



Rizzetta & Company

Lecanto Preserve Community Development District

Board of Supervisors' Meeting

April 16, 2026

**District Office:
5844 Old Pasco Road Suite 100
Wesley Chapel, FL 33544
813.533.2950**

LECANTO PRESERVE COMMUNITY DEVELOPMENT DISTRICT

District Board of Supervisors	Steven Fischer Jordan Fischer Walter Stern Randi Marstein Vacant	Chairman Vice-Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Lynn Hayes	Rizzetta & Company, Inc.
District Counsel	Jennifer Klinski	Kilinski / Van Wyk PLLC
Interim District Engineer	Kenneth Ward	Burrell Engineering

All Cellular phones and pagers must be turned off while in the meeting room.

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 (813) 933-5571. 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.

LECANTO PRESERVE COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614

April 15, 2026

**Board of Supervisors
Lecanto Preserve Community
Development District**

REVISED AGENDA

Dear Board Members:

The special Meeting of the Board of Supervisors of the Lecanto Preserve Community Development District will be held on **Thursday, April 16, 2026 at 3:00 p.m.**, to be held at the office of Burrell Engineering, 12005 N. Florida Avenue, Dunnellon, FL 34434. The following is the revised agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of February 5, 2026 Special Meeting Minutes Tab 1
 - B. Ratification of Operation & Maintenance Expenditures for January & February 2026..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Construction & Access Easement Agreement..... Tab 3
 - B. Consideration of Resolution 2026-03; Setting Landowner Election Tab 4
 - C. Discussion of Fiscal Year 2026-2027 Budget..... Tab 5
 - D. Consideration of Resolution 2026-04; Approving Proposed Fiscal Year 2026/2027 Budget and Setting Public Hearing Tab 6
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Presentation of District Manager Report Tab 7
 - ii. Presentation of Website Compliance Report..... Tab 8
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,

Lynn Hayes

Lynn Hayes

District Manager

Tab 1

MINUTES OF MEETING

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

**LECANTO PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Lecanto Preserve Community Development District was held on **Thursday, February 5, 2026, at 2:30 p.m.** at the offices of Burrell Engineering, 12005 N. Florida Avenue Dunnellon, FL 34434.

Present and constituting a quorum:

Steven Fischer	Chairman
Randi Marstein	Assistant Secretary
Walter Stern	Assistant Secretary

Also present were:

Lynn Hayes	District Manager, Rizzetta & Company
Patrick Collins	District Counsel, Kilinski/ Van Wyk (via phone)
Jennifer Kilinski	District Counsel, Kilinski/ Van Wyk (via phone)
Ken Ward	District Engineer, Burrell Engineering
Eddie Esch	Representative, Purchasing Agent
Gilbert Delgado	Bond Counsel, Squire Patton Boggs, LLP (via phone)
Pedro Hernandez	Bond Counsel, Squire Patton Boggs, LLP (via phone)
Kayla Connell	FS, Rizzetta & Company (via phone)

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes opened the meeting at 2:30 p.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience members in attendance.

THIRD ORDER OF BUSINESS

Consideration of the Regular Board of Supervisors Meeting Minutes August 11, 2025

On a Motion by Mr. Fischer, seconded by Mr. Stern, with all in favor, the Board of Supervisors approved the June 2, 2025, Board of Supervisor regular meeting minutes, as presented for Lecanto Preserve Community Development District.
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47
48 **FOURTH ORDER OF BUSINESS**

**Ratification of Operation
& Maintenance Expenditures for July
2025 through December 2025**

49
50
51
52 Mr. Hayes reviewed the operation and maintenance expenditures from July
53 2025 through December 2025 with the Board of Supervisors and asked if there were
54 any questions. There were none.
55

On a Motion by Mr. Fischer, seconded by Mr. Stern, with all in favor, the Board of Supervisors ratified the operational and maintenance expenditures for July 2025 (\$3,397.83), August 2025 (\$7,519.63), September 2025, (\$7,895.23), October 2025 (\$15,382.19), November 2025 (\$1,674.89), and December 2025 (\$1,162.23), as presented, for the Lecanto Preserve Community Development District.

56
57 **FIFTH ORDER OF BUSINESS**

**Consideration of Blanket Letter of
Representative**

58
59
60 It was stated that the blanket letter makes the Depository Trust Company for Lecanto
61 Preserve CDD eligible to make deposits.
62

On a Motion by Mr. Fischer, seconded by Mr. Stern, with all in favor, the Board of Supervisors approved the Blanket Letter of Representation for the Lecanto Preserve Community Development District.

63
64 **SIXTH ORDER OF BUSINESS**

**Consideration of Bond Related
Matters**

65
66
67 Mr. Collins and Ms. Kilinski reviewed the process for issuing bonds, noting
68 documents that the Board would be asked to approve authorizing the Chairman and Staff
69 to move forward with the issuance.
70

71 **1. Consideration of Engineer's Report**

72 Mr. Ward presented the First Supplemental Engineer's Report dated February 5,
73 2026, outlining the description and costs for the District's Assessment Area One
74 Project, which includes 85 single family 40" lots, and 195 single family 50" lots. He
75 provided updates on construction to date. Discussion was held regarding
76 landscaping.
77

On a Motion by Mr. Fischer, seconded by Mr. Stern, with all in favor, the Board of Supervisors accepted the First Supplemental Engineer's Report dated February 5, 2026, as presented, for the Lecanto Preserve Community Development District.

78
79 **2. Consideration of Preliminary First Supplemental Special Allocation Report**

80 Ms. Connell presented the First Supplemental Special Allocation Report
81 highlighting tables 1 – 5 reflecting the allocation of the portion of the \$10,363,367 in
82 construction being funded with the 2026 series bonds between the 280 lots by

83 product type.

On a Motion by Mr. Fischer, seconded by Mr. Stern, with all in favor, the Board of Supervisors approved the First Supplemental Special Allocation Report, in substantial form, for the Lecanto Preserve Community Development District.

84
85 **3. Consideration of Resolution 2026-01; Bond Delegation**

86 Mr. Delgado explained the resolution to the Board, stating that it authorizes the
87 issuance of the Series 2026 bonds with a not-to-exceed aggregate principal amount
88 of \$6,000,000. He noted that associated documents are included as exhibits to the
89 resolution.
90

On a Motion by Mr. Fischer, seconded by Mr. Stern, with all in favor, the Board of Supervisors adopted Resolution 2026-01, authorizing the issuance of the Series 2026 bonds, for the Lecanto Preserve Community Development District.

91
92 **4. Consideration of Resolution 2026-02; Supplemental Delegated Assessment**

93 Mr. Collins reviewed the resolution for the Board explaining that it relates to
94 assessment area one project.
95

On a Motion by Mr. Fischer, seconded by Mr. Stern, with all in favor, the Board of Supervisors adopted Resolution 2026-02, as presented, for the Lecanto Preserve Community Development District.

96
97 **5. Consideration of Issuer's Counsel Documents**

98 Mr. Collins reviewed the Completion Agreement, Acquisition Agreement, Collateral
99 Assignment, True-Up Agreement, Disclosure of Public Financing, Declaration of
100 Consent, and the Notice of assessments for the Board, highlighting their individual
101 functions within the Bonds.
102

On a Motion by Mr. Fischer, seconded by Mr. Stern, with all in favor, the Board of Supervisors adopted the Completion Agreement, Acquisition Agreement, Collateral Assignment, True-Up Agreement, Disclosure of Public Financing, Declaration of Consent, and the Notice of assessments, in substantial form, for the Lecanto Preserve Community Development District.

103
104 **SEVENTH ORDER OF BUSINESS**

Staff Reports

105
106 **A. District Counsel**

107 Nothing further to report.
108

109 **B. District Engineer**

110 Nothing further to report.
111

112 **C. District Manager's Report**

113 Mr. Hayes presented his report and the 3rd quarter website compliance report. He
114 noted that the district passed all ADA Accessibility and Florida Statute 189.069
115 requirements.
116

LECANTO PRESERVE COMMUNITY DEVELOPMENT DISTRICT
February 5, 2026 - Minutes of Meeting
Page 4

117 Mr. Hayes reminded the Board of Supervisors that the next regular meeting will be
118 on June 1, 2026, at 3:00 p.m. He stated that he would be presenting the proposed
119 budget for fiscal year 2026/2027 at this meeting.

120

121 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**

122

123 There were no supervisor requests.

124 **NINTH ORDER OF BUSINESS** **Adjournment**

On a motion from Mr. Fischer, seconded by Mr. Stern , with all in favor, the Board of Supervisors adjourned the meeting at 2:59 p.m. for the Lecanto Preserve Community Development District.

125

126

127

128 _____
Assistant Secretary

_____ Chairman / Vice-Chairman

Tab 2

LECANTO PRESERVE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures January 2026 For Board Approval

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

The total items being presented: **\$6,871.28**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lecanto Preserve Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Burrell Engineering, Inc.	100065	10054	District Engineering Services 10/25	\$ 988.95
Burrell Engineering, Inc.	100065	10124	District Engineering Services 12/25	\$ 420.90
Kilinski Van Wyk, PLLC	100063	12156	Legal Services 04/25	\$ 840.00
Kilinski Van Wyk, PLLC	100063	12613	Legal Services 06/25	\$ 2,490.00
Kilinski Van Wyk, PLLC	100063	12893	Legal Services 07/25	\$ 836.50
Kilinski Van Wyk, PLLC	100063	13707	Legal Services 11/25	\$ 135.00
Kilinski Van Wyk, PLLC	100063	13708	Legal Services 11/25	\$ 160.00
Rizzetta & Company, Inc.	100064	INV0000106275	Management Services 01/26	\$ 933.33
Times Publishing Company	100066	68156-012126	Account #TB334140 Legal Advertising 01/26	\$ <u>66.60</u>
Total				\$ <u>6,871.28</u>

Burrell Engineering, Inc.

12005 N. Florida Ave.
Dunnellon, FL 34434

Invoice

DATE	INVOICE #
11/3/2025	10054

BILL TO
Lecanto Preserve CDD c/o Rizzetta & Company, Inc. 3434 Colwell Ave., Suite 200 Tampa, FL 33614

P.O. NO.	PROJECT NO.	PROJECT NAME
	24-20	LecantoPreserve CDD InterimEng

ITEM	Service Date	DESCRIPTION	HRS	RATE	AMOUNT
Project Manager	10/13/2025	cons svcs/shop drawings CN-5: sent Cand	0.75	150.00	112.50
Project Manager	10/15/2025	cons svcs/shop drawings CN-5: sent Cand	4.75	150.00	712.50
Project Manager	10/27/2025	Supp 10	1	150.00	150.00
Reimbursables		Inhouse blueprints,plots,xerox,etc.		13.95	13.95

Total	\$988.95
Payments/Credits	\$0.00
Balance Due	\$988.95

Burrell Engineering, Inc.

12005 N. Florida Ave.
Dunnellon, FL 34434

Invoice

DATE	INVOICE #
1/2/2026	10124

BILL TO
Lecanto Preserve CDD c/o Rizzetta & Company, Inc. 3434 Colwell Ave., Suite 200 Tampa, FL 33614

P.O. NO.	PROJECT NO.	PROJECT NAME
	24-20	LecantoPreserve CDD InterimEng

ITEM	Service Date	DESCRIPTION	HRS	RATE	AMOUNT
Project Manager	12/2/2025	pay application SUPP 13&14	0.5	150.00	75.00
Project Manager	12/4/2025	pay application SUPP 13&14	1.25	150.00	187.50
Project Manager	12/22/2025	Project Manager	1	150.00	150.00
Reimbursables		Inhouse blueprints,plots,xerox,etc.		8.40	8.40

Total	\$420.90
Payments/Credits	\$0.00
Balance Due	\$420.90



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

INVOICE

Invoice # 12156
Date: 05/16/2025
Due On: 06/15/2025

Lecanto Preserve CDD

Construction

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	JK	04/04/2025	Review/edit master construction contract, assignment package and update with additional statutory changes; review prior comments from contractor	0.40	\$385.00	\$154.00
Service	PC	04/04/2025	Draft revisions to shell 2025 Project construction agreement and associated package for assignment of construction contract to the District.	1.00	\$280.00	\$280.00
Service	PC	04/15/2025	Draft revisions to form of District construction contract based on requested revisions from Developer.	0.90	\$280.00	\$252.00
Service	JK	04/15/2025	Review/edit and transmit construction contract edits and finalized shell documents	0.40	\$385.00	\$154.00
Total						\$840.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
12156	06/15/2025	\$840.00	\$0.00	\$840.00
Outstanding Balance				\$840.00

Total Amount Outstanding \$840.00

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

INVOICE

Invoice # 12613
Date: 07/12/2025
Due On: 08/11/2025

Lecanto Preserve CDD

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$840.00	+ \$2,490.00	) - ( \$0.00	) = \$3,330.00

LPCDD-103 Construction

Lecanto Preserve CDD - 103 Construction

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	JK	06/02/2025	Update assignment/ transfer documents for construction contract and purchase orders for same	0.30	\$385.00	-	\$115.50
Service	PC	06/03/2025	Telephone conference with District Manager regarding Phase 1 Construction agreement, assignment of the same, and materials purchase orders.	0.20	\$280.00	-	\$56.00
Service	PC	06/04/2025	Telephone conference with construction consultant regarding purchase orders; Telephone conference with District Manager regarding purchase orders; Correspond with Developer regarding execution of Phase 1 construction agreement.	0.60	\$280.00	-	\$168.00
Service	PC	06/05/2025	Confer with District Manager regarding	1.70	\$280.00	-	\$476.00

			required documentation for assignment of construction agreement; Draft package for assignment of Phase 1 construction agreement to the District; Draft form of payment and performance bonds.				
Service	RVW	06/05/2025	Review and edit contract assignment documents and confer with staff regarding same.	0.60	\$385.00	-	\$231.00
Service	PC	06/06/2025	Correspond with District staff regarding execution of assignment package for Phase 1 construction contract.	0.20	\$280.00	-	\$56.00
Service	PC	06/10/2025	Telephone conference with Developer regarding demand note option in lieu of performance bonds; Telephone conference with District Manager regarding execution of assignment package; Draft revisions to construction contract assignment package; Draft demand note agreement.	1.60	\$280.00	31.25%	\$308.00
Service	RVW	06/10/2025	Confer with client regarding contract assignment items.	0.50	\$385.00	-	\$192.50
Service	PC	06/11/2025	Draft final revisions, compile exhibits, and transmit final drafts of demand note agreement and construction assignment package.	0.60	\$280.00	-	\$168.00
Service	MH	06/11/2025	Review and revise assignment documents and demand note.	1.00	\$355.00	-	\$355.00
Service	PC	06/17/2025	Correspond with District staff regarding contractor's execution of assignment agreement.	0.30	\$280.00	-	\$84.00
Service	PC	06/20/2025	Telephone conference with District Manager	0.20	\$280.00	-	\$56.00

			regarding finalization of purchase orders; Draft correspondence to construction consultant regarding status of execution of assignment package.				
Service	PC	06/23/2025	Analysis of Contractor's executed copy of construction agreement assignment package; Correspond with Developer regarding execution of construction agreement assignment package.	0.30	\$280.00	-	\$84.00
Service	PC	06/27/2025	Draft follow up correspondence to Construction Consultant regarding execution of assignment package.	0.10	\$280.00	-	\$28.00
Service	PC	06/30/2025	Analysis and compilation of fully executed construction contract, assignment package, and demand note agreement for Phase 1 construction; Correspond with District Manager regarding finalization of Phase 1 construction documents.	0.40	\$280.00	-	\$112.00
Line Item Discount Subtotal							-\$140.00
Total							\$2,490.00

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

INVOICE

Invoice # 12893
Date: 08/11/2025
Due On: 09/10/2025

Lecanto Preserve CDD

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$3,330.00	+ \$836.50	) - ( \$0.00	) = \$4,166.50

LPCDD-103

Lecanto Preserve CDD - Construction

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	JK	07/01/2025	Review/edit DPO forms, assignment and demand note agreement and finalize same	0.20	\$385.00	\$77.00
Service	JK	07/02/2025	Review final updates to DPO/ construction documents and sign off on same; review NTO and provide supporting information for same	0.30	\$385.00	\$115.50
Service	PC	07/02/2025	Correspond with construction consultant regarding release of purchase orders; Correspond with Supervisor regarding execution of construction contract assignment package; Draft construction easement; Correspond with construction consultant and District Manager regarding execution of notices to owner for District purchase orders.	1.30	\$280.00	\$364.00
Service	PC	07/07/2025	Correspond with Supervisor regarding receipt of executed pages from construction contract assignment package and final compilation of the same.	0.20	\$280.00	\$56.00

Service	PC	07/22/2025	Analysis of Notice to Owner from West to West Construction Co for pre-cast walls.	0.10	\$280.00	\$28.00
Service	PC	07/28/2025	Draft response to Notice to Owner received from Del Zotto for furnishing of concrete materials.	0.70	\$280.00	\$196.00
					Total	\$836.50

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

INVOICE

Invoice # 13707
Date: 12/12/2025
Due On: 01/11/2026

Lecanto Preserve CDD

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$214.00	+ \$135.00	) - ( \$0.00	) = \$349.00

LPCDD-01

Lecanto Preserve CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	JK	11/07/2025	Memorandum to District Management regarding implementation of Amendment 2 and impacts on CDD property for enforcement of fishing and hunting regulations; confirm same.	0.20	\$390.00	\$78.00
Service	SH	11/10/2025	Monitor and report on bills affecting special districts.	0.20	\$285.00	\$57.00
					Total	\$135.00

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

INVOICE

Invoice # 13708
Date: 12/12/2025
Due On: 01/11/2026

Lecanto Preserve CDD

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$352.56	+ \$160.00	) - ( \$0.00	) = \$512.56

LPCDD-102

Lecanto Preserve CDD - Validation

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AH	11/03/2025	Research execution and filing of certificate of no appeal; confer with clerk of court regarding same.	0.60	\$200.00	\$120.00
Service	AH	11/04/2025	Research execution and filing of certificate of no appeal; confer with clerk of court regarding same.	0.20	\$200.00	\$40.00
Total						\$160.00

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
1/2/2026	INV0000106275

Bill To:

Lecanto Preserve CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
January	Upon Receipt	00698

Description	Qty	Rate	Amount
Management Services	1.00	\$833.33	\$833.33
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$933.33
Total			\$933.33

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
1/21/26-1/21/26		LECANTO PRESERVE CDD	
Billing Date	Sales Rep	Customer Account	
1/21/2026	Deirdre Bonett	TB334140	
Total Amount Due		Invoice Number	
\$66.60		68156-012126	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
1/21/26	1/21/26	68156	Baylink Hernando , tampabay.com	Legal-CLS 2 col	Special Meeting	2	1.00x40.00 L	\$64.60
					Affidavit Fee			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
1/21/26-1/21/26		LECANTO PRESERVE CDD	
Billing Date	Sales Rep	Customer Account	
1/21/2026	Deirdre Bonett	TB334140	
Total Amount Due		Invoice Number	
\$66.60		68156-012126	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

LECANTO PRESERVE CDD
 3434 COLWELL AVE STE 200
 TAMPA, FL 33614-8390

REMIT TO:
 Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

68156

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus County, Florida that the attached copy of advertisement being a Legal Notice in the matter Special Meeting was published in said newspaper by print in the issues of 01/21/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.




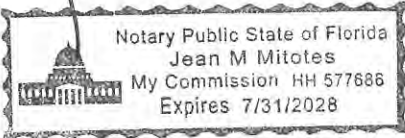
Signature of Affiant

Sworn to and subscribed before me this 01/21/2026

Signature of Notary of Public

Personally known or produced identification.

Type of identification produced _____

LECANTO PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL MEETING

The Board of Supervisors (the "Board"), of the Lecanto Preserve Community Development District will hold a special meeting on February 5, 2026, at 2:30 p.m. at the office of Burrell Engineering, 12005 N. Florida Avenue, Dunnellon, FL 34434.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at meeting. There may be occasions when Board Supervisors or District Staff will participate by speaker telephone. A copy of the agenda for this meeting may be obtained from 3434 Colwell Ave, #200, Tampa, Florida 33614 or by calling (813) 994-1001.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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Lynn Hayes
District Manager
Run Date: January 21, 2026

68156

LECANTO PRESERVE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$4,741.03**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lecanto Preserve Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Burrell Engineering, Inc.	100069	10160	District Engineering Services 01/26	\$ 3,459.70
Kilinski Van Wyk, PLLC	100067	13934	Legal Services 12/25	\$ 156.00
Kilinski Van Wyk, PLLC	100070	14217	Legal Services 01/26	\$ 192.00
Rizzetta & Company, Inc.	100068	INV0000106697	Management Services 02/26	<u>\$ 933.33</u>
Total				<u>\$ 4,741.03</u>

Burrell Engineering, Inc.

12005 N. Florida Ave.
Dunnellon, FL 34434

Invoice

DATE	INVOICE #
2/4/2026	10160

BILL TO
Lecanto Preserve CDD c/o Rizzetta & Company, Inc. 3434 Colwell Ave., Suite 200 Tampa, FL 33614

P.O. NO.	PROJECT NO.	PROJECT NAME
	24-20	LecantoPreserve CDD InterimEng

ITEM	Service Date	DESCRIPTION	HRS	RATE	AMOUNT
Principal Engin...	1/6/2026	Supp 17; Eng report	1.75	175.00	306.25
Principal Engin...	1/12/2026	engineering report	1	175.00	175.00
Principal Engin...	1/13/2026	engineering report	4.75	175.00	831.25
Principal Engin...	1/14/2026	engineering report	2.25	175.00	393.75
Principal Engin...	1/15/2026	engineering report	1.25	175.00	218.75
Principal Engin...	1/20/2026	engineer report suipp 19	0.5	175.00	87.50
Principal Engin...	1/21/2026	engineer report suipp 19	0.75	175.00	131.25
Principal Engin...	1/22/2026	engineer report suipp 19	0.75	175.00	131.25
Principal Engin...	1/23/2026	engineer report suipp 19	3.25	175.00	568.75
Principal Engin...	1/26/2026	engineer report	1	175.00	175.00
Principal Engin...	1/27/2026	engineer report	2	175.00	350.00
Principal Engin...	1/29/2026	engineer report	0.5	175.00	87.50
Reimbursables		Inhouse blueprints,plots,xerox,etc.		3.45	3.45

Total	\$3,459.70
Payments/Credits	\$0.00
Balance Due	\$3,459.70



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

INVOICE

Invoice # 13934
Date: 01/13/2026
Due On: 02/12/2026

Lecanto Preserve CDD

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$156.00	) - ( \$0.00	) = \$156.00

LPCDD-01

Lecanto Preserve CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	JK	12/15/2025	Review updates to plan of financing and confer re: same	0.20	\$390.00	\$78.00
Service	JK	12/19/2025	Monitor and report on bills affecting special districts.	0.20	\$390.00	\$78.00
Total						\$156.00

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

INVOICE

Invoice # 14217
Date: 02/16/2026
Due On: 03/18/2026

Lecanto Preserve CDD

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$156.00	+ \$192.00	) - ( \$0.00	) = \$348.00

LPCDD-01

Lecanto Preserve CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	SH	01/05/2026	Monitor and report on bills affecting special districts.	0.20	\$285.00	\$57.00
Service	JK	01/21/2026	Review/edit agenda with bond documents/outline	0.20	\$390.00	\$78.00
Service	PC	01/27/2026	Analysis of correspondence from District Manager and Developer regarding FY27 and future buildout budgets.	0.20	\$285.00	\$57.00
Total						\$192.00

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
2/2/2026	INV0000106697

Bill To:

Lecanto Preserve CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
February	Upon Receipt	00698

Description	Qty	Rate	Amount
Management Services	1.00	\$833.33	\$833.33
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$933.33
Total			\$933.33

Tab 3

Prepared By and Return To

Jennifer Kilinski, Esq.
Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301

TEMPORARY CONSTRUCTION AND ACCESS EASEMENT
LECANTO PRESERVE COMMUNITY DEVELOPMENT DISTRICT

THIS TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT (“Agreement”) is made and entered as of this ___ day of _____ 2025, by and between **LECANTO PRESERVE, LLC**, a Florida corporation, whose mailing address is 2500 Weston Road, Suite 311, Weston, Florida 33331 (“**Grantor**”) in favor of **LECANTO PRESERVE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (“**Grantee**” or the “**District**”) (Grantor and Grantee are sometimes together referred to herein as the “**Parties**”, and separately as the “**Party**”).

WITNESSETH:

WHEREAS, Grantor is the owner in fee simple of real property located in Citrus County, Florida being more particularly described in “**Exhibit A**” attached hereto, and by this reference incorporated herein (collectively, the “**Easement Area**”); and

WHEREAS, Grantee intends to complete within the Easement Area, the design, installation and construction of infrastructure improvements, including stormwater management systems, water and wastewater utilities, roadways, offsite improvements, landscaping, hardscaping and irrigation, conservation and mitigation areas, and other such improvements as authorized by law (collectively, the “**Improvements**”); and

WHEREAS, Grantor desires to grant to Grantee a temporary, non-exclusive construction and access easement on, upon, over, under, across, and through the Easement Area for the sole purpose of constructing the Improvements, until either construction of the Improvements is completed, the Grantee acquires the Easement Area, or a plat is recorded which encompasses the Easement Area, whichever occurs first.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid by the Grantee to the Grantor, the mutual covenants and agreements herein set forth and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

RECITALS. The foregoing recitals are true and correct and are incorporated herein by this reference.

1. TEMPORARY CONSTRUCTION EASEMENT. Grantor does hereby grant, bargain, sell and convey to Grantee a temporary, non-exclusive easement on, upon, over, under, across and

through the Easement Area for access, ingress, egress and to allow Grantee to complete the design, construction and installation of the Improvements (collectively, the “**Easement**”).

2. TERM OF EASEMENT. Upon the earlier of (i) the completion of all Improvements and the acceptance of such by the District’s Board of Supervisors, or (ii) recordation of a release of the Easement in the Public Records of Citrus County, Florida, or (iii) upon recordation of a plat encompassing the Easement Area, then this Agreement shall automatically terminate and be extinguished and all rights in the Easement granted by this Agreement shall immediately revert to the Grantor, its successors, transferees and assigns, without further action of the Grantor or Grantee being required with respect to such Easement Area. Upon termination of this Agreement, as provided herein, and upon request by Grantor, Grantee shall promptly execute and deliver to Grantor a document in recordable form confirming termination of this Agreement and the Easement granted herein. Should the Grantee acquire the Easement Area from the Grantor prior to the occurrence of events (i), (ii) and (iii) enumerated herein, this Agreement shall automatically terminate and be extinguished and all rights in the Easement granted by this Agreement shall immediately vest in the Grantee, its successors, transferees and assigns, without further action of the Grantor or Grantee being required with respect to such Easement Area.

3. INSURANCE AND INDEMNITY. Grantee and/or any contractors performing work for Grantee on the Easement Area shall at all times maintain general public liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said insurance maintained by any contractors performing work for Grantee on the Easement Area shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida, naming Grantee and Grantor as insured, as their interests may appear, in a combined-single limit of not less than \$1,000,000.00 with respect to bodily injury or death and property damage. Said insurance shall also be primary, and not contributory, as to any insurance coverage maintained by Grantor. To the extent permitted by law and without waiving any of the protections afforded by Section 768.28, *Florida Statutes*, Grantee hereby agrees to indemnify and hold harmless Grantor from and against any and all liability arising out of Grantee’s construction activities within the Easement Area.

4. OBLIGATIONS OF GRANTOR AND GRANTEE. The Parties acknowledge and agree that any rights granted hereunder shall be exercised by the Parties only in accordance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto. The Parties covenant and agree that neither Party shall discharge into or within the Easement Area, any hazardous or toxic materials or substances, any pollutants, or any other substances or materials prohibited or regulated under any federal, state or local law, ordinance, rule, regulations or permit, except in accordance with such laws, ordinances, rules, regulations and permits. To the extent permitted by law and without waiving any of the protections afforded by Section 768.28, *Florida Statutes*, each Party hereby agrees to indemnify and hold harmless the other Party from and against any and all liability arising out of such Party’s breach of any provision of this Agreement, including, without limitation, the matters set forth in this paragraph.

5. BENEFICIARIES OF EASEMENT RIGHTS. The Easement set forth in this Agreement shall be for the sole benefit and use of Grantee, its successors and assigns, and Grantee’s agents,

employees, consultants, representatives, contractors and providers of emergency services and utility services.

6. AMENDMENTS AND WAIVERS. This Agreement may not be terminated or amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by the Parties and recorded in the Public Records of Citrus County, Florida, except as provided in Section 2 of this Agreement. No delay or omission of any Party in the exercise of any right accruing upon any default of any Party shall impair such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of such default. A waiver by any Party of a breach of, or a default in, any of the terms and conditions of this Agreement by any other Party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Agreement. No breach of the provisions of this Agreement shall entitle any Party to cancel, rescind or otherwise terminate this Agreement, but such limitation shall not affect, in any manner, any other rights or remedies which any Party may have by reason of any breach of the provisions of this Agreement.

7. NOTICES. Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given (i) three (3) days after depositing with the United States Postal Service, postage prepaid, (ii) one (1) day after depositing with a nationally recognized overnight courier service, or (iii) on the day of hand delivery (provided such delivery occurs prior to 5:00 pm, E.S.T. or E.D.T., as applicable), to the address listed above or to such other address as either Party may from time to time designate by written notice in accordance with this paragraph.

8. USE OF EASEMENT AREA. It is acknowledged and agreed that the Easement granted under this Agreement is not an exclusive easement and that Grantor shall have the right to use and enjoy the Easement Area in any manner not inconsistent with the easement rights created herein, and grant others the right to do so.

9. LIENS. Grantee shall not permit (and shall promptly satisfy or bond) any construction, mechanic's lien or encumbrance against the Easement Area in connection with the exercise of rights hereunder.

10. EFFECTIVE DATE. The Effective Date of the Agreement shall be the last day that this Agreement is signed by either Party.

11. MISCELLANEOUS. This Agreement contains the entire understanding of the Parties with respect to the matters set forth herein and no other agreement, oral or written, not set forth herein, nor any course of dealings of the Parties, shall be deemed to alter or affect the terms and conditions set forth herein. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to the extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. This Agreement shall be construed in accordance with the laws of the State of Florida. Venue for any

proceeding brought hereunder shall be Citrus County, Florida. In the event of any dispute hereunder or of any action to interpret or enforce this Agreement, any provision hereof or any matter arising therefrom, the predominantly prevailing party shall be entitled to recover its reasonable attorneys' fees, costs and expenses, whether suit be brought or not, and whether in settlement, in any declaratory action, at trial or on appeal. The section headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. Where the sense of this Agreement requires, any reference to a term in the singular shall be deemed to include the plural of said term, and any reference to a term in the plural shall be deemed to include the singular of said term. Nothing in this Agreement shall be construed to make the Parties hereto partners or joint venturers or render either of said Parties liable for the debts or obligations of the other. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement. Time is of the essence of this Agreement. This Agreement shall be binding upon and inure to the benefit of Grantor and Grantee and their respective successors and assigns. The rights, privileges and Easement granted and conveyed hereunder shall be a burden upon the Easement Area and shall exist for the benefit of and run with title to the Easement Area.

12. PUBLIC RECORDS. Grantor acknowledges that this Agreement and any and all documents pertaining thereto may be public records and subject to the provisions of Chapter 119, *Florida Statutes*.

IF GRANTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO GRANTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, PLEASE CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 933-5571, SBRIZENDINE@RIZZETTA.COM, OR 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

[Signatures contained on following pages]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the day and year first written above.

“GRANTOR”

Signed, sealed and delivered
in the presence of:

LECANTO PRESERVE, LLC, a Florida
limited liability company

Print Name: _____
Address: _____

By: Executive Real Estate Holdings LLC
Its: Manager

Print Name: _____
Address: _____

By: _____
Name: Steven Fischer, Manager of
Executive Real Estate
Holdings, LLC

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me physical presence or online
notarization this ___ day of _____, 2025, by _____, as _____
of Lecanto Preserve, LLC, on behalf of the company.

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

[notary seal]

[Continue onto next page]

“GRANTEE”

LECANTO PRESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*

Signed, sealed and delivered in the presence of:

Print Name: _____
Address: _____

By: _____
Its: _____, Board of Supervisors

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me physical presence or online notarization this ___ day of _____ 2025, by _____, as _____ of the Board of Supervisors of the Lecanto Preserve Community Development District.

(Official Notary Signature)

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

[notary seal]

[Continue onto next page]

Exhibit A
Easement Area Description

A PORTION OF SECTIONS 4 AND 9, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA; THENCE N89°47'33"E, ALONG THE NORTH BOUNDARY OF SAID SECTION 9, A DISTANCE OF 673.77 FEET TO THE NE CORNER OF THE WEST 1/2 OF THE NW 1/4 OF SAID NE 1/4 OF SECTION 9, SAID POINT BEING ALSO THE POINT OF BEGINNING; THENCE S00°00'51"W, ALONG THE EAST BOUNDARY OF SAID WEST 1/2 OF NW 1/4 OF NE 1/4, A DISTANCE OF 1321.91 FEET TO THE SE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID NE 1/4 OF SECTION 9; THENCE S89°39'25"W, ALONG THE SOUTH BOUNDARY OF SAID SW 1/4 OF NW 1/4 OF NE 1/4, A DISTANCE OF 672.37 FEET TO THE SW CORNER OF THE NW 1/4 OF NE 1/4 OF SAID SECTION 9; THENCE S00°00'08"E, ALONG THE EAST BOUNDARY OF THE NW 1/4 OF SAID SECTION 9, A DISTANCE OF 992.93 FEET TO THE NW CORNER OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 9; THENCE N89°34'23"E, ALONG THE NORTH BOUNDARY OF SAID SOUTH 1/2 OF SOUTH 1/2 OF SW 1/4 OF NE 1/4, A DISTANCE OF 1302.72 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 491 AS PER WARRANTY DEED OF PARCEL 103 RECORDED IN OFFICIAL RECORDS BOOK 1131, PAGE 1030 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE S56°54'36"E, ALONG SAID WEST RIGHT-OF-WAY LINE, 27.49 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE, S00°02'52"W, 315.06 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, S89°32'42"W, ALONG THE SOUTH BOUNDARY OF THE NE 1/4 OF SAID SECTION 9, A DISTANCE OF 1325.30 FEET TO THE NE CORNER OF THE SW 1/4 OF SAID SECTION 9; THENCE S00°01'41"E, ALONG THE EAST BOUNDARY OF SAID SW 1/4, A DISTANCE OF 1321.98 FEET TO THE SE CORNER OF THE NE 1/4 OF SAID SW 1/4 OF SECTION 9; THENCE S89°28'11"W, ALONG THE SOUTH BOUNDARY OF SAID NE 1/4 OF SW 1/4, A DISTANCE OF 1229.30 FEET; THENCE CONTINUING ALONG SAID SOUTH BOUNDARY OF THE NE 1/4 OF THE SW 1/4, AND ALONG THE SOUTH BOUNDARY OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, S89°28'11"W, 1449.87 FEET TO THE SW CORNER OF SAID NW 1/4 OF SW 1/4; THENCE N00°00'24"W, ALONG THE WEST BOUNDARY OF THE SW 1/4 OF SAID SECTION 9, A DISTANCE OF 1325.50 FEET TO THE NW CORNER OF SAID SW 1/4; THENCE N00°25'23"W, ALONG THE WEST BOUNDARY OF THE NW 1/4 OF SAID SECTION 9, A DISTANCE OF 209.99 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST FOXCROFT LANE (80 FOOT WIDE RIGHT-OF-WAY) AS PER THE RECORD PLAT OF "CRYSTAL GLEN" AS RECORDED IN PLAT BOOK 14, PAGE 21 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1252.92 FEET, A CENTRAL ANGLE OF 10°23'10", AND A CHORD BEARING AND DISTANCE OF S85°10'55"E 226.81 FEET; THENCE SOUTHEASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 227.12 FEET TO THE POINT OF TANGENCY;

THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE, $S79^{\circ}59'20''E$, 97.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF $85^{\circ}40'10''$, AND A CHORD BEARING AND DISTANCE OF $S37^{\circ}09'15''E$ 33.99 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 37.38 FEET; THENCE ALONG A LINE RADIAL TO THE PREVIOUS CURVE, $S84^{\circ}19'10''E$, 80.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH CRYSTAL GLEN DRIVE (80.00 FOOT WIDE RIGHT-OF-WAY) AS PER THE AFORESAID RECORD PLAT OF "CRYSTAL GLEN", SAID POINT BEING ON A RADIAL CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF $30^{\circ}10'50''$, AND A CHORD BEARING AND DISTANCE OF $N20^{\circ}46'15''E$ 395.72 FEET; THENCE NORTHEASTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 400.33 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, $N35^{\circ}51'40''E$, 300.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 790.00 FEET, A CENTRAL ANGLE OF $34^{\circ}32'01''$, AND A CHORD BEARING AND DISTANCE OF $N18^{\circ}35'40''E$ 468.98 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 476.15 FEET TO A POINT ON THE SOUTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2567, PAGE 0520 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT BEING THE POINT OF CUSP OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF $86^{\circ}33'14''$, AND A CHORD BEARING AND DISTANCE OF $S41^{\circ}56'57''E$ 34.28 FEET; THENCE SOUTHEASTERLY, ALONG SAID SOUTH BOUNDARY AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 37.77 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG SAID SOUTH BOUNDARY, $S85^{\circ}13'34''E$, 136.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF $13^{\circ}52'48''$, AND A CHORD BEARING AND DISTANCE OF $S78^{\circ}17'10''E$ 102.71 FEET; THENCE CONTINUING ALONG SAID SOUTH BOUNDARY AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 102.96 FEET; THENCE DEPARTING SAID CURVE ALONG A NON-TANGENT LINE AND CONTINUING ALONG SAID SOUTH BOUNDARY, $N18^{\circ}39'25''E$, 129.12 FEET TO A POINT ON THE SOUTH BOUNDARY OF TRACT "A" AS PER THE RECORD PLAT OF "CRYSTAL GLEN -- PHASE IIA" AS RECORDED IN PLAT BOOK 17, PAGE 84 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE $S60^{\circ}50'35''E$, ALONG SAID SOUTH BOUNDARY, 300.27 FEET TO THE SE CORNER OF SAID TRACT "A"; THENCE $N00^{\circ}00'15''W$, ALONG THE EAST BOUNDARY OF SAID TRACT "A", 1509.63 FEET TO THE NE CORNER OF SAID TRACT "A" AND THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH CRYSTAL GLEN DRIVE AS PER THE AFORESAID RECORD PLAT OF "CRYSTAL GLEN"; THENCE $N68^{\circ}25'41''E$, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 49.15 FEET TO A POINT OF CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 640.00 FEET, CENTRAL ANGLE OF $7^{\circ}24'00''$, AND A CHORD BEARING AND DISTANCE OF $N64^{\circ}43'41''E$ 82.60 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE 82.66 FEET TO THE WEST

BOUNDARY OF D.R.A. NO. 2 AS PER SAID RECORD PLAT OF "CRYSTAL GLEN"; THENCE S29°05'18"E, ALONG SAID WEST BOUNDARY, 60.65 FEET TO THE SOUTH BOUNDARY OF SAID D.R.A. NO.2; THENCE N89°52'17"E, ALONG THE SOUTH BOUNDARY OF SAID D.R.A. NO. 2 AND EASTERLY PROJECTION THEREOF, A DISTANCE OF 538.86 FEET; THENCE N01°17'22"W, ALONG THE SOUTHERLY PROJECTION OF EAST BOUNDARY OF TRACT "K" AS PER SAID RECORD PLAT OF "CRYSTAL GLEN" A DISTANCE OF 40.60 FEET TO THE NORTH BOUNDARY OF SAID SECTION 9; THENCE N89°47'33"E, ALONG SAID NORTH BOUNDARY, 502.12 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 9°17'19", AND A CHORD BEARING AND DISTANCE OF N04°25'40"E 123.07 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 123.21 FEET TO A POINT OF TANGENCY; THENCE N00°12'59"W 578.21 FEET; THENCE N04°32'05"W 199.21 FEET; THENCE N00°12'59"W 276.87 FEET TO A POINT OF CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°55'18", AND A CHORD BEARING AND DISTANCE OF N45°10'38"W 35.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.24 FEET TO A POINT OF CUSP AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 44 (142.66 FOOT WIDE RIGHT-OF-WAY, 66.00 FEET SOUTH OF CENTERLINE) AS PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MONUMENTATION MAP AS RECORDED IN MAP BOOK 1, PAGE 96 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N89°51'43"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 160.00 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°04'42", AND A CHORD BEARING AND DISTANCE OF S44°49'22"W 35.38 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.30 FEET TO A POINT OF TANGENCY; THENCE S00°12'59"E 277.07 FEET; THENCE S04°06'39"W 198.80 FEET; THENCE S00°12'59"E 304.03 FEET TO A POINT OF CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°07'01", AND A CHORD BEARING AND DISTANCE OF S45°16'30"E 35.39 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.32 FEET TO A POINT OF TANGENCY; THENCE N89°40'00"E 595.07 FEET TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY FLORIDA; THENCE S00°25'06"E, ALONG SAID EAST BOUNDARY 373.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 217.54 ACRES, MORE OR LESS.

Tab 4

RESOLUTION 2026-03

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

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

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*,” and the Board shall consist of five (5) members; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LECANTO PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.

The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Vacant	November 2026
2	Randi Marstein	November 2026
3	Walter Stern	November 2026
4	Steven Fischer	November 2028
5	Jordan Fischer	November 2028

This year, Seats 1, 2, and 3 are subject to election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for terms of four (4) years. The remaining candidate shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. LANDOWNERS’ ELECTION. In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the following date, time and location:

DATE: _____
TIME: _____

LOCATION: Offices of Burrell Engineering, Inc.
12005 N. Florida Avenue
Dunnellon, Florida 34434

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

4. FORMS. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its April 16, 2026, meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Composite Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Unit 200, Tampa, Florida 33614.

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

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

PASSED AND ADOPTED this 16th day of April 2026.

ATTEST:

**LECANTO PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Composite Exhibit A: Sample Notice of Landowners' Meeting and Election, Instructions, Proxy, and Ballot Form

**NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE
LECANTO PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Lecanto Preserve Community Development District (“**District**”) the location of which is generally described as comprising a parcel or parcels of land containing approximately 217.54 acres, more or less, generally located south of W. Gulf to Lake Highway, southeast of W. Homosassa Trail, west of S. Lecanto Highway, and north of W. King B Street within Citrus County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District’s Board of Supervisors (“**Board**”, and each member individually, “**Supervisor**”).

DATE: _____
TIME: _____
LOCATION: Offices of Burrell Engineering, Inc.
12005 N. Florida Avenue
Dunnellon, Florida 34434

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Unit 200, Tampa, Florida 33614, Ph: (888) 208-5008 (“**District Manager’s Office**”). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one (1) vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

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

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager’s Office, at least three (3) business days before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

District Manager
Run Date(s): _____ & _____

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

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE
LECANTO PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE: _____
TIME: _____
LOCATION: Offices of Burrell Engineering, Inc.
12005 N. Florida Avenue
Dunnellon, Florida 34434

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

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

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

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

A proxy is available upon request. To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**LECANTO PRESERVE COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING**

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

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

Printed Name of Legal Owner

Signature of Legal Owner

Date

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

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

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

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

OFFICIAL BALLOT
LECANTO PRESERVE COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING – _____, 2026

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will serve four (4) year terms. The remaining candidate will serve a two (2) year term. All terms of office commence upon election.

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

Description	Acreage
_____	_____
_____	_____
_____	_____

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

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

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
3		

Date: _____

Signed: _____

Printed Name: _____

Tab 5

LECANTO PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL ADMIN BUDGET		\$15,586.13
COLLECTION COSTS @	4.0%	\$677.66
EARLY PAYMENT DISCOUNT @	4.0%	\$677.66
TOTAL ADMIN ASSESSMENT		\$16,941.44

TOTAL FIELD & AMENITY BUDGET		\$26,957.87
COLLECTION COSTS @	4.0%	\$1,172.08
EARLY PAYMENT DISCOUNT @	4.0%	\$1,172.08
TOTAL FIELD & AMENITY ASSESSMENT		\$29,302.03

UNITS ASSESSED		
LOT SIZE	O&M	PRELIM SERIES 2026 DEBT SERVICE ⁽¹⁾
Platted		
Phase 1		
Single Family 40'	85	85
Single Family 50'	195	195
Total Platted	280	280
Unplatted ⁽⁴⁾		
Phase 2		
Single Family 40'	174	0
Single Family 50'	139	0
Phase 3		
Single Family 50'	245	0
Total Unplatted	558	0
Total Community	838	280

ALLOCATION OF ADMIN O&M ASSESSMENT				
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	ADMIN PER UNIT
1.00	85.00	10.14%	\$1,718.40	\$20.22
1.00	195.00	23.27%	\$3,942.22	\$20.22
	280.00	33%	\$5,660.63	
1.00	174.00	20.76%	\$3,517.67	\$20.22
1.00	139.00	16.59%	\$2,810.10	\$20.22
	558.00	67%	\$11,280.82	
1.00	245.00	29.24%	\$4,953.05	\$20.22
	838.00	100.00%	\$16,941.44	

ALLOCATION OF FIELD & AMENITY O&M ASSESSMENT				
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	FIELD/AMENITY PER UNIT
1.00	85.00	30.36%	\$8,895.26	\$104.65
1.00	195.00	69.64%	\$20,406.77	\$104.65
	280.00	100%	\$29,302.03	
0.00	0.00	0.00%	\$0.00	\$0.00
0.00	0.00	0.00%	\$0.00	\$0.00
	0.00	0%	\$0.00	
	280.00	100.00%	\$29,302.03	

PER LOT ANNUAL ASSESSMENT			
O&M	PRELIM SERIES 2026 DEBT SERVICE ⁽²⁾	HOA	TOTAL ⁽³⁾
\$124.87	\$1,043.48	\$158.75	\$1,327.10
\$124.87	\$1,304.35	\$158.75	\$1,587.97
\$20.22	\$0.00	\$0.00	\$20.22
\$20.22	\$0.00	\$0.00	\$20.22
\$20.22	\$0.00	\$0.00	\$20.22

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

(\$1,355.32)

(\$2,344.16)

Net Revenue to be Collected

\$15,586.13

\$26,957.87

⁽¹⁾ Reflects the number of total lots expected to be encumbered by the Series 2026 bonds. Series 2026 numbers are preliminary and subject to change upon final pricing of the bonds.

⁽²⁾ Annual estimated debt service assessment per lot to be adopted in connection with the anticipated Series 2026 bond issuance. Annual assessment includes principal, interest, Citrus County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2026 Citrus County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

⁽⁴⁾ The District will enter into a funding agreement with the developer in lieu of assessments for the unplatted lands.

Tab 6

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LECANTO PRESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Lecanto Preserve Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LECANTO PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and reports of the District Engineer which are on file and available for public inspection at the “**District’s Office**,” 3434 Colwell Avenue, Unit 200, Tampa, Florida 33614. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s

Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: _____, 2026

HOUR: _____

LOCATION: Offices of Burrell Engineering, Inc.
12005 N Florida Avenue
Dunnellon, Florida 34434

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Citrus County at least sixty (60) days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed by Florida law.

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

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 16th DAY OF APRIL 2026.

ATTEST:

**LECANTO PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular & FY 26/27 Proposed Budget Meeting:** June 1, 2026 @ 3:00 PM
- **FY 26/27 Budget Adoption Meeting:** August 10, 2026 @ 3:00 PM

**District
Manager's
Report**

April 16

2026

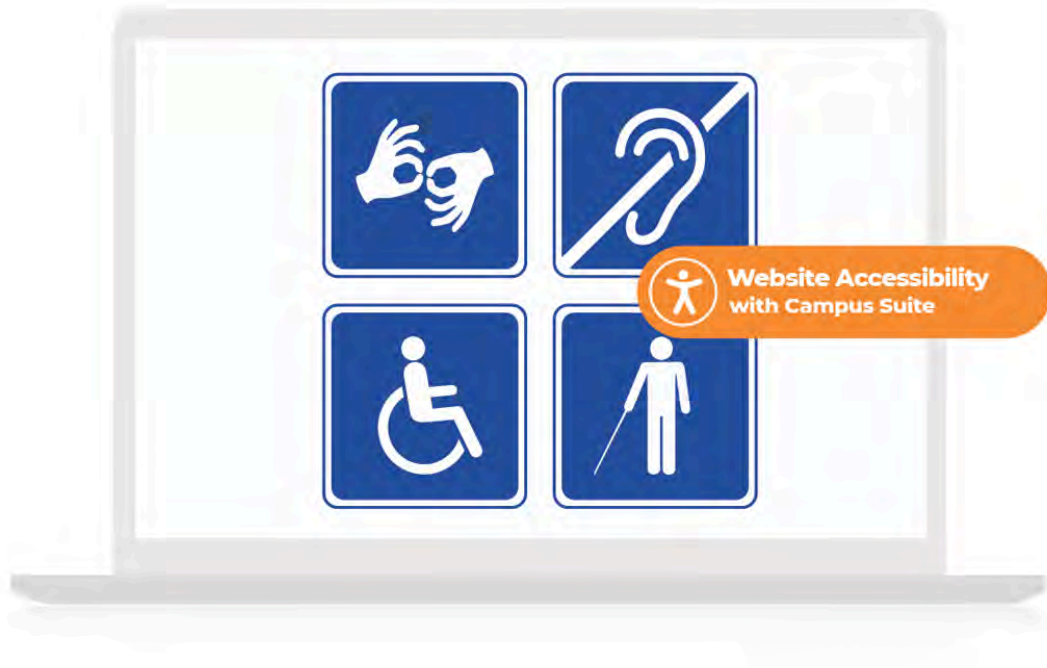
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<u>FINANCIAL SUMMARY</u>	<u>2/28/2026</u>
General Fund Cash & Investment Balance:	\$9,170
Reserve Fund Cash & Investment Balance:	\$0
Debt Service Fund Investment Balance:	\$0
Total Cash and Investment Balances:	\$9,170
General Fund Expense Variance: \$12,925	Under Budget

Tab 8



Quarterly Compliance Audit Report

Lecanto Preserve

Date: December 2025 - 4th Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

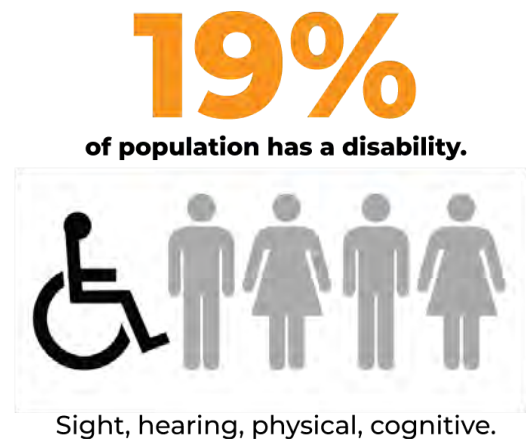
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

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



Easy to navigate and find information

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

Helpful article: <http://webaim.org/techniques/sitertools/>



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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