

***Osceola Chain of Lakes  
Community Development District***

***Agenda***

***November 2, 2022***

# AGENDA

*Osceola Chain of Lakes*  
*Community Development District*

219 E. Livingston Street, Orlando, FL 32801

Phone: 407-841-5524. Fax: 407-839-1526

October 26, 2022

**Board of Supervisors  
Osceola Chain of Lakes  
Community Development District**

Dear Board Members:

The meeting of the Board of Supervisors of the Osceola Chain of Lakes Community Development District will be held **Wednesday, November 2, 2022 at 1:30 p.m.** at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida. Following is the advance agenda for the regular meeting:

**Landowner's Election**

- I. Determination of Number of Voting Units Represented
- II. Call to Order
- III. Election of Chairman for the Purpose of Conducting Landowners' Meeting
- IV. Nominations for the Positions of Supervisors
- V. Casting of Ballots
- VI. Tabulation of Ballots and Announcement Results
- VII. Adjournment

**Board of Supervisors Meeting**

- I. Roll Call
- II. Public Comment Period
- III. Organizational Matters
  - A. Administration of Oath of Office to Newly Appointed Supervisors
  - B. Consideration of Resolution 2023-01 Canvassing and Certifying the Results Of the Landowner's Election
  - C. Consideration of Resolution 2023-02 Electing Officers
- IV. Approval of Minutes of the July 6, 2022, Meeting
- V. Business Matters
  - A. Consideration of Audit Engagement Letter- Grau & Associates
  - B. Consideration of Proposal for Landscape Maintenance- Down to Earth Landscape & Irrigation
- VI. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Review of Insurance Property Schedule

- ii. Approval of Check Register
  - iii. Balance Sheet and Income Statement
- VII. Public Comment Period
- VIII. Other Business
- IX. Supervisor's Requests
- X. Adjournment

## ***Land Owners' Meeting***

## ***Board of Supervisors Meeting***

## SECTION III

# SECTION A

**OSCEOLA CHAIN OF LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
OATH OF OFFICE**

I, \_\_\_\_\_, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF **OSCEOLA CHAIN OF LAKES COMMUNITY DEVELOPMENT DISTRICT** AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

\_\_\_\_\_  
Board Supervisor

**ACKNOWLEDGMENT OF OATH BEING TAKEN**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing oath was administered before me by physical presence or online notarization on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, who personally appeared before me, and is personally known to me or has produced \_\_\_\_\_ as identification, and is the person described in and who took the aforementioned oath as a Board Member of the Board of Supervisors of **Osceola Chain of Lakes Community Development District** and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_ Expires: \_\_\_\_\_

## SECTION B

**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OSCEOLA CHAIN OF LAKES COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNER'S ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Osceola Chain of Lakes 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 Osceola County, Florida; and

**WHEREAS**, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

**WHEREAS**, such landowners meeting, the Minutes of which are attached hereto as **Exhibit A**, was held on November 2, 2022, immediately prior to the meeting of the District's Board of Supervisors, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

**WHEREAS**, the Board of Supervisors of the District, by means of this Resolution, desires to canvas the votes and declare and certify the results of said election.

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

**SECTION 1.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

_____	Seat 1	Votes _____
_____	Seat 3	Votes _____
_____	Seat 4	Votes _____

**SECTION 2.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named persons are declared to have been elected for the following terms of office:

_____	4 Year Term
_____	4 Year Term
_____	2 Year Term

**SECTION 3.** This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 2nd day of November 2022.

ATTEST:

**OSCEOLA CHAIN OF LAKES  
COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

Exhibit A: Minutes of Landowner Meeting and Election

# SECTION C

**RESOLUTION 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OSCEOLA  
CHAIN OF LAKES COMMUNITY DEVELOPMENT DISTRICT  
ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN  
EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

**SECTION 1.** The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 2nd day of November 2022.

ATTEST:

**OSCEOLA CHAIN OF LAKES  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

# MINUTES

**MINUTES OF MEETING  
OSCEOLA CHAIN OF LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Osceola Chain of Lakes Community Development District was held Wednesday, July 6, 2022 at 1:30 p.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum were:

Tony Iorio  
Doug Beasley  
Tim Tassone

Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

George Flint  
Sarah Sandy *by phone*  
Amy Powell *by phone*  
Alan Scheerer

District Manager  
District Counsel  
District Engineer  
Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Iorio called the meeting to order at 1:30 p.m. and Mr. Flint called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the May 4, 2022  
Meeting**

Mr. Flint presented the May 4, 2022 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Beasley seconded by Mr. Tassone with all in favor the minutes of the May 4, 2022 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS****Business Matters**

- A. Consideration of Arbitrage Rebate Computation Proposal for Capital Improvement Revenue Bonds, Series 2020**
- B. Consideration of Arbitrage Rebate Computation Proposal for Capital Improvement Revenue Bonds, Series 2018**

Mr. Flint stated you have two proposals, one for your series 2020 and one for your series 2018 bonds. This is a calculation required by the IRS to be done every five years to make sure we are not earning more interest than we are paying. We have found that the cost of doing it annually is the same as doing it every five years so if you have an issue, you can address it. Obviously, with interest rates where they are there is no issue. For the Series 2020 bonds the first year is \$900 because it is for the first two years and it is \$450 each year after that. With the 2018 bonds the first contract is for the first four years and \$450 for the last year of the five years.

On MOTION by Mr. Beasley seconded by Mr. Tassone with all in favor the proposals from AMTEC to prepare the arbitrage rebate calculation report for the capital improvement revenue bonds, Series 2018 and Series 2020 were approved.

**C. Public Hearing**

- i. Consideration of Resolution 2022-06 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations**

On MOTION by Mr. Tassone seconded by Mr. Beasley with all in favor the public hearing was opened.

Mr. Flint stated for the record we will note there are no member of the public her to provide comment or testimony. The public hearing is to consider final adoption of the fiscal year 2023 budget and also impose the assessments related to your annual budget. You previously approved a proposed budget and set today as the date, time, and place for the public hearing. We performed the required noticing and placing it on the website, sending it to the local governing entity as required by statute. Resolution 2022-06 adopts the budget. We left the blanks in the resolution in the event you have any changes, otherwise we will fill in these blanks in accordance with the attachment. The attachment is the proposed budget and it is not substantially different than what you saw previously when you approved the proposed budget. All the units are on-roll now, it is a mixture of 50 and 60-foot lots. The per unit assessment amounts remain the same as shown at the

bottom of page 1 and the annual net revenue generated from that is \$225,688. You also have the two debt service budgets attached as well.

On MOTION by Mr. Beasley seconded by Mr. Tassone with all in favor Resolution 2022-06 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations was approved.

**ii. Consideration of Resolution 2022-07 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint stated Resolution 2022-07 imposes the special assessments associated with the budget you just adopted and the two attachments are the budget you just approved and the assessment roll reflecting the individual properties and the assessment amounts that would be imposed on those properties.

On MOTION by Mr. Beasley seconded by Mr. Tassone with all in favor Resolution 2022-07 Imposing Special Assessments and Certifying an Assessment Roll was approved.

On MOTION by Mr. Beasley seconded by Mr. Tassone with all in favor the public hearing was closed.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

Ms. Powell stated the stormwater needs analysis that is required was submitted on June 21<sup>st</sup> and we have also completed the annual stormwater inspection and found no issues.

**C. District Manager's Report**

**i. Approval of Check Register**

On MOTION by Mr. Tassone seconded by Mr. Beasley with all in favor the check register in the amount of \$18,994.01 was approved.

**ii. Balance Sheet & Income Statement**

Mr. Flint stated a copy of the balance sheet and income statement were included in the agenda package for your review.

On MOTION by Mr. Beasley seconded by Mr. Tassone with all in favor the financials were accepted.

**iii. Consideration of Resolution 2022-08 Fiscal Year 2023 Meeting Schedule**

Mr. Flint stated historically you have met on the first Wednesday of every other month at 1:30 p.m. in this location and we prepared a proposed meeting schedule reflecting those dates for November, January, March, May, July and September. The only month that may be an issue is July, the first Wednesday in July is July 5<sup>th</sup> and normally you adopt your budget at the July meeting. You can leave it this way and when you approve the proposed budget we can set a different date at that time.

Mr. Iorio stated let's keep it like it is right now.

On MOTION by Mr. Tassone seconded by Mr. Beasley with all in favor Resolution 2022-08 Setting the Fiscal Year 2023 meeting schedule was approved.

**SIXTH ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Beasley seconded by Mr. Tassone the meeting adjourned at 1:42 p.m.

July 6, 2022

Osceola Chain of Lakes CDD

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V

# SECTION A



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

October 14, 2022

Board of Supervisors  
Osceola Chain of Lakes Community Development District  
219 East Livingston Street  
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Osceola Chain of Lakes Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2022. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Osceola Chain of Lakes Community Development District as of and for the fiscal year ended September 30, 2022. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2022 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 we obtained during our audit of the basic financial statements. We will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.**

Our fee for these services will not exceed \$5,700 for the September 30, 2022 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Osceola Chain of Lakes Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



---

Antonio J. Grau

**RESPONSE:**

This letter correctly sets forth the understanding of Osceola Chain of Lakes Community Development District.

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau  
Grau & Associates  
951 Yamato Rd Ste 280  
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee  
paul@ficpa.org  
800-342-3197 ext. 251

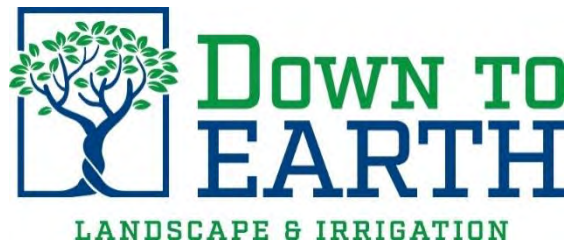
Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

## SECTION B



## Landscape Maintenance Proposal

Attn: **Hanover Lakes Pond Banks - Osceola Chain of Lakes CDD**  
c/o Governmental Management Services (GMS)  
6200 Lee Vista Blvd, Suite 300  
Orlando FL 32822

Submitted By: **Down to Earth**

### ***Hanover Lakes Pond Banks - Osceola Chain of Lakes CDD***

#### **Landscape Maintenance Summary**

<b>Basic Maintenance</b>	<b>\$ 48,840.00</b>	<b>Annually</b>
<b>Irrigation Inspection</b>	<b>Included</b>	<b>Annually</b>
<b>Fertilization/Pest Control</b>	<b>Included</b>	<b>Annually</b>

<b>Total Annual Fee</b>	<b>\$ 48,840.00</b>
<b>Monthly Fee</b>	<b>\$ 4,070.00</b>

#### **Additional Items**

**Mulch**

**4" Seasonal Annuals (4 times/year)**

**Palm Trimming Over 15'**

**Pricing upon request**

**Pricing upon request**

**Pricing upon request**

**\* Pricing is valid for 30 days from the date of this Proposal.**



## Landscape Maintenance Agreement

THIS LANDSCAPE MAINTENANCE AGREEMENT ("Agreement") dated this \_\_\_\_\_ day of \_\_\_\_\_ 2022, and between, **Hanover Lakes Pond Banks - Osceola Chain of Lakes CDD** ("Customer"), and **Down to Earth** ("DTE").

### Property address:

1. **Term.** DTE shall furnish all labor, materials, and necessary equipment to maintain the grounds at **Hanover Lakes Pond Banks - Osceola Chain of Lakes CDD** for a three (3) year period commencing 1/1/23 and ending 12/31/25 (the "Initial Term"). The Agreement shall automatically renew for additional one (1) year periods ("each a "Renewal Term") unless sooner terminated as provided in Section 9 herein, or if terminated by either party ninety (90) days prior to the expiration of the Initial Term or any Renewal Term.
2. **Scope of Work.** DTE shall use its best efforts to perform the Service Agreement Specifications attached hereto as Exhibit "A" and incorporated herein.
3. **Price and Payment Terms.** Customer shall pay DTE **\$ 4,070.00** on a monthly basis (the "Monthly Fee"). On the first (1<sup>st</sup>) day of each month, DTE shall tender to Customer an invoice for services rendered during the current month, which shall be paid by Customer within 30 days of the date of the invoice (Net 30 terms). Customer shall not be entitled to reduce or offset any payments owed to DTE hereunder for any reason. A processing fee of 2.75% will be added to all credit transactions.
  - a. **Late Payments.** Any unpaid balance will bear interest at a rate of 1.5% per month (18% per year). The unpaid balance shall be determined by taking the beginning balance of the account for each month, adding any new charges and subtracting any payments made to the account. In the event payment remains past due for a period in excess of ten (10) days, DTE's obligations under this Agreement will be suspended until payment is made in full. Customer shall reimburse DTE for all costs and expenses reasonably incurred by DTE in collecting past due amounts, including attorneys' fees and court costs.
  - b. **Price Increases.** The Monthly Fee shall increase every twelve (12) months (the "Anniversary Date") by the greater of i) 3% or ii) a percentage equal to the percentage change in the Consumer Price Index statistics published by the United States Bureau of Labor. Comparisons shall be made using the index entitled, "U.S. City Average/All Items and Major Group Figures for all Urban Consumers" or the nearest comparable data on changes in the cost of living, if such index is no longer published. The change shall be determined by comparison of the figure for the date twelve (12) months earlier, with that of the Anniversary Date, and shall be rounded to the nearest ten (10) dollars. DTE reserves the right to increase the Monthly Fee at any time upon thirty (30) days prior written notice to Customer. If Customer rejects such increase, either Party may terminate this Agreement upon thirty (30) days' prior written notice to the other Party.
  - c. **Fuel Surcharge.** Customer agrees to pay DTE a monthly fuel surcharge to the extent the fuel price exceeds \$3.25 per gallon, as reported at [Florida Regular Conventional Retail Gasoline Prices](#). An adjustment to the fuel surcharge will be made based on a monthly review (the "Review Period") of the fuel price. The fuel surcharge shall be based on the average fuel price from the preceding three (3) month period (the "Indexed Fuel Price"), and implemented at the beginning of the next calendar month. Adjustments will be applied or removed as of each Review Period. Each \$0.50 incremental rise in the fuel price will result in a 1% fuel surcharge (Example: If Indexed



Fuel Price is \$3.26-\$3.75 per gallon, the fuel surcharge will be 1% of the total amount invoiced. If Indexed Fuel Price is \$3.76-\$4.25 per gallon, the fuel surcharge will be 2% of the total amount invoiced).

4. **Indemnification.** DTE shall indemnify and hold harmless Customer from any and all injuries, damages, causes of action or claims to the extent they are caused by negligent or intentional acts or omissions on the part of DTE, its agents, subcontractor, employees, or others acting on behalf of DTE, in the performance of its obligations under this Agreement. Customer is required to notify DTE within 30 days of the date Customer is notified or discovers any potential claim, cause of action, or damages potentially caused by DTE.
5. **Insurance.** DTE, for itself, its subcontractors, agents, and employees, shall maintain the following insurance coverage throughout the duration of this Agreement:
  - a. Commercial general liability insurance with a minimum combined single limit of liability of \$1,000,000 per occurrence and \$2,000,000 aggregate for bodily injury and/or death and/or property damage and/or personal injury;
  - b. Pollution liability insurance with a limit of liability of \$1,000,000 per each incident and \$2,000,000 aggregate; and
  - c. Workers' compensation insurance on behalf of each of its employees or laborers working on the property in accordance with all applicable laws. DTE shall deliver to Customer an insurance certificate evidencing such insurance prior to the signing of this Agreement.
6. **Standard of Performance.** DTE shall use due care, skill, and diligence in the performance of its obligations under this Agreement and shall perform all its obligations in its best workmanlike manner and in accordance with the accepted standards for professional landscape contractors in the state of Florida. All materials used in performing any obligation under this Agreement shall be of first quality and shall be used strictly in accordance with manufacturer's specifications.
7. **Time.** Time is of the essence in performing the obligations under this Agreement. In the event that performance by DTE shall be interrupted or delayed by any occurrences outside DTE's commercially reasonable control, including but not limited to acts of God, inability to secure labor and/or products, and rules, regulations or restrictions imposed by any government or governmental agency, DTE shall be excused from such performance for such a period of time as is reasonably necessary after such occurrence to remedy the effects thereof.
8. **Independent Contractor Relationship.** All work performed by DTE under this Agreement shall be as an independent contractor, and in no way shall DTE be considered an employee of the Customer.
9. **Termination.** Given the nature of the work contemplated by this Agreement, the parties acknowledge that conditions change due to the natural growing cycle, weather patterns, wear and tear of the grounds, and other causes, both foreseen and unforeseen. Should Customer believe that a condition exists that would give it cause to terminate this Agreement, Customer shall promptly (within 24 hours) notify DTE in writing of the condition. Customer acknowledges that it shall have an affirmative obligation to photograph any such condition within 24 hours of discovery of that condition and that the failure to do so shall constitute spoliation of evidence. DTE shall have no less than seven (7) days to inspect and acknowledge such condition. DTE will then have (thirty) 30 days to cure the condition. If DTE fails to commence cure of the condition within the prescribed time, and continue to cure in a diligent fashion, Customer may



terminate the Agreement with no further liability; by providing DTE ninety (90) days' prior written notice of termination. DTE may terminate this Agreement immediately if Customer fails to cure a payment default within thirty (30) days of receipt of notice of such from DTE. Customer further acknowledges that as inducement to enter a long-term relationship, DTE may agree to provide incentives that shall not become "earned" until the end of the Initial Term. If Customer terminates this Agreement for any reason within the Initial Term, Customer must reimburse DTE the full amount of any incentives provided.

- 10. Notices.** Any notice required to be sent to Customer or DTE under this Agreement shall be sent to the parties at the following address unless otherwise specified:

Customer:

**Hanover Lakes Pond Banks - Osceola Chain  
of Lakes CDD**  
c/o Governmental Management Services (GMS)  
6200 Lee Vista Blvd, Suite 300  
Orlando FL 32822

DTE:

**Down to Earth**  
2701 Maitland Center Parkway  
Suite 200  
Maitland, Florida 32751  
Phone: 321-263-2700  
Fax: 352-385-7229  
[www.dtelandscap.com](http://www.dtelandscap.com)

- 11. Governing Law and Binding Effect; Venue.** This Agreement and the interpretation and enforcement of the same will be governed by and construed in accordance with the laws of the State of Florida and will be binding upon, inure to the benefit of, and be enforceable by the parties hereto as well as their respective heirs, personal representatives, successors and assigns. Venue for all actions arising from this agreement shall be located within the applicable Florida county of the property address.
- 12. Integrated Agreement, Waiver and Modification.** This Agreement represents the complete and entire understanding and agreement between the parties hereto with regard to all matters involved in this transaction and supersedes any and all prior or contemporaneous agreements, whether written or oral. No agreements or provisions, unless incorporated herein, will be binding on either party hereto. This Agreement may not be modified or amended, nor may any covenant, agreement, condition, requirement, provision, warranty, or obligation contained herein be waived, except in writing signed by both parties or, in the event that such modification, amendment or waiver is for the benefit of one of the parties hereto and to the detriment of the other, then the same must be in writing signed by the party to whose detriment the modification, amendment or waiver inures.
- 13. Litigation and Attorneys' Fees.** In the event that it is necessary for either party to this Agreement to bring suit to enforce any provision hereof or for damages on account of any breach of this Agreement or of any warranty, covenant, condition, requirement or obligation contained herein, the prevailing party in any such litigation, including appeals, will be entitled to recover from the other party, in addition to any damages or other relief granted as a result of such litigation, all costs and expenses of such litigation and reasonable attorneys' fees.
- 14. Severability.** Each provision of this Agreement is severable from any and all other provisions of this Agreement. Should any provision of this Agreement be for any reason unenforceable, the balance shall nonetheless remain in full force and effect, but without giving effect to such provision.
- 15. No Third-Party Beneficiaries.** The parties hereto intend that this Agreement shall not benefit or create



any right or cause of action in or on behalf of any person other than the parties hereto. No future or present employee or customer of either of the parties nor their affiliates, successors or assigns or other person shall be treated as a third-party beneficiary in or under this Agreement.

**Hanover Lakes Pond Banks - Osceola  
Chain of Lakes CDD**

**Name** \_\_\_\_\_

**Title** \_\_\_\_\_

\_\_\_\_\_  
**Signature** **Date**

**Down to Earth**

**Name** \_\_\_\_\_

**Title** \_\_\_\_\_

\_\_\_\_\_  
**Signature** **Date**



## **Exhibit "A"**

### **Service Agreement Specifications**

Between **Down to Earth** (herein “DTE”) and **Hanover Lakes Pond Banks - Osceola Chain of Lakes CDD** (“Customer”) the services to be performed hereunder for the Monthly Fee are set forth below. Any work performed in addition to these services will be separately invoiced as provided in this Agreement.

### **LANDSCAPE MAINTENANCE PROGRAM**

#### **I. TURF GRASS SPECIFICATIONS**

##### **i. Mowing**

Mowing shall be performed as frequently as is required to maintain a height level as outlined below with power lawn mowers of sufficient horsepower to leave a neat, clean appearance. (Approximately 42 cuts annually.)

DTE may alter mowing frequencies according to seasonal needs and environmental conditions that may include but are not limited to, excessive rain and wet conditions, cold weather, extreme weather, etc. Areas that cannot be serviced due to risk of creating damage will be notified to the Customer and /or the Property Management.

Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers.

Mower blades will be kept sharp to prevent the tearing of grass blades.

St. Augustine and Bahia turf should be maintained at a mowing height of 3 1/2” to 4 1/2” in height, with no more than 1/2 of leaf blade removed during mowing.

Zoysia turf should be maintained at a mowing height of 1” to 2” in height, with no more than 1/2 of leaf blade removed during mowing. The initial cut in the beginning of the season can be shorter to remove dead leaf tissue and increase the rate of green up.

Bermuda Sod shall be maintained at a mow height of 1” to 3”, depending on seasonal requirements.

##### **ii. Edging**

Edging will be completed as needed around plant beds, curbs, streets, trees, and buildings. The shape and configuration of plant beds will be maintained.

Hard surfaces will be blown to support a clean, well-groomed appearance.



**iii. Trimming**

Areas agreed to be inaccessible to mowing machinery will be maintained with string trimmers, or as environmental conditions permit.

Frequency of string trimming will correspond to frequency of turf maintenance except for lake banks, roadside drainage ditches, and Bahia turf areas.

**iv. Debris Removal**

Removal of all landscape debris generated on the property during landscape maintenance is the responsibility of DTE.

**v. Fertilization**

Irrigated Turf shall be fertilized up to four (4) times per year as to maintain good appearance and color. The method of application of fertilizer shall be the responsibility of DTE.

At times, environmental conditions may require additional applications of nutrients augmenting the above fertilization programs to ensure that turf areas in top condition. DTE can provide service upon Customer request at an additional cost.

All fertilizer applications will adhere to UF recommended Nitrogen application rates for the turf varieties present, using GI-BMP guidelines to help reduce the need for chemical intervention and protect the ground water.

**vi. Insect & Disease Control**

DTE will implement an integrated Pest Management Program to minimize excessive use of pesticide and will rely heavily on continual monitoring of insect levels.

All products will be applied as directed by the manufacturer. DTE will strictly comply with all state and federal regulations.

DTE employs an active certified Pest Control License issued through the Florida Department of Agriculture and Consumer Services.

**II. PLANTING BEDS, SHRUBS, WOODY ORNAMENTAL, GROUNDCOVERS, ALL PALM TREES AND ALL OTHER TREE CARE SPECIFICATION**

**i. Pruning**

Customer will be on a selective, continuous prune cycle as needed to avoid the loss of landscape integrity and aesthetic structure.

Individual plant service will be pruned using guidelines of the UF/IFAS.

All pruning and thinning will have the distinct objective of retaining the plant's natural shape and the original design specifications unless Customer requests otherwise.



Plants, hedges, shrubbery, and trees obstructing pedestrian or automobile traffic and damaged plants, shall be pruned as needed. All areas are to be left free of clippings following pruning.

**ii. Tree Pruning**

Trees shall be maintained with clear trunks with lower branch elevations to 10 feet.

Tree interior sucker branches and dead wood shall be removed up to a height not exceeding 12' from ground. Moss removal and tree spraying may be performed at an additional charge.

**iii. Palm Pruning**

All palms up to a maximum height of 12' overall shall be pruned and shaped as required removing dead fronds and spent seed pods. Palms up to a maximum of height 12' overall are to be thoroughly detailed with all fronds trimmed to lateral position annually.

**iv. Crape Myrtle Pruning**

Crape Myrtles up to a maximum height of 12' overall can be pruned and shaped each February to promote vigorous blooming and maintain desired size. All sucker branching, seedpods, and ball moss must also be removed. No larger than 1" diameter branches will be removed. Extensive cutbacks ("Hat Racking") will be at the direction and approval of the Customer for an additional fee determined by debris and size of limbs being removed.

DTE can provide service for Crape Myrtles over a maximum height of 12' and "Hat Racking" upon Customer request at an additional cost.

**v. Edging and Trimming**

Groundcovers will be confined to plant bed areas by manual or chemical means, as environmental condition permits. "Weed eating" type edging will not be used around trees.

**vi. Fertilization**

Plant beds, shrubs, woody ornamental, and ground covers shall be fertilized up to two (2) times per year as to maintain good appearance and color. The method of application of fertilizer shall be the responsibility of DTE.

All ornamentals will be fertilized utilizing a product with a balanced analysis and good minor nutrient content. Nitrogen source should consist of a minimum of 50% slow-release product.

**vii. Insect and Disease control**

Plants will be treated chemically as required to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit.

**viii. Weed Control**

Open ground between plants shall be maintained in a condition of acceptable weed density by



manual or chemical means, as environmental, horticultural, and weather conditions permit.

All mulch areas or plant beds shall be maintained in a condition of acceptable weed density.

### **III. IRRIGATION**

DTE shall be responsible for the operation of the irrigation systems within the designated areas. The irrigation systems shall be operated to provide watering frequencies sufficient to replace soil moisture below the root zone of all planted areas, including lawns, and taking into account the amount of rainfall that has occurred. DTE will be responsible for controlling the amount of water used for irrigation and any damage that results from over watering and insufficient watering. DTE is not responsible and cannot control any City or County Watering Guidelines. Any plant or turf area damage caused by the lack of water due to these "watering guidelines" will not be DTE's responsibility.

DTE will fully inspect and operate all the irrigation zones on a monthly basis.

Irrigation components damaged by other than DTE due to construction, vandalism, or other causes shall be reported to the Customer. DTE, if authorized by the Customer, shall repair the damage at a Time and Material rate.

DTE is approved to make repairs up to \$250 per wet check or work order without approval of Customer.

### **IV. MULCHING**

Mulch is not provided under this Agreement. DTE can provide service for mulching upon Customer request at an additional cost.

All beds or otherwise bare ground areas and tree rings should be maintained with a layer of mulch sufficient to cover the bare ground and prevent weeds.

### **V. ANNUAL FLOWERS MAINTENANCE PROGRAM**

Annual Flowers are not provided under this Agreement. DTE can provide service for Annual Flowers upon Customer request at an additional cost.

DTE will not be held responsible for any acts of God (i.e., wind damage, freeze damage). The practice of covering plant material during a freeze to prevent damage is an extra charge to this contract and does not guarantee plant survival.

### **VI. ADDITIONAL SERVICES**

DTE is a full-service Landscape, Irrigation, and Pest Control Company. We offer many solutions to all horticultural-related needs such as Landscape Lighting, and many other landscape improvements. We offer Free Estimates & Designs.

DTE shall provide services over and above the contract specifications with written authorization from



Customer. Rates for labor shall be provided upon request.

## **VII. REQUIRED ADDENDUMS / LANDSCAPE ALTERATIONS**

DTE shall not be responsible for the following additional service requests unless specifically agreed to in writing in an Addendum to this Agreement:

- i. Damage caused to decorative concrete curbing;
- ii. Damage caused to stucco on homes and/or fences if a maintenance strip is not installed;
- iii. Maintenance of additional landscape installed by the homeowner.
- iv. Maintenance of backyards if a privacy fence is installed, which requires smaller push mowers and string trimming to entire perimeter fence.



## SECTION VI

# SECTION C

# SECTION 1

Coverage Confirmation being provided for:

**Osceola Chain of Lakes Community Development District**  
**c/o Governmental Management Services - Central Florida 219 E Livingston St**  
**Orlando, FL 32801**

**Term: October 1, 2022 to October 1, 2023**

**Policy Number: 100122415**

## **PROPERTY COVERAGE**

### **SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

<b>COVERED PROPERTY</b>	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	Not Included
<b>Inland Marine</b>	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u><b>Valuation</b></u>	<u><b>Coinsurance</b></u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

<b>DEDUCTIBLES:</b>	Not Applicable	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	Not Applicable	Total Insured Values per building, including content, inland marine, vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of Not Applicable per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine, All other perils.

<b>Special Property Coverages</b>		
<u><b>Coverage</b></u>	<u><b>Deductibles</b></u>	<u><b>Limit</b></u>
Earth Movement	Not Applicable	Not Included
Flood	Not Applicable	Not Included
Boiler & Machinery		Not Included
TRIA		Not Included

\*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.

**Cyber Liability sublimit included under POL/EPLI**

Media Content Services Liability  
Network Security Liability  
Privacy Liability  
First Party Extortion Threat  
First Party Crisis Management  
First Party Business Interruption

Limit: \$100,000 each claim/annual aggregate

## SECTION 2

# Osceola Chain of Lakes

## Community Development District

### Check Run Summary

August 27, 2022 thru October 21, 2022

Fund	Date	Check No.'s	Amount
General Fund	8/30/22	61	\$997.00
	9/6/22	62	\$419.50
	9/13/22	63	\$3,425.37
	9/30/22	64 - 66	\$14,543.84
	10/6/22	67	\$1,994.00
	10/12/22	68	\$175.00
	10/21/22	69	\$4,137.22
			<hr/> \$25,691.93

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 10/26/22		PAGE 1	
*** CHECK DATES 08/27/2022 - 10/21/2022 ***														
OSCEOLA CHAIN OF LAKES-GENERAL														
BANK A GENERAL FUND														
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...			VENDOR NAME			STATUS	AMOUNT	....CHECK.....		
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS				AMOUNT	#	
8/30/22	00005	8/29/22	1682319	202208	320	53800	46200			*	997.00			
LITTORAL ZONE AUG 22														
THE LAKE DOCTORS INC												997.00	000061	
9/06/22	00017	8/30/22	3096737	202207	310	51300	31500			*	419.50			
LEGAL SVC RENDERED JUL 22														
KUTAK ROCK LLP												419.50	000062	
9/13/22	00004	9/01/22	134682	202209	320	53800	46000			*	3,425.37			
LANDSCAPE MAINT - SEP 22														
DOWN TO EARTH												3,425.37	000063	
9/30/22	00014	9/16/22	17048	202209	300	15500	10000			*	5,842.00			
FY23 INSURANCE POLICY														
EGIS INSURANCE ADVISORS LLC												5,842.00	000064	
9/30/22	00001	8/31/22	15	202208	320	53800	49000			*	280.00			
RPR SKIMMER/BRACKETS POND														
9/01/22	13	202209	310	51300	34000					*	2,916.67			
MANAGEMENT FEES - SEP 22														
9/01/22	13	202209	310	51300	35200					*	50.00			
WEBSITE MANAGEMENT-SEP 22														
9/01/22	13	202209	310	51300	35100					*	75.00			
INFORMATION TECH - SEP 22														
9/01/22	13	202209	310	51300	31300					*	291.67			
DISSEMINATION SVCS-SEP 22														
9/01/22	13	202209	310	51300	51000					*	.15			
OFFICE SUPPLIES														
9/01/22	13	202209	310	51300	42000					*	2.85			
POSTAGE														
9/15/22	14	202209	300	15500	10000					*	5,000.00			
ASSESSMENT ROLL - FY23														
GOVERNMENTAL MANAGEMENT SERVICES-CF												8,616.34	000065	
9/30/22	00017	9/16/22	3109404	202208	310	51300	31500			*	85.50			
LEGAL SVC RENDERED AUG 22														
KUTAK ROCK LLP												85.50	000066	
10/06/22	00005	9/02/22	32320B	202209	320	53800	46200			*	997.00			
LITORAL ZONE SEP 22														
10/01/22	39070B	202210	320	53800	46200					*	997.00			
LITORAL ZONE OCT 22														
THE LAKE DOCTORS INC												1,994.00	000067	
10/12/22	00002	10/03/22	87355	202210	310	51300	54000			*	175.00			
SPECIAL DISTRICT FEE FY23														
DEPARTMENT OF ECONOMIC OPPORTUNITY												175.00	000068	
-----														
OSCE OSCEOLA CHAIN MBYINGTON														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/21/22	00001	10/01/22	16 202210 310-51300-34000	MANAGEMENT FEES - OCT 22	*	3,062.50	
		10/01/22	16 202210 310-51300-35200	WEBSITE MANAGEMENT-OCT 22	*	62.50	
		10/01/22	16 202210 310-51300-35100	INFORMATION TECH - OCT 22	*	93.75	
		10/01/22	16 202210 310-51300-31300	DISSEMINATION SVCS-OCT 22	*	291.67	
		10/01/22	16 202210 310-51300-51000	OFFICE SUPPLIES	*	.09	
		10/01/22	16 202210 310-51300-42000	POSTAGE	*	1.71	
		10/01/22	17 202210 320-53800-12000	FIELD MANAGEMENT - OCT 22	*	625.00	
GOVERNMENTAL MANAGEMENT SERVICES-CF							4,137.22 000069
-----							
TOTAL FOR BANK A						25,691.93	
TOTAL FOR REGISTER						25,691.93	

OSCE OSCEOLA CHAIN MBYINGTON

## SECTION 3

***Osceola Chain of Lakes***  
***Community Development District***

***Unaudited Financial Reporting***  
***September 30, 2022***



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# Osceola Chain of Lakes

## Community Development District

### Combined Balance Sheet

September 30, 2022

	General Fund	Debt Service Funds	Capital Project Funds	Total Governmental Funds
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 113,755	\$ -	\$ -	\$ 113,755
<u>Series 2018</u>				
Reserve	\$ -	\$ 73,553	\$ -	\$ 73,553
Revenue	\$ -	\$ 75,234	\$ -	\$ 75,234
<u>Series 2020</u>				
Reserve	\$ -	\$ 172,042	\$ -	\$ 172,042
Revenue	\$ -	\$ 122,200	\$ -	\$ 122,200
Construction	\$ -	\$ -	\$ 8	\$ 8
Prepaid Expenses	\$ 10,842	\$ -	\$ -	\$ 10,842
<b>Total Assets</b>	<b>\$ 124,597</b>	<b>\$ 443,029</b>	<b>\$ 8</b>	<b>\$ 567,634</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 997	\$ -	\$ -	\$ 997
<b>Total Liabilities</b>	<b>\$ 997</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 997</b>
<b>Fund Balances:</b>				
Restricted for:				
Debt Service - Series 2018	\$ -	\$ 148,787	\$ -	\$ 148,787
Debt Service - Series 2020	\$ -	\$ 294,242	\$ -	\$ 294,242
Capital Projects - Series 2020	\$ -	\$ -	\$ 8	\$ 8
Nonspendable:				
Prepaid Items	\$ 10,842	\$ -	\$ -	\$ 10,842
Unassigned	\$ 112,758	\$ -	\$ -	\$ 112,758
<b>Total Fund Balances</b>	<b>\$ 123,600</b>	<b>\$ 443,029</b>	<b>\$ 8</b>	<b>\$ 566,637</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 124,597</b>	<b>\$ 443,029</b>	<b>\$ 8</b>	<b>\$ 567,634</b>

# Osceola Chain of Lakes

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
<b>Revenues</b>				
Assessments	\$ 197,461	\$ 197,461	\$ 194,428	\$ (3,032)
Assessments - Direct	\$ 12,748	\$ 12,748	\$ 12,748	\$ (0)
Interest	\$ 100	\$ 100	\$ -	\$ (100)
<b>Total Revenues</b>	<b>\$ 210,308</b>	<b>\$ 210,308</b>	<b>\$ 207,176</b>	<b>\$ (3,132)</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 1,200	\$ 1,200	\$ 400	\$ 800
FICA Expense	\$ 92	\$ 92	\$ 31	\$ 61
Engineering	\$ 8,000	\$ 8,000	\$ 6,880	\$ 1,120
Attorney	\$ 20,000	\$ 20,000	\$ 6,961	\$ 13,040
Annual Audit	\$ 3,800	\$ 3,800	\$ 5,500	\$ (1,700)
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Dissemination	\$ 3,500	\$ 3,500	\$ 3,500	\$ (0)
Trustee Fees	\$ 8,500	\$ 8,500	\$ 7,758	\$ 742
Arbitrage Report	\$ -	\$ -	\$ 900	\$ (900)
Management Fees	\$ 35,000	\$ 35,000	\$ 35,000	\$ (0)
Information Technology	\$ 900	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 600	\$ 600	\$ 600	\$ -
Telephone	\$ 200	\$ 200	\$ -	\$ 200
Postage & Delivery	\$ 200	\$ 200	\$ 111	\$ 89
Printing & Binding	\$ 200	\$ 200	\$ 257	\$ (57)
Insurance	\$ 5,500	\$ 5,500	\$ 5,435	\$ 65
Legal Advertising	\$ 3,000	\$ 3,000	\$ 1,050	\$ 1,950
Other Current Charges	\$ 500	\$ 500	\$ -	\$ 500
Contingency	\$ 5,000	\$ 5,000	\$ 52	\$ 4,948
Property Appraiser	\$ 300	\$ 300	\$ 248	\$ 52
Tax Collector	\$ 5,100	\$ 5,100	\$ -	\$ 5,100
Office Supplies	\$ 150	\$ 150	\$ 16	\$ 134
Travel Per Diem	\$ 100	\$ 100	\$ -	\$ 100
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Capital Outlay	\$ 200	\$ 200	\$ -	\$ 200
<b>Total General &amp; Administrative:</b>	<b>\$ 107,217</b>	<b>\$ 107,217</b>	<b>\$ 75,774</b>	<b>\$ 31,442</b>
<b><u>Operations &amp; Maintenance</u></b>				
Pond Bank Mowing	\$ 49,512	\$ 49,512	\$ 40,842	\$ 8,670
Littoral Zone Maintenance	\$ 11,964	\$ 11,964	\$ 11,964	\$ -
General Field and Landscape Expenses	\$ 41,615	\$ 41,615	\$ 1,480	\$ 40,135
<b>Total Operations &amp; Maintenance Expenditures:</b>	<b>\$ 103,091</b>	<b>\$ 103,091</b>	<b>\$ 54,286</b>	<b>\$ 48,805</b>
<b>Total Expenditures</b>	<b>\$ 210,308</b>	<b>\$ 210,308</b>	<b>\$ 130,060</b>	<b>\$ 80,248</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 0</b>	<b>\$ 77,115</b>		
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ 46,484</b>		
<b>Fund Balance - Ending</b>	<b>\$ 0</b>	<b>\$ 123,600</b>		

# Osceola Chain of Lakes

## Community Development District

### Debt Service Fund Series 2018

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
<b>Revenues</b>				
Assessments	\$ 151,027	\$ 151,027	\$ 148,708	\$ (2,319)
Interest	\$ 100	\$ 100	\$ 471	\$ 371
<b>Total Revenues</b>	<b>\$ 151,127</b>	<b>\$ 151,127</b>	<b>\$ 149,179</b>	<b>\$ (1,948)</b>
<b>Expenditures:</b>				
Interest Expense - 11/1	\$ 54,519	\$ 54,519	\$ 54,519	\$ 0
Principal Expense - 5/1	\$ 35,000	\$ 35,000	\$ 35,000	\$ -
Interest Expense - 5/1	\$ 54,519	\$ 54,519	\$ 54,519	\$ 0
Other Debt Service Expense	\$ 3,146	\$ 3,146	\$ -	\$ 3,146
<b>Total Expenditures</b>	<b>\$ 147,184</b>	<b>\$ 147,184</b>	<b>\$ 144,038</b>	<b>\$ 3,146</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 3,943</b>		<b>\$ 5,142</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 143,645</b>	
<b>Fund Balance - Ending</b>	<b>\$ 3,943</b>		<b>\$ 148,787</b>	

# Osceola Chain of Lakes

## Community Development District

### Debt Service Fund Series 2020

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
<b>Revenues</b>				
Assessments	\$ 272,337	\$ 272,337	\$ 268,155	\$ (4,182)
Assessments - Direct	\$ 76,330	\$ 76,330	\$ 76,330	\$ 0
Interest	\$ 25	\$ 25	\$ 920	\$ 895
<b>Total Revenues</b>	<b>\$ 348,692</b>	<b>\$ 348,692</b>	<b>\$ 345,405</b>	<b>\$ (3,288)</b>
<b>Expenditures:</b>				
Interest Expense - 11/1	\$ 113,831	\$ 113,831	\$ 113,831	\$ -
Principal Expense - 5/1	\$ 115,000	\$ 115,000	\$ 115,000	\$ -
Interest Expense - 5/1	\$ 113,831	\$ 113,831	\$ 113,831	\$ -
Other Debt Service Expenditure	\$ 5,674	\$ 5,674	\$ -	\$ 5,674
<b>Total Expenditures</b>	<b>\$ 348,336</b>	<b>\$ 348,336</b>	<b>\$ 342,663</b>	<b>\$ 5,674</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 356</b>		<b>\$ 2,742</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 291,500</b>	
<b>Fund Balance - Ending</b>	<b>\$ 356</b>		<b>\$ 294,242</b>	

# Osceola Chain of Lakes

## Community Development District

### Capital Projects Fund Series 2020

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 0	\$ 0
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8</b>	

# Osceola Chain of Lakes

## Community Development District

### Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Assessments	\$ -	\$ 6,581	\$ 167,581	\$ 677	\$ 6,557	\$ 1,174	\$ 2,722	\$ 869	\$ 8,266	\$ -	\$ -	\$ -	\$ 194,428
Assessments - Direct	\$ -	\$ -	\$ 6,374	\$ -	\$ 3,187	\$ -	\$ -	\$ 3,187	\$ -	\$ -	\$ -	\$ -	\$ 12,748
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 6,581</b>	<b>\$ 173,955</b>	<b>\$ 677</b>	<b>\$ 9,744</b>	<b>\$ 1,174</b>	<b>\$ 2,722</b>	<b>\$ 4,056</b>	<b>\$ 8,266</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 207,176</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ 200	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
FICA Expense	\$ -	\$ 15	\$ -	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31
Engineering	\$ -	\$ 340	\$ -	\$ 353	\$ -	\$ -	\$ 1,585	\$ 955	\$ 3,440	\$ 208	\$ -	\$ -	\$ 6,880
Attorney	\$ 644	\$ -	\$ 269	\$ 1,858	\$ 212	\$ 1,131	\$ 1,024	\$ 1,147	\$ 172	\$ 420	\$ 86	\$ -	\$ 6,961
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 3,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ 3,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,758
Arbitrage Report	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ 900
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 35,000
Information Technology	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 900
Website Maintenance	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ -	\$ 17	\$ 2	\$ 10	\$ 6	\$ 2	\$ 12	\$ 39	\$ 1	\$ 19	\$ 3	\$ 111
Printing & Binding	\$ 81	\$ -	\$ 91	\$ -	\$ 57	\$ 0	\$ -	\$ -	\$ 5	\$ -	\$ 22	\$ -	\$ 257
Insurance	\$ 5,435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,435
Legal Advertising	\$ 211	\$ -	\$ 256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 583	\$ -	\$ -	\$ -	\$ 1,050
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248
Tax Collector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 15	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0	\$ 16
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 9,947</b>	<b>\$ 3,889</b>	<b>\$ 3,967</b>	<b>\$ 5,760</b>	<b>\$ 7,653</b>	<b>\$ 6,719</b>	<b>\$ 13,162</b>	<b>\$ 6,348</b>	<b>\$ 7,573</b>	<b>\$ 3,961</b>	<b>\$ 3,459</b>	<b>\$ 3,336</b>	<b>\$ 75,774</b>
<b><u>Operations and Maintenance Expenses</u></b>													
<b>Field Expenses</b>													
Pond Bank Mowing	\$ 3,293	\$ 3,293	\$ 3,293	\$ 3,391	\$ 3,391	\$ 3,391	\$ 3,459	\$ 3,459	\$ 3,493	\$ 3,493	\$ 3,459	\$ 3,425	\$ 40,842
Littoral Zone Maintenance	\$ 997	\$ 997	\$ 997	\$ 997	\$ 997	\$ 997	\$ 997	\$ 997	\$ 997	\$ 997	\$ 997	\$ 997	\$ 11,964
General Field and Landscape Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ 280	\$ -	\$ 1,480
<b>Total Operations and Maintenance Expenses</b>	<b>\$ 4,290</b>	<b>\$ 4,290</b>	<b>\$ 4,290</b>	<b>\$ 4,388</b>	<b>\$ 4,388</b>	<b>\$ 4,988</b>	<b>\$ 5,056</b>	<b>\$ 4,456</b>	<b>\$ 4,490</b>	<b>\$ 4,490</b>	<b>\$ 4,736</b>	<b>\$ 4,422</b>	<b>\$ 54,286</b>
<b>Total Expenditures</b>	<b>\$ 14,237</b>	<b>\$ 8,178</b>	<b>\$ 8,257</b>	<b>\$ 10,149</b>	<b>\$ 12,041</b>	<b>\$ 11,708</b>	<b>\$ 18,218</b>	<b>\$ 10,804</b>	<b>\$ 12,063</b>	<b>\$ 8,452</b>	<b>\$ 8,196</b>	<b>\$ 7,759</b>	<b>\$ 130,060</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (14,237)</b>	<b>\$ (1,597)</b>	<b>\$ 165,698</b>	<b>\$ (9,472)</b>	<b>\$ (2,297)</b>	<b>\$ (10,533)</b>	<b>\$ (15,496)</b>	<b>\$ (6,748)</b>	<b>\$ (3,796)</b>	<b>\$ (8,452)</b>	<b>\$ (8,196)</b>	<b>\$ (7,759)</b>	<b>\$ 77,115</b>

# Osceola Chain of Lakes

## Community Development District

### Long Term Debt Report

#### **SERIES 2018, CAPITAL IMPROVEMENT BONDS**

INTEREST RATE:	5.125%, 5.250%	
MATURITY DATE:	5/1/2048	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$73,553	
RESERVE FUND BALANCE	\$73,553	
BONDS OUTSTANDING - 2/27/2018		\$2,200,000
LESS: PRINCIPAL PAYMENT - 5/1/19		(\$30,000)
LESS: PRINCIPAL PAYMENT - 5/1/20		(\$35,000)
LESS: PRINCIPAL PAYMENT - 5/1/21		(\$35,000)
LESS: PRINCIPAL PAYMENT - 5/1/22		(\$35,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$2,065,000</b>

#### **SERIES 2020, CAPITAL IMPROVEMENT BONDS**

INTEREST RATE:	3.25%, 3.50%, 4.00%, 4.00%	
MATURITY DATE:	5/1/2050	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$171,497	
RESERVE FUND BALANCE	\$172,042	
BONDS OUTSTANDING - 1/24/2020		\$5,980,000
LESS: PRINCIPAL PAYMENT - 5/1/21		(\$110,000)
LESS: PRINCIPAL PAYMENT - 5/1/22		(\$115,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$5,755,000</b>

# Osceola Chain of Lakes

## Community Development District Special Assessment Receipt Schedule Fiscal Year 2022

Gross Assessments	\$	205,688.17	\$	157,320.00	\$	283,684.76	\$	646,692.93
Net Assessments	\$	193,346.88	\$	147,880.80	\$	266,663.67	\$	607,891.35

### ON ROLL ASSESSMENTS

							31.81%	24.33%	43.87%	100.00%
Date	Distribution	Gross Amount	Commissions	(Discount)/Penalty	Interest	Net Receipts	O&M Portion	Series 2018 Debt Service	Series 2020 Debt Service	Total
11/22/21	ACH	\$21,751.23	(\$435.04)	(\$852.62)	\$0.00	\$20,463.57	\$6,508.68	\$4,978.14	\$8,976.75	\$20,463.57
11/26/21	ACH	\$245.71	(\$4.92)	(\$12.64)	\$0.00	\$228.15	\$72.57	\$55.50	\$100.08	\$228.15
12/08/21	ACH	\$477,359.29	(\$9,547.19)	(\$18,712.17)	\$0.00	\$449,099.93	\$142,841.43	\$109,251.85	\$197,006.65	\$449,099.93
12/22/21	ACH	\$82,628.55	(\$1,652.59)	(\$3,194.41)	\$0.00	\$77,781.55	\$24,739.32	\$18,921.80	\$34,120.43	\$77,781.55
01/10/22	ACH	\$1,575.04	(\$31.50)	(\$46.30)	\$0.00	\$1,497.24	\$476.22	\$364.23	\$656.79	\$1,497.24
01/10/22	ACH	\$664.67	(\$13.30)	(\$19.54)	\$0.00	\$631.83	\$200.97	\$153.70	\$277.16	\$631.83
02/10/22	ACH	\$21,465.56	(\$429.32)	(\$420.71)	\$0.00	\$20,615.53	\$6,557.01	\$5,015.11	\$9,043.41	\$20,615.53
03/10/22	ACH	\$664.66	(\$13.29)	\$0.00	\$0.00	\$651.37	\$207.17	\$158.46	\$285.74	\$651.37
03/10/22	ACH	\$3,150.08	(\$63.00)	(\$46.31)	\$0.00	\$3,040.77	\$967.16	\$739.72	\$1,333.89	\$3,040.77
04/08/22	ACH	\$8,732.40	(\$174.65)	\$0.00	\$0.00	\$8,557.75	\$2,721.89	\$2,081.83	\$3,754.03	\$8,557.75
05/09/22	ACH	\$2,707.57	(\$54.15)	\$79.60	\$0.00	\$2,733.02	\$869.27	\$664.86	\$1,198.89	\$2,733.02
06/08/22	ACH	\$24,173.13	(\$483.45)	\$710.72	\$0.00	\$24,400.40	\$7,760.83	\$5,935.85	\$10,703.72	\$24,400.40
06/17/22	ACH	\$1,575.04	(\$31.50)	\$46.30	\$0.00	\$1,589.84	\$505.66	\$386.76	\$697.42	\$1,589.84
<b>TOTAL</b>		<b>\$ 646,692.93</b>	<b>\$ (12,933.90)</b>	<b>\$ (22,468.08)</b>	<b>\$ -</b>	<b>\$ 611,290.95</b>	<b>\$ 194,428.18</b>	<b>\$ 148,707.81</b>	<b>\$ 268,154.96</b>	<b>\$ 611,290.95</b>

<b>101%</b>	<b>Net Percent Collected</b>
<b>0</b>	<b>Balance Remaining to Collect</b>

### DIRECT BILL ASSESSMENTS

Hanover Lakes, LLC 2022-01				\$89,077.48	\$12,747.58	\$76,329.90
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2020 Debt Service
12/21/21	12/1/21	1978	\$44,538.74	\$44,538.74	\$6,373.79	\$38,164.95
2/1/22	2/1/22	2067	\$22,269.37	\$22,269.37	\$3,186.89	\$19,082.48
5/6/22	5/1/22	2232	\$22,269.37	\$22,269.37	\$3,186.90	\$19,082.48
			<b>\$89,077.48</b>	<b>\$89,077.48</b>	<b>\$12,747.58</b>	<b>\$76,329.91</b>