Instances or adverse findings reported for this district YES **NO** (Circle one.) If yes, see further explanation below. See pages 27-28

Management Letter -
The Management Letter is issued pursuant to the rules of the Auditor General of the State of Florida. This report is issued by the auditors to present any findings or recommendations the auditors may have as well as the status of any findings that may have been identified in the prior year. This report also identifies compliance with the provisions of the Auditor General of the State of Florida.

Instances or adverse findings reported for this district in the current year	YES	**NO**
Instances or adverse findings reported for this district in the prior year	YES	**NO**
(Circle one.) If yes, see further explanation below.		
See pages 29-31		

If there are any questions with the audit report, the numbers or any of the disclosures, please contact Venessa Smith.

Please let me know when the BOS accepts the report.

Thanks,

Venessa

TAB 6

SECOND ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

This Second Addendum to the Contract for Professional District Management Services (this **"Addendum"),** is made and entered into as of the 1st day of October, 2026 (the "**Effective Date**"), by and between **Greater Lakes / Sawgrass Bay Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Lake County, Florida (the "**District**"), and **Rizzetta & Company, Inc.**, a Florida corporation (the "**District Manager**").

RECITALS

WHEREAS, the District and the District Manager entered into the Contract for Professional District Management Services dated October 1, 2024 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the District Manager desire to amend **Exhibit B -** Schedule of Fees section of the Contract as further described in this Addendum; and

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

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

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

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

(Remainder of this page is left blank intentionally)

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

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: ______________________________

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: ______________________________

GREATER LAKES / SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

BY: ______________________________

PRINTED NAME: ______________________________

TITLE: Chairman/Vice Chairman

DATE: ______________________________

ATTEST:

____
Vice Chairman/Assistant Secretary
Board of Supervisors

____
Print Name

Exhibit B – Schedule of Fees

Exhibit B
Schedule of Fees

STANDARD ON-GOING SERVICES:

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

-

	MONTHLY	ANNUALLY
Management:	$1,447.83	$17,374
Administrative:	$465.42	$5,585
Accounting:	$1,371.08	$16,453
Financial Services & Revenue Collections:	$461.42	$5,537
Assessment Roll: (1)		$6,024
Total Standard On-Going Services:	$3,745.75	$50,973

(1) Assessment Roll is to be billed in one lump-sum upon completion.

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

PUBLIC RECORDS REQUESTS FEES:

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

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

LITIGATION SUPPORT SERVICES:

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

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

TAB 7

SECOND ADDENDUM TO THE CONTRACT FOR PROFESSIONAL TECHNOLOGY SERVICES

This Second Addendum to the Contract for Professional Technology Services (this **"Addendum"),** is made and entered into as of the 1st day October, 2026 (the "**Effective Date**"), by and between **Greater Lakes / Sawgrass Bay Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Lake County, Florida (the "**District**"), and **Rizzetta & Company, Incorporated**, a Florida corporation (the "**Consultant**").

RECITALS

WHEREAS, the District and Consultant entered into the Contract for Professional Technology Services dated April 21, 2019 (the "**Contract**"), incorporated by reference herein; and

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

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

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

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

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

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

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: ______________________

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: ______________________

GREATER LAKES / SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

BY: ______________________

PRINTED NAME: ______________________

TITLE: Chairman/Vice Chairman

DATE: ______________________

ATTEST:

____
Vice Chairman/Assistant Secretary
Board of Supervisors

____
Print Name

EXHIBIT B
Schedule of Fees

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

			MONTHLY
Website Compliance and Management:			$ 110.00
Email (50 GB per user) at $20.00 per month per account:			
Board Supervisor Account	5	x $20.00	$ 100.00
Onsite Staff Account	0	x $20.00	$ 00.00
Miscellaneous Account	0	x $20.00	$ 00.00
Total Standard On-Going Services:			**$ 210.00**

TAB 8

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 Vinctr

Mark Vincutonis, P.E.
Vice President

8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433
Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: hwa@hansonwalter.com
Website: www.hansonwalter.com

ARCHITECT - ENGINEER QUALIFICATIONS

PART 1 - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

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

B. ARCHITECT-ENGINEER POINT OF CONTACT

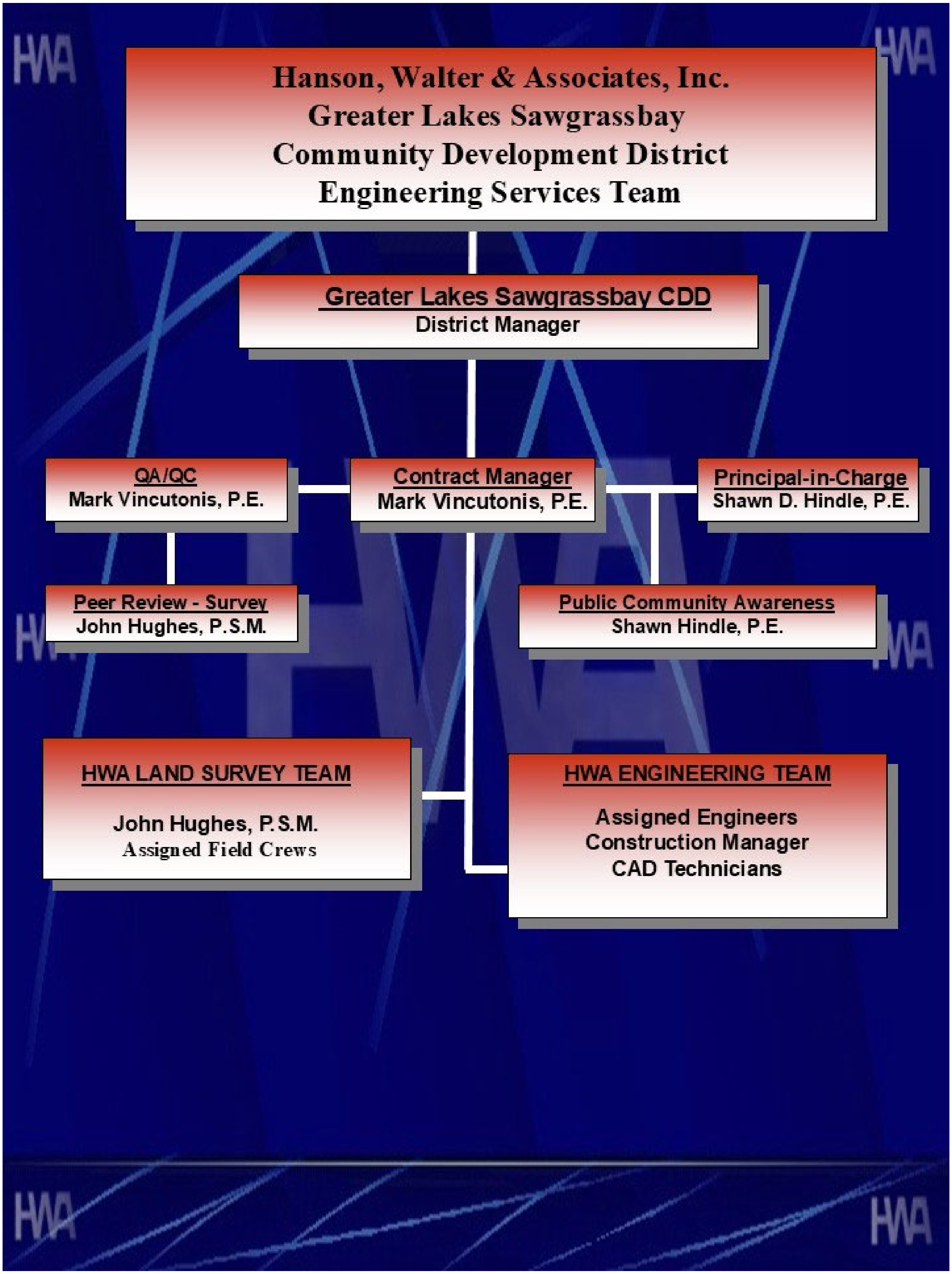
4. NAME AND TITLE Mark Vincutonis, P.E. / Vice President		
5. NAME OF FIRM Hanson, Walter & Associates, Inc.		
6. TELEPHONE NUMBER 407-847-9433	7. FAX NUMBER 321-442-1045	8. E-MAIL ADDRESS mvincutonis@hansonwalter.com

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

	PRIME (Check)	J-V PARTNER (Check)	SUBCON-TRACTOR (Check)	9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
a.	✓			Hanson, Walter & Associates, Inc. ☐ CHECK IF BRANCH OFFICE	8 Broadway, Suite 104 Kissimmee, FL 34741	Civil Engineer (and Land Surveying, if required)
b.				☐ CHECK IF BRANCH OFFICE		
c.				☐ CHECK IF BRANCH OFFICE		
d.				☐ CHECK IF BRANCH OFFICE		
e.				☐ CHECK IF BRANCH OFFICE		
f.				☐ CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

X *(Attached)*


Hanson, Walter & Associates, Inc.
Greater Lakes Sawgrassbay
Community Development District
Engineering Services Team
Greater Lakes Sawgrassbay CDD
District Manager
QA/QC
Mark Vincutonis, P.E.
Contract Manager
Mark Vincutonis, P.E.
Principal-in-Charge
Shawn D. Hindle, P.E.
Peer Review - Survey
John Hughes, P.S.M.
Public Community Awareness
Shawn Hindle, P.E.
HWA LAND SURVEY TEAM
John Hughes, P.S.M.
Assigned Field Crews
HWA ENGINEERING TEAM
Assigned Engineers
Construction Manager
CAD Technicians

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

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE a. TOTAL	14. YEARS EXPERIENCE b. WITH CURRENT FIRM
Shawn D. Hindle, P.E.	Principal in Charge	38	34

15. FIRM NAME AND LOCATION *(City and State)*
Hanson, Walter & Associates, Inc., Kissimmee, Florida

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
BSE/1989/ Engineering North Carolina State University	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, transportion, drainage including 6 major drainage studies, design/permitting for roadway projects in Central FL.

19. RELEVANT PROJECTS

a.
(1) TITLE AND LOCATION *(City and State)*: Osceola County Continuing Engineering Services- Osceola County, Florida
(2) YEAR COMPLETED: PROFESSIONAL SERVICES: 1998; CONSTRUCTION *(If applicable)*: Ongoing
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — X Check if project performed with current firm
Project Manager for Civil Design & Permitting numerous Roadway Widening and Realignments, 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.
(1) TITLE AND LOCATION *(City and State)*: School District of Osceola County Continuing Engineering Services- Osceola County, Florida
(2) YEAR COMPLETED: PROFESSIONAL SERVICES: 2012; CONSTRUCTION *(If applicable)*: Ongoing
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — X Check if project performed with current firm
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.
(1) TITLE AND LOCATION *(City and State)*: Stevens Plantation Community Developement District Osceola County, Florida
(2) YEAR COMPLETED: PROFESSIONAL SERVICES: 2012; CONSTRUCTION *(If applicable)*: Ongoing
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — X Check if project performed with current firm
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.
(1) TITLE AND LOCATION *(City and State)*: Edgewater East Community Development District- City of St. Cloud, Florida
(2) YEAR COMPLETED: PROFESSIONAL SERVICES: 2020; CONSTRUCTION *(If applicable)*: Ongoing
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — X Check if project performed with current firm
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.
(1) TITLE AND LOCATION *(City and State)*: Edgewater West Community Development District- Osceola County, Florida
(2) YEAR COMPLETED: PROFESSIONAL SERVICES: 2024; CONSTRUCTION *(If applicable)*: Ongoing
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — X Check if project performed with current firm
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	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE a. TOTAL	b. WITH CURRENT FIRM
Mark Vincutonis, P.E.	Contract Manager / QA/QC	33	33

15. FIRM NAME AND LOCATION *(City and State)*
Hanson, Walter & Associates, Inc., Kissimmee, Florida

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
University of Central Florida - BS in Civil Engineering 1994	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)*	(2) YEAR COMPLETED: PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Celebration CDD Celebration, Osceola County, FL	2015	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — X 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)*	(2) YEAR COMPLETED: PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Champions Gate Community Development District	2010	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — X 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)*	(2) YEAR COMPLETED: PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Remington CDD - Osceola County, Florida	ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — X 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)*	(2) YEAR COMPLETED: PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Brighton Lakes Phases 1 & 2 - Osceola County, Florida	Ongoing for CDD	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — X 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)*	(2) YEAR COMPLETED: PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Cypress Hammock- Osceola County, Florida	2018	2020

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — X 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	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE a. TOTAL	14. YEARS EXPERIENCE b. WITH CURRENT FIRM
John M. Hughes, P.S.M.	Survey Principal in Charge	40	40

15. FIRM NAME AND LOCATION *(City and State)*
Hanson, Walter & Associates, Inc., Kissimmee, Florida

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Valencia Community College Land Surveying Technology	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	(2) YEAR COMPLETED: CONSTRUCTION *(If applicable)*
a.	Bellalago DRI - Poinciana, Oscoela County, Florida	Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — X Check if project performed with current firm

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.

	(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED: PROFESSIONAL SERVICES	(2) YEAR COMPLETED: CONSTRUCTION *(If applicable)*
b.	Westside DRI and CDD - Osceola County, Florida	Ongoing for CDD	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — X Check if project performed with current firm

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.

	(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED: PROFESSIONAL SERVICES	(2) YEAR COMPLETED: CONSTRUCTION *(If applicable)*
c.	Eagle Lakes - Osceola County, Florida	2011	2011

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — X Check if project performed with current firm

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.

	(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED: PROFESSIONAL SERVICES	(2) YEAR COMPLETED: CONSTRUCTION *(If applicable)*
d.	Poinciana PUD - Osceola & Polk Counties, Florida	Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — X Check if project performed with current firm

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.

	(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED: PROFESSIONAL SERVICES	(2) YEAR COMPLETED: CONSTRUCTION *(If applicable)*
e.	ChampionsGate DRI, ChampionsGate, Florida	Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — X Check if project performed with current firm

Principal in Charge of Surveying Services, providing a boundary, topographic and tree survey and final subdivison 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.

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT *(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 1

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Bellalago Poinciana, Osceola County, Florida	Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT	c. POINT OF CONTACT TELEPHONE NUMBER
Taylor Morrison	Damon Cascio	407-636-1574

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT

Description of the Project:
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.

Nature and Extent of Work:
HWA 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.

HWA 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 & Wildlife Conservation Commission and the U.S. Fish & Wildlife Service.

HWA has also provided Post Design services, including but not limited to construction observation, addressing contactor requests for additional information, review of pay requests, as-built review and close-out certifications.

HWA 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.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Hanson, Walter & Associates, Inc.	Kissimmee, Florida	Civil engineering and land surveying
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT *(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)*	22. YEAR COMPLETED — PROFESSIONAL SERVICES	22. YEAR COMPLETED — CONSTRUCTION *(If applicable)*
ChampionsGate and ChampionsGate CDD ChampionsGate, Osceola and Polk Counties, Florida	Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT	c. POINT OF CONTACT TELEPHONE NUMBER
RIDA Associates / ChampionsGate CDD	Marc Reicher / Jason Showe- GMS	407-397-2500 / 407-841-5524

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT

Description of the Project:
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.

Nature and Extent of Work:
HWA 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. ***HWA*** has also provided land surveying services for the development, as needed

HWA also serves as the ChampionsGate CDD's District Engineer. Projects have included the milling & resurfacing of 2,800 LF of ChampionsGate Blvd which involved preparing 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. ***HWA*** also prepared a project bid manual, assisted with selecting a contractor and provided construction inpsection services. ***HWA*** has also provided annual sitewide inspections and certification services for the CDD and regularly attends CDD Board meetings.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Hanson, Walter & Associates, Inc.	Kissimmee, Florida	Civil engineering and land surveying
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT *(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)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Brighton Lakes PUD and CDD Osceola County, Florida	Ongoing for CDD	Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT	c. POINT OF CONTACT TELEPHONE NUMBER
Engineered Homes / Brighton Lakes CDD	Igor Teplitsky / Michael Perez -Inframark	407-678-1661 / 407-566-1935

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT

Description of the Project:
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, ***HWA*** also acts in the capacity of District Engineer for the Brighton Lakes CDD.

Nature and Extent of Work:
HWA 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. ***HWA*** 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.

HWA has also provided various surveying services including BT&T surveys, as-built surveys, LOMR processing, legal descriptions and platting services.

Currently, ***HWA*** 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.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Hanson, Walter & Associates, Inc.	Kissimmee, Florida	Civil engineering and land surveying
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT *(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 4

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Spring Lake @ Celebration and Celebration CDD Celebration, Osceola County, Florida	Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT	c. POINT OF CONTACT TELEPHONE NUMBER
David Weekley Homes / Celebration CDD	Jeff Barrett /Angel Montagna (Inframark)	678-812-2051 / 407-566-1935

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT

Description of the Project:
Spring Lake at Celebration Phases 2 & 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, ***HWA*** also serves in the capacity of District Engineer for the Celebration Community Development District.

Nature and Extent of Work:
HWA 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.

For the Celebration CDD, ***HWA*** 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.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Hanson, Walter & Associates, Inc.	Kissimmee, Florida	Civil engineering and land surveying
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT *(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 5

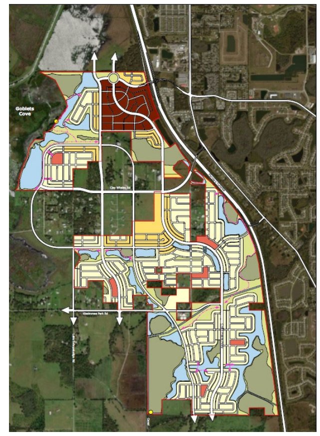
21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Edgewater East Community Development District City of St. Cloud. Florida	Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT	c. POINT OF CONTACT TELEPHONE NUMBER
BTI Partners/ Wrathell,Hunt & Assoc.	Kevin Mays/ Craig Wrathell	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 *(City and State)*	(3) ROLE
a.	Hanson, Walter & Associates, Inc.	Kissimmee, Florida	Civil engineering and Land Surveying
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (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: 6

21. TITLE AND LOCATION (City and State)	22. YEAR COMPLETED: PROFESSIONAL SERVICES	22. YEAR COMPLETED: CONSTRUCTION (If applicable)
Poinciana PUD Poinciana, Osceola and Polk Counties, Florida	Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT	c. POINT OF CONTACT TELEPHONE NUMBER
Taylor Morrison	Damon Cascio	407-636-1574

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT

Description of the Project:
Poinciana is a 48,000+/- acre mixed-use PUD, including single-family and multi-family developments, commerical and industrial sites, recreational facilities, and public facilities including a K-8 school and a hospital.

Nature and Extent of Work:
HWA 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 & Wildlife Conservation Commission. A very small sampling of the many projects within Poinciana on which ***HWA*** has worked include:

> Isles of Bellalago (residential)
> Solivita Marketplace
> Deerwood Park (recreation)
> Bellalago Academy
> Fieldstone (residential)
> The Point (commercial)
> Poinciana Industrial Park
> Association of Poinciana Villages Maintenance Facility
> Crescent Lakes (residential)
> Promenade Office Park
> Shoppes at Bellalago

HWA 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.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Hanson, Walter & Associates, Inc.	Kissimmee, Florida	Civil engineering and land surveying
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(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)*	22. YEAR COMPLETED PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Remington Community Development District Osceola County, Florida	Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT	c. POINT OF CONTACT TELEPHONE NUMBER
Remington CDD	Jason Showe (Govt. Mgmt. Services)	407-841-5524

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT

Description of the Project:
Remington is a 734+/- Development of Regional Impact property consisting of primarily residential development with an 18-hole golf course. ***HWA*** acts in the capacity of District Engineer for the CDD and has provided engineering design, bidding and construction management services for various improvements.

Nature and Extent of Work:
Improvements for which civil engineering services have been provided include but are not limited to the following:

- roadway renewal and resurfacing for Remington Blvd. and other streets within several neighborhoods
- the addition of a guard shack
- stormwater pond reshaping modifications
- stormwater pond certifications with SFWMD

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

HWA prepared a report for the CDD outlining the condition of all roads within the development, and has provided construction inspection services.

HWA 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.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Hanson, Walter & Associates, Inc.	Kissimmee, Florida	Civil engineering and land surveying
b.			
c.			
d.			
e.			
f.			

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10
Shawn D. Hindle, P.E.	Engineering Principal	X	X	X	X	X	X	X			
Mark Vincutonis, P.E.	Contract Mgr. / QA/QC	X	X	X		X	X				
John Hughes, P.S.M.	Survey Principal	X	X	X	X	X	X	X			
.											

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	Bellalago PUD/DRI	6	Poinciana PUD
2	ChampionsGate DRI and CDD	7	Remington CDD
3	Brighton Lakes PUD and CDD	8	
4	Edgewater East CDD	9	
5	Spring Lake @ Celebration and Celebration	10	

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH SHEETS AS NEEDED.

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 personnal 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 permittability. 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 prodecures.

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.

I. AUTHORIZED REPRESENTATIVE
The foregoing is a statement of facts.

31. SIGNATURE	32. DATE
Mark Vincutonis	07-07-2026

33. NAME AND TITLE
Mark Vincutonis, P.E. - Vice President

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*

PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

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		**5. OWNERSHIP**	
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	7. NAME OF FIRM *(If block 2a is a branch office)*	

8a. FORMER FIRM NAME(S) *(If any)*	8b. YR. ESTABLISHED	8c. DUNS NUMBER
N/A	N/A	N/A

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	c. No. of Employees (2) BRANCH
12	Civil Engineer/Designer	15	
08	Engineering CADD Tech.	5	
16	Construction Manager	1	
38	Land Surveyor	5	
02	Administration	5	
08	Survey CADD Tech	3	
	Other Employees		
	Total	34	

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
C10	Commercial Bldgs: Shopping Centers	1
C11	Community Facilities	1
C15	Construction Management	2
C16	Construction Surveying	2
E02	Education Facilities	1
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

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

a. Federal Work	
b. Non-Federal Work	6
c. Total Work	6

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE Mark Vincutonis

b. DATE 7-07-26

c. NAME AND TITLE
Mark Vincutonis, P.E. - Vice President

SCHEDULE OF FEES
FOR
PROFESSIONAL SERVICES

CONSULTING SERVICES		$/HR.
A.	Principal	$ 330.00
B.	Project Manager	200.00
C.	Engineer	165.00
D.	Senior Planner	150.00
E.	CAD Design Technician	140.00
F.	CAD Technician	125.00
G.	Construction Inspector	150.00
H.	Accounting Services	90.00
I.	Project Coordinator/Scheduler	100.00
J.	Surveying Services	
	1. Survey Field Crew	175.00
	2. GPS Survey Crew	175.00
	3. Principal Land Surveyor	200.00
	4. Associate Land Surveyor	175.00
	5. Senior Technician (CAD / PSM)	140.00
	6. Computer Technician (CAD)	125.00
K.	Clerical Services	75.00
L.	Miscellaneous Expenses	
	1. Prints 24" x 36"/30" x 42" Blueprint or Xerox, ea.	2.00/3.00
	2. Paper Sepia (Vellum) 24" x 36"/30" x 42", ea.	10.00/15.00
	3. Sepia Mylar 24" x 36"/30" x 42", ea.	15.00/20.00
	4. Xerox Copies, ea. mass reproduction (8 ½"x 11")	.25
	5. Xerox Copies, ea. mass reproduction (8 ½" x 14")	.35
	6. Xerox Copies, ea. (11" x 17")	1.00
	7. Xerox Copies of Original Survey 8½" x 14"	5.00
	Plus each additional	1.00
	8. Travel, per mile, portal to portal	.40
	9. Printing, Graphics, Postage, etc.	Cost + 20%
	10. Long Distance Telephone Charges	Cost + 20%
	11. Out of Town Expenses (Overnight)	Cost + 30%
	12. Sub-Consultant Services, Laboratory, Testing, etc.	Cost + 15%
	13. Permit and Application Fee Advances	Cost + 10%
	14. Overnight Deliveries	Cost + 20%
	15. Courier Services	Cost + 20%

- For sworn testimony at depositions and hearings, etc., the above rates will be charged at 2.5 times.
- For services in court, the above rates will be charged at 2.5 times, with a minimum of an eight-hour day charged for each day of appearance.
- Overtime to accomplish a project by the client's required completion date will be charged at 1.5 times the above hourly rates, subsequent to client notification and approval.

HANSON. WALTER & ASSOCIATES. INC.
PROFESSIONAL ENGINEERING. SURVEYING & PLANNING
8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433
Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: hwa@hansonwalter.com

TAB 9

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 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.

Hourly Labor Rate Schedule

Classification	*Rate*
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