*Osceola Chain of Lakes*
*Community Development District*

*Agenda*

*August 6, 2025*

# AGENDA

*Osceola Chain of Lakes*
*Community Development District*
219 E. Livingston Street, Orlando, FL 32801
Phone: 407-841-5524. Fax: 407-839-1526


July 30, 2025

Dear Board Members:

The meeting of the Board of Supervisors of the Osceola Chain of Lakes Community Development District will be held **Wednesday, August 6, 2025 at 1:30 p.m. at the West Osceola Branch Library, 305 Campus St., Celebration, FL 34747**. Following is the advance agenda for the regular meeting:

## Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Organizational Matters
    A. Administration of Oath of Office to Supervisor Brown
4. Approval of Minutes of the May 7, 2025, Board of Supervisors
5. Public Hearing
    A. Consideration of Resolution 2025-04 Adopting Fiscal Year 2026 Approved Budget and Appropriating Funds
    B. Consideration of Resolution 2025-05 Imposing Special Assessments and Certifying Assessment Roll
6. Consideration of Pond Maintenance Service Proposal for Fiscal Year 2026
7. Consideration of Midge Management Service Proposal for Fiscal Year 2026
8. Consideration of Proposal to Renew Landscape Services Agreement for Fiscal Year 2026
9. Staff Reports
    A. Attorney
    B. Engineer
        i. Presentation of Annual Stormwater Report
    C. Field Manager
    D. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
        iii. Approval of Fiscal Year 2026 Meeting Schedule
        iv. District Goals and Objectives
10. Other Business
11. Supervisor's Requests
12. Adjournment

# MINUTES

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

The regular meeting of the Board of Supervisors of the Osceola Chain of Lakes Community Development District was held Wednesday, **May 7, 2025,** at 1:30 p.m. at West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum were:

| | |
|---|---|
| Tony Iorio | Chairman |
| Doug Beasley | Vice Chairman |
| Kimberly Locher | Assistant Secretary |
| Jorge Mederos | Assistant Secretary |
| Joe Winter | Assistant Secretary |

Also present were:

| | |
|---|---|
| Tricia Adams | District Manager |
| Sarah Sandy *by phone* | District Counsel |
| Chris Allen *by phone* | District Engineer |
| Alan Scheerer | Field Manager |
| Jared Brown *by phone* | Resident |

**FIRST ORDER OF BUSINESS** **Roll Call**

Ms. Adams called the meeting to order at 1:30 p.m. and called the roll.

**SECOND ORDER OF BUSINESS** **Public Comment Period**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS** **Organizational Matters**

**A. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election**

> On MOTION by Mr. Iorio seconded by Mr. Beasley with all in favor Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election was approved.

**B. Review of Letters of Interest to Fill Seats 2, 4 & 5**

Ms. Adams stated seat no. 4 that has a term expiring in November 2028 was declared vacant following the landowners election. We have two other vacancies. In August 2024 the Board adopted a resolution declaring seats 2 and 5 vacant. We have three vacancies on the Board, seats 2 and 5 must be filled by a qualified elector. We have residents in the district who have expressed an interest in serving on the Board. In the agenda package are letters of interest from Jorge Mederos and Joe Winter who are both present. We also have a letter of interest form Jared Brown who could not attend today's meeting but may call in.

Mr. Brown joined the meeting by telephone at this time.

Ms. Adams stated the Board can fill seat 2 and 5 now and at the end of the meeting the Board can address seat no. 4 because we do have a holdover Board member present.

**C. Appointment of Individuals to Fill Vacant Seats**

> On MOTION by Mr. Iorio seconded by Ms. Locher with all in favor Jorge Mederos was appointed to fill seat no. 2 and Joe Winter was appointed to fill seat no. 5.

**D. Administration of Oath of Office to newly Appointed Supervisors**

Ms. Adams being a notary public of the State of Florida administered the oath of office to Mr. Mederos and Mr. Winter.

Ms. Adams stated there are some required forms to be filed with the State of Florida, a financial disclosure Form 1 needs to be filed within 60 days of your appointment. You will receive an email from our office letting you know you have been added to the Florida Commission on Ethics website. Thereafter, you will automatically get a reminder sent to you via email regarding the requirement to file Form 1 annually by July 1st. You are also eligible to receive up to $200 for meeting attendance per meeting. After the meeting I will give you each a new Board member packet that includes the payroll forms that need to be completed before we can process payroll.

Ms. Sandy stated my office will put together a new supervisor notebook and send that to you that has background information on the district as well as being a public officer of the State of Florida.

Ms. Sandy gave an overview of the public records law, sunshine law, financial disclosure requirements, ethics training requirement, and stated I suggest you set up a separate CDD specific email address that GMS can send the agenda package to and information regarding the meetings so that you don't have to look through your personal or work emails to pull items if we do get a public records request.

**Mr. Iorio left the meeting at this time.*

**E. Consideration of Resolution 2025-02 Electing Officers**

This item taken later in the meeting.

**FOURTH ORDER OF BUSINESS** **Approval of the Minutes of the August 7, 2024, Board of Supervisors and Audit Committee Meetings and November 6, 2024, Landowners Meeting**

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|---|
| On MOTION by Ms. Locher seconded by Mr. Winter with all in favor the Minutes of the August 7, 2024, Board Meeting was approved and the August 7, 2024, Audit Committee Meeting and the November 6, 2024, Landowner Meeting Minutes, were accepted. |

**FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2025-03 Approving the Fiscal Year 2026 Proposed Budget and Setting a Public Hearing to Adopt**

Ms. Adams stated next is the proposed budget for Fiscal Year 2026 that sets the cap on the assessments, and we proposing to not increase the assessment with this budget. The Board can make budget adjustments within the assessment level up to the time we adopt the budget at a public hearing. Resolution 2025-03 approves the proposed budget and sets the public hearing for August 6, 2025, at 1:00 p.m. here at West Osceola Branch Library in Celebration. Approval of this resolution allows us to transmit the proposed budget to Osceola County, publish it on the CDD website and notice the public hearing in accordance with Florida statutes. Attached to the resolution is the proposed budget for Fiscal Year 2026. The proposed assessment for Fiscal Year

2026 is the exact same assessment as Fiscal Year 2025. There is no change to the revenue section of the budget.

Ms. Adams reviewed in detail the administrative expenses, field expenses and reviewed the debt service fund budget and amortization schedule.

| |
|---|
| On MOTION by Mr. Winter seconded by Mr. Mederos with all in favor Resolution 2025-03 Approving the Fiscal Year 2026 Budget and Setting the Public Hearing for August 6, 2025, was approved. |

**SIXTH ORDER OF BUSINESS** **Presentation of Fiscal Year 2024 Financial Audit Report**

Ms. Adams stated each year CDDs are required to undergo an annual independent audit of all the district's financial records and file the audit with the State by June 30th. In the report to management there were no findings or recommendations so it is a clean audit.

| |
|---|
| On MOTION by Mr. Beasley seconded by Ms. Locher with all in favor the Fiscal Year 2024 Audit was accepted. |

**SEVENTH ORDER OF BUSINESS** **Presentation of Series 2018 Arbitrage Rebate Report**

**EIGHTH ORDER OF BUSINESS** **Presentation of Series 2020 Arbitrage Rebate Report**

Ms. Adams stated included in the agenda package are the arbitrage rebate reports for the series 2018 and 2020 bonds. The tax-exempt bonds the district issued are subject to regulations from IRS and that requires that we are not earning more interest than we are paying on the bonds. Both reports clearly state there is no rebate liability issue currently. We run these reports each year.

| |
|---|
| On MOTION by Mr. Winter seconded by Ms. Locher with all in favor the Series 2018 and Series 2020 Arbitrage Rebate Reports were accepted. |

**NINTH ORDER OF BUSINESS Staff Reports**

**A. Attorney**

**i. Stormwater Ratification Bill Memo**

Ms. Sandy stated there is a memo from my firm regarding the stormwater ratification bill in response to some update the legislature made to the operation and maintenance reporting requirements for stormwater infrastructure facilities during the 2024 session. There are some increased reporting requirements, but they only apply to permits that have not been obtained yet or currently obtained but not transferred over into the maintenance phase. I believe all the stormwater permits have transferred over to a maintenance stage at this point.

About the ownership and maintenance of the roads within the district, prior to the district being annexed into the City of St. Cloud the development plans showed that the county had been accepting the roads within the CDD for ownership and maintenance. Post annexation there appears to be a misunderstanding between the city and CDD that the city was going to accept that operation and maintenance responsibility for the right of ways. I have spoken to their counsel, and they confirmed that they would be accepting the right of ways at least within phases 1 and 2 because they had previously accepted by the county and they would be obligated under an interlocal they have with the county. They were going to be reviewing their records further about phases 3 – 5 to determine if the city had agreed to take the roads for operation and maintenance or not. I have spoken with them probably a month ago and followed up with the city last week but have not received additional response at this time. We did provide additional documentation that showed plans that the city had approved on the site plan where the city would be taking the ownership and maintenance of the right of ways. Hopefully, that will satisfy what the city is looking for in terms of prior approval. They did convey that if they couldn't find where the city had previously agreed to accept it would have to go back before the city commission for approval. I will update the Board once I have more information.

Ms. Locher asked why is there suddenly a question about road maintenance and acceptance?

Ms. Sandy stated from what the city council and staff provided to me is that when they annexed development, they have a general interlocal between the county and the city on how annexation will operate but sometimes they will also enter into an interlocal agreement that is specific to a development and unfortunately, they did not do that here. I think that and the fact that the City of St. Cloud is taking a general stance that they do not want to accept neighborhood right of ways for ownership and maintenance anymore. I think they are going to try their best to avoid doing that.

**B. Engineer**

**i. Consideration of Work Authorization 2025-01**

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|---|
| On MOTION by Mr. Mederos seconded by Mr. Winter with all in favor Work Authorization 2025-01 for General Engineering Services for Fiscal Year 2026 was approved. |

**C. Field Manager**

Mr. Scheerer stated we need rain, and the lake is lower than I have seen in the past several years. I meet with Lake Doctors to review shoreline vegetation, weeds, things like that because they typically treat the lake from the boat, I have asked them to look at it from the land side too. In respect to landscaping, if residents are leaving their kayaks, canoes, anything on the bank I have instructed maintenance staff not to touch it. They go around it and avoid it, so they can't say staff damaged it. We encourage residents to take their canoes and kayaks up to the house and get it off the bank. We need to make sure we are not losing any of the turf because when we do get rain that could create an erosion problem.

**D. Manager**

**i. Approval of Check Register**

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| On MOTION by Ms. Locher seconded by Mr. with all in favor the Check Register was approved. |

**ii. Balance Sheet & Income Statement**

A copy of the balance sheet and income statement were included in the agenda package for review.

**iii. Presentation of Registered Voters – 973**

A copy of the letter from the supervisor of elections indicating that there are 973 registered voters residing within the district was included in the agenda package.

**TENTH ORDER OF BUSINESS Other Business**

Ms. Adams stated earlier in the meeting we discussed that Kimberly Locher has been serving in a holdover position in seat 4 and the Board declared that seat vacant because of no one being elected at the landowner's election. You have an opportunity to make an appointment, and we have a resident who submitted a letter of interest, Mr. Jared Brown and he is attending by telephone. If you want to defer this to the next meeting the Board can do so.

> On MOTION by Mr. Winter seconded by Mr. Mederos with all in favor Jared Brown was appointed to fill the unexpired term of office of seat no. 4.

Ms. Adams stated either before the meeting or when I see you, we can administer your oath of office, and you will be ready to participate in the next meeting.

**A. Consideration of Resolution 2025-02 Electing Officers**

**This item was taken out of order.*

Ms. Adams stated after a general election or appointment to the Board, Florida Statutes prescribe that there is an election of officers that the Board organizes as chair and vice chair, etc. Typically, the remaining Board members serve as assistant secretaries and there are some members of my firm who serve as treasurer, assistant treasurer, secretary and assistant secretary for the purpose of processing the District's records and financial records.

> On MOTION by Mr. Winter seconded by Mr. Mederos with all in favor Resolution 2025-02 was approved reflecting the following: Tony Iorio as Chair, Doug Beasley as Vice Chair, and Mr. Mederos, Mr. Winter and Mr. Brown as Assistant Secretaries and all other officers remain the same.

**ELEVENTH ORDER OF BUSINESS Supervisor Requests**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS** **Adjournment**

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|---|
| On MOTION by Mr. Winter seconded by Mr. Beasley the meeting adjourned at 2:39 p.m. |

| | |
|---|---|
| ______________________________ | ______________________________ |
| Secretary/Assistant Secretary | Chairman/Vice Chairman |

# SECTION V

# SECTION A

## RESOLUTION 2025-04
**[FY 2026 APPROPRIATION RESOLUTION]**

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

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

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

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

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

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

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

**SECTION 1. BUDGET**

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Osceola Chain of Lakes Community Development District for the Fiscal Year Ending September 30, 2026."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

**SECTION 2. APPROPRIATIONS**

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

**SECTION 3. BUDGET AMENDMENTS**

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

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

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

**PASSED AND ADOPTED THIS 6TH DAY OF AUGUST 2025.**

ATTEST:

**OSCEOLA CHAIN OF LAKES COMMUNITY DEVELOPMENT DISTRICT**

______________________________
Secretary / Assistant Secretary

______________________________
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** FY 2026 Budget

# Osceola Chain of Lakes

## Community Development District

### Proposed Budget

### FY 2026

# Table of Contents

# Osceola Chain of Lakes

## Community Development District

### Proposed Budget

### General Fund

| Description | Adopted Budget FY2025 | Actuals Thru 6/30/25 | Projected Next 3 Months | Projected Thru 9/30/25 | Proposed Budget FY2026 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Assessments | $ 288,775 | $ 289,756 | $ - | $ 289,756 | $ 288,775 |
| Interest Income | $ - | $ 4,214 | $ 3,900 | $ 8,114 | $ - |
| **Total Revenues** | **$ 288,775** | **$ 293,970** | **$ 3,900** | **$ 297,870** | **$ 288,775** |
| **Expenditures** | | | | | |
| *General & Administrative* | | | | | |
| Supervisor Fees | $ 1,200 | $ 600 | $ 300 | $ 900 | $ 4,000 |
| FICA Expense | $ 92 | $ 46 | $ 23 | $ 69 | $ 306 |
| Engineering | $ 8,000 | $ - | $ 2,000 | $ 2,000 | $ 8,000 |
| Attorney | $ 20,000 | $ 5,391 | $ 3,000 | $ 8,391 | $ 20,000 |
| Annual Audit | $ 6,000 | $ 3,800 | $ - | $ 3,800 | $ 3,900 |
| Assessment Administration | $ 5,565 | $ 5,565 | $ - | $ 5,565 | $ 5,732 |
| Dissemination | $ 3,675 | $ 2,856 | $ 919 | $ 3,775 | $ 3,785 |
| Trustee Fees | $ 8,500 | $ 7,758 | $ 742 | $ 8,500 | $ 9,350 |
| Arbitrage Report | $ 900 | $ 900 | $ - | $ 900 | $ 900 |
| Management Fees | $ 42,500 | $ 31,875 | $ 10,625 | $ 42,500 | $ 43,775 |
| Information Technology | $ 1,182 | $ 887 | $ 296 | $ 1,182 | $ 1,217 |
| Website Maintenance | $ 788 | $ 591 | $ 197 | $ 788 | $ 812 |
| Telephone | $ 200 | $ - | $ 50 | $ 50 | $ 200 |
| Postage & Delivery | $ 500 | $ 77 | $ 125 | $ 202 | $ 500 |
| Printing & Binding | $ 750 | $ 42 | $ 188 | $ 229 | $ 750 |
| Insurance | $ 6,426 | $ 6,251 | $ - | $ 6,251 | $ 8,382 |
| Legal Advertising | $ 3,000 | $ 911 | $ 2,000 | $ 2,911 | $ 3,000 |
| Contingency | $ 3,000 | $ 403 | $ 150 | $ 553 | $ 1,000 |
| Property Appraiser | $ 300 | $ 197 | $ - | $ 197 | $ 300 |
| Office Supplies | $ 150 | $ 1 | $ 38 | $ 38 | $ 150 |
| Travel Per Diem | $ 100 | $ - | $ - | $ - | $ - |
| Dues, Licenses & Subscriptions | $ 175 | $ 175 | $ - | $ 175 | $ 175 |
| **Total General & Administrative:** | **$ 113,003** | **$ 68,326** | **$ 20,651** | **$ 88,977** | **$ 116,234** |
| *Operations & Maintenance* | | | | | |
| Field Management | $ 10,000 | $ 7,500 | $ 2,500 | $ 10,000 | $ 10,300 |
| Property Insurance | $ 8,950 | $ 9,471 | $ - | $ 9,471 | $ 10,229 |
| Pond Bank Mowing | $ 53,027 | $ 38,855 | $ 13,079 | $ 51,933 | $ 55,149 |
| Pond Maintenance | $ 14,795 | $ 8,973 | $ 2,991 | $ 11,964 | $ 14,795 |
| Midge Management | $ 49,000 | $ 35,636 | $ 13,364 | $ 49,000 | $ 50,960 |
| Additional Littoral Planting | $ 5,000 | $ - | $ 5,000 | $ 5,000 | $ 5,000 |
| General Repairs & Maintenance | $ 35,000 | $ - | $ 8,750 | $ 8,750 | $ 26,108 |
| Contingency | $ - | $ 49 | $ - | $ 49 | $ - |
| **Total Operations & Maintenance:** | **$ 175,772** | **$ 100,484** | **$ 45,683** | **$ 146,168** | **$ 172,540** |
| **Total Expenditures** | **$ 288,775** | **$ 168,810** | **$ 66,334** | **$ 235,144** | **$ 288,775** |
| **Excess Revenues/(Expenditures)** | $ - | $ 125,160 | $ (62,434) | $ 62,726 | $ - |

**Assessments - O&M**

| Type | Units | ERU/Unit | ERU's | Per Unit - Gross | Per Unit - Net | Total Gross Assessments | Total Net Assessments |
|---|---|---|---|---|---|---|---|
| Platted - 50' | 336 | 1 | 336 | $527.85 | $496.18 | $177,356.71 | $166,715.31 |
| Platted - 60' | 205 | 1.2 | 246 | $633.42 | $595.41 | $129,850.45 | $122,059.42 |
| **Total** | **541** | | **582** | | | **$307,207.16** | **$288,774.73** |

| Product | FY 2026 Gross Per Unit | FY 2025 Gross Per Unit | Increase/(Decrease) |
|---|---|---|---|
| Platted - 50' | $527.85 | $527.85 | $0.00 |
| Platted - 60' | $633.42 | $633.42 | $0.00 |

# Osceola Chain of Lakes
## Community Development District
GENERAL FUND BUDGET

**REVENUES:**

*Assessments*

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

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**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

Chapter 190, Florida Statutes, allows for each Board member to receive $200 per meeting, not to exceed $4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

*FICA Expense*

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

*Engineering*

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager. The district is contracted with Dewberry Engineers, Inc.

*Attorney*

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager. The district is contracted with Kutak Rock LLP.

*Annual Audit*

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The district is contracted with Grau and Associates.

*Assessment Administration*

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

# Osceola Chain of Lakes
## Community Development District
GENERAL FUND BUDGET

*Dissemination*

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This service is handled by Governmental Management Services – Central Florida, LLC.

*Trustee Fees*

The District will incur trustee related costs with the Series 2018 and Series 2020 bonds with US Bank.

*Arbitrage Report*

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2018 and 2020 bonds. The district is contracted with AMTEC.

*Management Fees*

The District has contracted with Governmental Management Services – Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

*Information Technology*

Represents various cost of information technology with Governmental Management Services-Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

*Website Maintenance*

Represents the costs with Governmental Management Services – Central Florida LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

*Telephone*

Telephone and fax machine.

*Postage & Delivery*

The District incurs charges for mailing overnight deliveries and correspondence, etc.

*Printing & Binding*

Printing and binding for board meetings, printing of computerized checks, stationary, envelopes etc.

# Osceola Chain of Lakes
## Community Development District
GENERAL FUND BUDGET

*Insurance*

The District's general liability, public official's liability insurance and property insurance coverages with Florida Insurance Alliance.

*Legal Advertising*

The District is required to advertise various notices for Board meetings, public hearings, etc. in a newspaper of general circulation.

*Contingency*

Bank charges and any other miscellaneous administrative expenditures incurred during the year.

*Property Appraiser*

Represents the fees to be paid to the Osceola County Property Appraiser for annual assessment roll administration.

*Office Supplies*

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

*Dues, Licenses & Subscriptions*

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for $175. This is the only expenditure under this category for the District.

**Operations & Maintenance:**

*Field Management*

Represents onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, attend Board meetings and receive and respond to property owner phone calls and emails. This service is contracted with Governmental Management Services-Central Florida, LLC.

*Property Insurance*

The District's property insurance coverages with Florida Insurance Alliance.

# Osceola Chain of Lakes
## Community Development District
GENERAL FUND BUDGET

*Pond Bank Mowing*

Scheduled maintenance will consist of mowing pond banks monthly pursuant to a contract with Down to Earth along with a contingency for unscheduled maintenance or fuel surcharges.

| Description | Monthly Amount | Annual Amount |
|---|---|---|
| Pond Bank Mowing | $4,596 | $55,149 |
| Contingency | | $0 |
| | | $55,149 |

*Pond Maintenance*

Represents costs with The Lake Doctors for maintenance to all lakes the District must maintain within District boundaries along with trash collection 4 times in the fiscal year.

| Description | Monthly Amount | Annual Amount |
|---|---|---|
| Littoral Zone Maintenance | $997 | $11,964 |
| Trash Pick Up | | $2,831 |
| | | $14,795 |

*Midge Management*

Represents the cost of treating larval and adult midges in the stormwater pond and in the air on District property.

| Description | Monthly Amount | Annual Amount |
|---|---|---|
| Midge Management | $4,247 | $50,960 |
| | | $50,960 |

*Additional Littoral Planting*

Represents costs associated with additional planting in the District's lakes littoral zone

*General Repairs & Maintenance*

Represents funds allocated to expenditures that the District could incur throughout the fiscal year that do not fit into any field category.

# Osceola Chain of Lakes

## Community Development District

### Proposed Budget

### Debt Service Fund Series 2018

| Description | Adopted Budget FY2025 | Actuals Thru 6/30/25 | Projected Next 3 Months | Projected Thru 9/30/25 | Proposed Budget FY2026 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Assessments | $ 147,204 | $ 148,382 | $ - | $ 148,382 | $ 147,881 |
| Interest | $ - | $ 5,898 | $ 1,966 | $ 7,864 | $ - |
| Carry Forward Surplus | $ 97,141 | $ 99,094 | $ - | $ 99,094 | $ 107,197 |
| **Total Revenues** | **$ 244,345** | **$ 253,374** | **$ 1,966** | **$ 255,341** | **$ 255,078** |
| **Expenditures** | | | | | |
| Interest - 11/1 | $ 51,572 | $ 51,572 | $ - | $ 51,572 | $ 50,419 |
| Principal - 5/1 | $ 45,000 | $ 45,000 | $ - | $ 45,000 | $ 45,000 |
| Interest - 5/1 | $ 51,572 | $ 51,572 | $ - | $ 51,572 | $ 50,419 |
| **Total Expenditures** | **$ 148,144** | **$ 148,144** | **$ -** | **$ 148,144** | **$ 145,838** |
| **Excess Revenues/(Expenditures)** | $ 96,201 | $ 105,231 | $ 1,966 | $ 107,197 | $ 109,240 |

| | |
|---|---|
| **Interest - 11/1/26** | **$ 49,266** |
| **Total** | **$ 49,266** |

**Assessments - Debt Service Series 2018**

| Type | Platted Units | Gross Per Unit Assessment | Net Per Unit Assessment | Total Gross Platted Assessments | Total Net Platted Assessments |
|---|---|---|---|---|---|
| 50' - Interior | 67 | $720.00 | $676.80 | $48,240.00 | $45,345.60 |
| 50' - Lakeside | 39 | $1,080.00 | $1,015.20 | $42,120.00 | $39,592.80 |
| 60' - Lakeside | 62 | $1,080.00 | $1,015.20 | $66,960.00 | $62,942.40 |
| **Total** | **168** | | | **$157,320.00** | **$147,880.80** |

# Osceola Chain of Lakes

## Community Development District

### Series 2018 Capital Improvement Bonds

### Amortization Schedule

| Date | | Balance | | Principal | | Interest | | Total |
|---|---|---|---|---|---|---|---|---|
| 11/01/25 | $ | 1,940,000.00 | $ | - | $ | 50,418.75 | $ | 146,990.63 |
| 05/01/26 | $ | 1,940,000.00 | $ | 45,000.00 | $ | 50,418.75 | $ | - |
| 11/01/26 | $ | 1,895,000.00 | $ | - | $ | 49,265.63 | $ | 144,684.38 |
| 05/01/27 | $ | 1,895,000.00 | $ | 45,000.00 | $ | 49,265.63 | $ | - |
| 11/01/27 | $ | 1,850,000.00 | $ | - | $ | 48,112.50 | $ | 142,378.13 |
| 05/01/28 | $ | 1,850,000.00 | $ | 50,000.00 | $ | 48,112.50 | $ | - |
| 11/01/28 | $ | 1,800,000.00 | $ | - | $ | 46,831.25 | $ | 144,943.75 |
| 05/01/29 | $ | 1,800,000.00 | $ | 50,000.00 | $ | 46,831.25 | $ | - |
| 11/01/29 | $ | 1,750,000.00 | $ | - | $ | 45,550.00 | $ | 142,381.25 |
| 05/01/30 | $ | 1,750,000.00 | $ | 55,000.00 | $ | 45,550.00 | $ | - |
| 11/01/30 | $ | 1,695,000.00 | $ | - | $ | 44,140.63 | $ | 144,690.63 |
| 05/01/31 | $ | 1,695,000.00 | $ | 60,000.00 | $ | 44,140.63 | $ | - |
| 11/01/31 | $ | 1,635,000.00 | $ | - | $ | 42,603.13 | $ | 146,743.75 |
| 05/01/32 | $ | 1,635,000.00 | $ | 60,000.00 | $ | 42,603.13 | $ | - |
| 11/01/32 | $ | 1,575,000.00 | $ | - | $ | 41,065.63 | $ | 143,668.75 |
| 05/01/33 | $ | 1,575,000.00 | $ | 65,000.00 | $ | 41,065.63 | $ | - |
| 11/01/33 | $ | 1,510,000.00 | $ | - | $ | 39,400.00 | $ | 145,465.63 |
| 05/01/34 | $ | 1,510,000.00 | $ | 70,000.00 | $ | 39,400.00 | $ | - |
| 11/01/34 | $ | 1,440,000.00 | $ | - | $ | 37,606.25 | $ | 147,006.25 |
| 05/01/35 | $ | 1,440,000.00 | $ | 70,000.00 | $ | 37,606.25 | $ | - |
| 11/01/35 | $ | 1,370,000.00 | $ | - | $ | 35,812.50 | $ | 143,418.75 |
| 05/01/36 | $ | 1,370,000.00 | $ | 75,000.00 | $ | 35,812.50 | $ | - |
| 11/01/36 | $ | 1,295,000.00 | $ | - | $ | 33,890.63 | $ | 144,703.13 |
| 05/01/37 | $ | 1,295,000.00 | $ | 80,000.00 | $ | 33,890.63 | $ | - |
| 11/01/37 | $ | 1,215,000.00 | $ | - | $ | 31,840.63 | $ | 145,731.25 |
| 05/01/38 | $ | 1,215,000.00 | $ | 85,000.00 | $ | 31,840.63 | $ | - |
| 11/01/38 | $ | 1,130,000.00 | $ | - | $ | 29,662.50 | $ | 146,503.13 |
| 05/01/39 | $ | 1,130,000.00 | $ | 90,000.00 | $ | 29,662.50 | $ | - |
| 11/01/39 | $ | 1,040,000.00 | $ | - | $ | 27,300.00 | $ | 146,962.50 |
| 05/01/40 | $ | 1,040,000.00 | $ | 95,000.00 | $ | 27,300.00 | $ | - |
| 11/01/40 | $ | 945,000.00 | $ | - | $ | 24,806.25 | $ | 147,106.25 |
| 05/01/41 | $ | 945,000.00 | $ | 95,000.00 | $ | 24,806.25 | $ | - |
| 11/01/41 | $ | 850,000.00 | $ | - | $ | 22,312.50 | $ | 142,118.75 |
| 05/01/42 | $ | 850,000.00 | $ | 105,000.00 | $ | 22,312.50 | $ | - |
| 11/01/42 | $ | 745,000.00 | $ | - | $ | 19,556.25 | $ | 146,868.75 |
| 05/01/43 | $ | 745,000.00 | $ | 110,000.00 | $ | 19,556.25 | $ | - |
| 11/01/43 | $ | 635,000.00 | $ | - | $ | 16,668.75 | $ | 146,225.00 |
| 05/01/44 | $ | 635,000.00 | $ | 115,000.00 | $ | 16,668.75 | $ | - |
| 11/01/44 | $ | 520,000.00 | $ | - | $ | 13,650.00 | $ | 145,318.75 |
| 05/01/45 | $ | 520,000.00 | $ | 120,000.00 | $ | 13,650.00 | $ | - |
| 11/01/45 | $ | 400,000.00 | $ | - | $ | 10,500.00 | $ | 144,150.00 |
| 05/01/46 | $ | 400,000.00 | $ | 125,000.00 | $ | 10,500.00 | $ | - |
| 11/01/46 | $ | 275,000.00 | $ | - | $ | 7,218.75 | $ | 142,718.75 |
| 05/01/47 | $ | 275,000.00 | $ | 135,000.00 | $ | 7,218.75 | $ | - |
| 11/01/47 | $ | 140,000.00 | $ | - | $ | 3,675.00 | $ | 145,893.75 |
| 05/01/48 | $ | 140,000.00 | $ | 140,000.00 | $ | 3,675.00 | $ | 143,675.00 |
| | | | **$** | **2,025,000.00** | **$** | **1,652,112.50** | **$** | **3,677,112.50** |

# Osceola Chain of Lakes

## Community Development District

### Proposed Budget

### Debt Service Fund Series 2020

| Description | Adopted Budget FY2025 | Actuals Thru 6/30/25 | Projected Next 3 Months | Projected Thru 9/30/25 | Proposed Budget FY2026 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Assessments | $ 342,994 | $ 343,394 | $ - | $ 343,394 | $ 343,326 |
| Interest | $ - | $ 11,915 | $ 2,979 | $ 14,894 | $ - |
| Carry Forward Surplus | $ 176,142 | $ 179,651 | $ - | $ 179,651 | $ 520,770 |
| **Total Revenues** | **$ 519,135** | **$ 878,354** | **$ 2,979** | **$ 881,333** | **$ 864,097** |
| **Expenditures** | | | | | |
| Interest - 11/1 | $ 107,981 | $ 107,711 | $ - | $ 107,711 | $ 105,950 |
| Special Call 11/1 | $ - | $ 20,000 | $ - | $ 20,000 | $ - |
| Principal - 5/1 | $ 125,000 | $ 125,000 | $ - | $ 125,000 | $ 130,000 |
| Interest - 5/1 | $ 107,981 | $ 107,851 | $ - | $ 107,851 | $ 105,950 |
| **Total Expenditures** | **$ 340,963** | **$ 360,563** | **$ -** | **$ 360,563** | **$ 341,900** |
| **Excess Revenues/(Expenditures)** | $ 178,173 | $ 517,791 | $ 2,979 | $ 520,770 | $ 522,197 |

| | |
|---|---|
| **Interest - 11/1/26** | **$ 103,675** |
| **Total** | **$ 103,675** |

**Assessments - Debt Service Series 2020**

| Type | Platted Units | Gross Per Unit Assessments | Net Per Unit Assessments | Total Gross Platted Assessments | Total Net Platted Assessments |
|---|---|---|---|---|---|
| **Level 1 Units** | | | | | |
| 50' - Interior | 57 | $720.00 | $676.80 | $41,040.00 | $38,577.60 |
| 50' - Lakeside | 23 | $720.00 | $676.80 | $16,560.00 | $15,566.40 |
| 60' - Lakeside | 51 | $1,080.00 | $1,015.20 | $55,080.00 | $51,775.20 |
| **Level 2 Units** | | | | | |
| 50' - Interior | 82 | $809.59 | $761.01 | $66,386.38 | $62,403.20 |
| 50' - Lakeside | 68 | $1,163.59 | $1,093.77 | $79,124.12 | $74,376.67 |
| 60' - Lakeside | 92 | $1,163.59 | $1,093.77 | $107,050.28 | $100,627.26 |
| **Total** | **373** | | | **$365,240.78** | **$343,326.33** |

# Osceola Chain of Lakes
## Community Development District
### Series 2020 Capital Improvement Bonds
### Amortization Schedule

| Date | | Balance | | Principal | | Interest | | Total |
|---|---|---|---|---|---|---|---|---|
| 11/01/25 | $ | 5,385,000.00 | $ | - | $ | 105,950.00 | $ | 338,931.25 |
| 05/01/26 | $ | 5,385,000.00 | $ | 130,000.00 | $ | 105,950.00 | $ | - |
| 11/01/26 | $ | 5,255,000.00 | $ | - | $ | 103,675.00 | $ | 339,625.00 |
| 05/01/27 | $ | 5,255,000.00 | $ | 135,000.00 | $ | 103,675.00 | $ | - |
| 11/01/27 | $ | 5,120,000.00 | $ | - | $ | 101,312.50 | $ | 339,987.50 |
| 05/01/28 | $ | 5,120,000.00 | $ | 140,000.00 | $ | 101,312.50 | $ | - |
| 11/01/28 | $ | 4,980,000.00 | $ | - | $ | 98,862.50 | $ | 340,175.00 |
| 05/01/29 | $ | 4,980,000.00 | $ | 145,000.00 | $ | 98,862.50 | $ | - |
| 11/01/29 | $ | 4,835,000.00 | $ | - | $ | 96,325.00 | $ | 340,187.50 |
| 05/01/30 | $ | 4,835,000.00 | $ | 150,000.00 | $ | 96,325.00 | $ | - |
| 11/01/30 | $ | 4,685,000.00 | $ | - | $ | 93,700.00 | $ | 340,025.00 |
| 05/01/31 | $ | 4,685,000.00 | $ | 155,000.00 | $ | 93,700.00 | $ | - |
| 11/01/31 | $ | 4,530,000.00 | $ | - | $ | 90,600.00 | $ | 339,300.00 |
| 05/01/32 | $ | 4,530,000.00 | $ | 160,000.00 | $ | 90,600.00 | $ | - |
| 11/01/32 | $ | 4,370,000.00 | $ | - | $ | 87,400.00 | $ | 338,000.00 |
| 05/01/33 | $ | 4,370,000.00 | $ | 170,000.00 | $ | 87,400.00 | $ | - |
| 11/01/33 | $ | 4,200,000.00 | $ | - | $ | 84,000.00 | $ | 341,400.00 |
| 05/01/34 | $ | 4,200,000.00 | $ | 175,000.00 | $ | 84,000.00 | $ | - |
| 11/01/34 | $ | 4,025,000.00 | $ | - | $ | 80,500.00 | $ | 339,500.00 |
| 05/01/35 | $ | 4,025,000.00 | $ | 185,000.00 | $ | 80,500.00 | $ | - |
| 11/01/35 | $ | 3,840,000.00 | $ | - | $ | 76,800.00 | $ | 342,300.00 |
| 05/01/36 | $ | 3,840,000.00 | $ | 190,000.00 | $ | 76,800.00 | $ | - |
| 11/01/36 | $ | 3,650,000.00 | $ | - | $ | 73,000.00 | $ | 339,800.00 |
| 05/01/37 | $ | 3,650,000.00 | $ | 200,000.00 | $ | 73,000.00 | $ | - |
| 11/01/37 | $ | 3,450,000.00 | $ | - | $ | 69,000.00 | $ | 342,000.00 |
| 05/01/38 | $ | 3,450,000.00 | $ | 205,000.00 | $ | 69,000.00 | $ | - |
| 11/01/38 | $ | 3,245,000.00 | $ | - | $ | 64,900.00 | $ | 338,900.00 |
| 05/01/39 | $ | 3,245,000.00 | $ | 215,000.00 | $ | 64,900.00 | $ | - |
| 11/01/39 | $ | 3,030,000.00 | $ | - | $ | 60,600.00 | $ | 340,500.00 |
| 05/01/40 | $ | 3,030,000.00 | $ | 225,000.00 | $ | 60,600.00 | $ | - |
| 11/01/40 | $ | 2,805,000.00 | $ | - | $ | 56,100.00 | $ | 341,700.00 |
| 05/01/41 | $ | 2,805,000.00 | $ | 235,000.00 | $ | 56,100.00 | $ | - |
| 11/01/41 | $ | 2,570,000.00 | $ | - | $ | 51,400.00 | $ | 342,500.00 |
| 05/01/42 | $ | 2,570,000.00 | $ | 240,000.00 | $ | 51,400.00 | $ | - |
| 11/01/42 | $ | 2,330,000.00 | $ | - | $ | 46,600.00 | $ | 338,000.00 |
| 05/01/43 | $ | 2,330,000.00 | $ | 250,000.00 | $ | 46,600.00 | $ | - |
| 11/01/43 | $ | 2,080,000.00 | $ | - | $ | 41,600.00 | $ | 338,200.00 |
| 05/01/44 | $ | 2,080,000.00 | $ | 260,000.00 | $ | 41,600.00 | $ | - |
| 11/01/44 | $ | 1,820,000.00 | $ | - | $ | 36,400.00 | $ | 338,000.00 |
| 05/01/45 | $ | 1,820,000.00 | $ | 275,000.00 | $ | 36,400.00 | $ | - |
| 11/01/45 | $ | 1,545,000.00 | $ | - | $ | 30,900.00 | $ | 342,300.00 |
| 05/01/46 | $ | 1,545,000.00 | $ | 285,000.00 | $ | 30,900.00 | $ | - |
| 11/01/46 | $ | 1,260,000.00 | $ | - | $ | 25,200.00 | $ | 341,100.00 |
| 05/01/47 | $ | 1,260,000.00 | $ | 295,000.00 | $ | 25,200.00 | $ | - |
| 11/01/47 | $ | 965,000.00 | $ | - | $ | 19,300.00 | $ | 339,500.00 |
| 05/01/48 | $ | 965,000.00 | $ | 310,000.00 | $ | 19,300.00 | $ | - |
| 11/01/48 | $ | 655,000.00 | $ | - | $ | 13,100.00 | $ | 342,400.00 |
| 05/01/49 | $ | 655,000.00 | $ | 320,000.00 | $ | 13,100.00 | $ | - |
| 11/01/49 | $ | 335,000.00 | $ | - | $ | 6,700.00 | $ | 339,800.00 |
| 05/01/50 | $ | 335,000.00 | $ | 335,000.00 | $ | 6,700.00 | $ | 341,700.00 |
| | | | **$** | **5,635,000.00** | **$** | **3,663,837.50** | **$** | **9,298,837.50** |

# SECTION B

**RESOLUTION 2025-05**
**[FY 2026 ASSESSMENT RESOLUTION]**

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

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

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

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

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

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

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

   a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.

a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

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

**PASSED AND ADOPTED** this 6th day of August 2025.

ATTEST:

**OSCEOLA CHAIN OF LAKES COMMUNITY DEVELOPMENT DISTRICT**

_______________________________
Secretary / Assistant Secretary

By:_______________________________________

Its:_______________________________________

**Exhibit A:** Budget
**Exhibit B:** Assessment Roll

**Osceola Chain of Lakes CDD**
**FY 26 Roll**

| ParcelID | Units | Lot Type | Lot Size | FY 26 O&M | 2018 Debt | 2020 Debt | Total |
|---|---|---|---|---|---|---|---|
| 20-26-31-0137-0001-3100 | 1 | lvl 1 50' ext | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-3110 | 1 | lvl 1 50' ext | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-3120 | 1 | lvl 1 50' ext | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-3130 | 1 | lvl 1 50' ext | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-3140 | 1 | lvl 1 50' ext | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-3150 | 1 | lvl 1 50' ext | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-3160 | 1 | lvl 1 50' ext | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-3170 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-3180 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-3190 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-3200 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-3210 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3220 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-0137-0001-3230 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-0137-0001-3240 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-0137-0001-3250 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-0137-0001-3260 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-0137-0001-3270 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-0137-0001-3280 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-0137-0001-3290 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-0137-0001-3300 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-0137-0001-3310 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-0137-0001-3320 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-0137-0001-3330 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-0137-0001-3340 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-0137-0001-3350 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-0137-0001-3360 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-0137-0001-3370 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-0137-0001-3380 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-0137-0001-3390 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-0137-0001-3400 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-0137-0001-3410 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3420 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3430 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3440 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3450 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0137-0001-3460 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-3470 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0137-0001-3480 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0137-0001-3490 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0137-0001-3500 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-3510 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-3520 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-3530 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0137-0001-3540 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0137-0001-3550 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0137-0001-3560 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0137-0001-3570 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0137-0001-3580 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-0137-0001-3590 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |

| ParcelID | Units | Lot Type | Lot Size | FY 26 O&M | 2018 Debt | 2020 Debt | Total |
|---|---|---|---|---|---|---|---|
| 20-26-31-0137-0001-3600 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3610 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3620 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3630 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3640 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3650 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3660 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3670 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3680 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3690 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3700 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3710 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $0.00 | $633.42 |
| 20-26-31-0137-0001-3720 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3730 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3740 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3750 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3760 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0137-0001-3770 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0137-0001-3780 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0137-0001-3790 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0137-0001-3800 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0137-0001-3810 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0137-0001-3820 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-3830 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-3840 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3850 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3860 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3870 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-3880 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-3890 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0137-0001-3900 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0137-0001-3910 | 1 | lvl 1 50' ext | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-3920 | 1 | lvl 1 50' ext | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-3930 | 1 | lvl 1 50' ext | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-3940 | 1 | lvl 1 50' ext | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-3950 | 1 | lvl 1 50' ext | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-3960 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3970 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3980 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-3990 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-4000 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-4010 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-4020 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-4030 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-4040 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-4050 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-4060 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-4070 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-4080 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-4090 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-4100 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-4110 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0137-0001-4120 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |

| ParcelID | Units | Lot Type | Lot Size | FY 26 O&M | 2018 Debt | 2020 Debt | Total |
|---|---|---|---|---|---|---|---|
| 20-26-31-0137-0001-4130 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0137-0001-4140 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0137-0001-4150 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0137-0001-4160 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0137-0001-4170 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0137-0001-4180 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0137-0001-4190 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-4200 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-4210 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-4220 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-4230 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-4240 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-4250 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-4260 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-4270 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-4280 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-4290 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-4300 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-4310 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-4320 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-4330 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-4340 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-4350 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-4360 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-4370 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-4380 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-4390 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-4400 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-4410 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-4420 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-4430 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-4440 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-4450 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-4460 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-4470 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0137-0001-4480 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-4490 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-4500 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-4510 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-4520 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-4530 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-4540 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-4550 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-4560 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-4570 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-4580 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-4590 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-4600 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-4610 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-4620 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0137-0001-4630 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-0138-0001-4640 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-4650 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |

| ParcelID | Units | Lot Type | Lot Size | FY 26 O&M | 2018 Debt | 2020 Debt | Total |
|---|---|---|---|---|---|---|---|
| 20-26-31-0138-0001-4660 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-4670 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0138-0001-4680 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0138-0001-4690 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-4700 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-4710 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-4720 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-4730 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-4740 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-4750 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-4760 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-4770 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-4780 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-4790 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-4800 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-4810 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-4820 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-4830 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-4840 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-4850 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-4860 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-4870 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-4880 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-4890 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-4900 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-4910 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-4920 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-4930 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-4940 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-4950 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-4960 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-4970 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-4980 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0138-0001-4990 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0138-0001-5000 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-5010 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-5020 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-5030 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0138-0001-5040 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0138-0001-5050 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-5060 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-5070 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-5080 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-5090 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-5100 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-5110 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-5120 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-5130 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-5140 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-5150 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-5160 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-5170 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-0138-0001-5180 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |

| ParcelID | Units | Lot Type | Lot Size | FY 26 O&M | 2018 Debt | 2020 Debt | Total |
|---|---|---|---|---|---|---|---|
| 20-26-31-0138-0001-5190 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0138-0001-5200 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-5210 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-5220 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-5230 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-0138-0001-5240 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0138-0001-5250 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0138-0001-5260 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0138-0001-5270 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0138-0001-5280 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0138-0001-5290 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0138-0001-5300 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0138-0001-5310 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0138-0001-5320 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0138-0001-5330 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0138-0001-5340 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0138-0001-5350 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0138-0001-5360 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0138-0001-5370 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0138-0001-5380 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0138-0001-5390 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0138-0001-5400 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-0138-0001-5410 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-3429-0001-1690 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-1700 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-1710 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-1720 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-1730 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-1740 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-1750 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-3429-0001-1760 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-3429-0001-1770 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-3429-0001-1780 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-3429-0001-1790 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-3429-0001-1800 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-3429-0001-1810 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-3429-0001-1820 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-3429-0001-1830 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-3429-0001-1840 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-3429-0001-1850 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-3429-0001-1860 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-3429-0001-1870 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-3429-0001-1880 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-3429-0001-1890 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-3429-0001-1900 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-3429-0001-1910 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-3429-0001-1920 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-3429-0001-1930 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-3429-0001-1940 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-3429-0001-1950 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-3429-0001-1960 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-3429-0001-1970 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |
| 20-26-31-3429-0001-1980 | 1 | lvl 2 50' int | 50' | $527.85 | $0.00 | $809.59 | $1,337.44 |

| ParcelID | Units | Lot Type | Lot Size | FY 26 O&M | 2018 Debt | 2020 Debt | Total |
|---|---|---|---|---|---|---|---|
| 20-26-31-3429-0001-1990 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2000 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2010 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2020 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2030 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2040 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2050 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2060 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2070 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2080 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2090 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2100 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2110 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2120 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2130 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2140 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2150 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2160 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2170 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2180 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2190 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-3429-0001-2200 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-3429-0001-2210 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-3429-0001-2220 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-3429-0001-2230 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-3429-0001-2240 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-3429-0001-2250 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-3429-0001-2260 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-3429-0001-2270 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-3429-0001-2280 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-3429-0001-2290 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-3429-0001-2300 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-3429-0001-2310 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-3429-0001-2320 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-3429-0001-2330 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-3429-0001-2340 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-3429-0001-2350 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-3429-0001-2360 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-3429-0001-2370 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-3429-0001-2380 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-3429-0001-2390 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-3429-0001-2400 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-3429-0001-2410 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-3429-0001-2420 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-3429-0001-2430 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-3429-0001-2440 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-3429-0001-2450 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-3429-0001-2460 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-3429-0001-2470 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-3429-0001-2480 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-3429-0001-2490 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-3429-0001-2500 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-3429-0001-2510 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |

| ParcelID | Units | Lot Type | Lot Size | FY 26 O&M | 2018 Debt | 2020 Debt | Total |
|---|---|---|---|---|---|---|---|
| 20-26-31-3429-0001-2520 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-3429-0001-2530 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2540 | 1 | lvl 1 50' ext | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2550 | 1 | lvl 1 50' ext | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2560 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2570 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2580 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2590 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2600 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2610 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2620 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2630 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2640 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2650 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2660 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2670 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2680 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2690 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2700 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2710 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2720 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2730 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2740 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2750 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2760 | 1 | lvl 1 50' ext | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2770 | 1 | lvl 1 50' ext | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2780 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2790 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2800 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2810 | 1 | lvl 1 50' ext | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2820 | 1 | lvl 1 50' ext | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2830 | 1 | lvl 1 50' ext | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2840 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2850 | 1 | lvl 1 50' int | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-2860 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-3429-0001-2870 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-3429-0001-2880 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-3429-0001-2890 | 1 | lvl 2 60' ext | 60' | $633.42 | $0.00 | $1,163.59 | $1,797.01 |
| 20-26-31-3429-0001-2900 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2910 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2920 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2930 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2940 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2950 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2960 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2970 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2980 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-2990 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-3000 | 1 | lvl 1 60' ext | 60' | $633.42 | $0.00 | $1,080.00 | $1,713.42 |
| 20-26-31-3429-0001-3010 | 1 | lvl 1 50' ext | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-3020 | 1 | lvl 1 50' ext | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-3030 | 1 | lvl 1 50' ext | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |
| 20-26-31-3429-0001-3040 | 1 | lvl 1 50' ext | 50' | $527.85 | $0.00 | $720.00 | $1,247.85 |

| ParcelID | Units | Lot Type | Lot Size | FY 26 O&M | 2018 Debt | 2020 Debt | Total |
|---|---|---|---|---|---|---|---|
| 20-26-31-3429-0001-3050 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-3429-0001-3060 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-3429-0001-3070 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-3429-0001-3080 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-3429-0001-3090 | 1 | lvl 2 50' ext | 50' | $527.85 | $0.00 | $1,163.59 | $1,691.44 |
| 20-26-31-3443-0001-0010 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0020 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0030 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0040 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0050 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0060 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0070 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0080 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0090 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0100 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0110 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0120 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0130 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0140 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0150 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0160 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0170 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0180 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0190 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0200 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3443-0001-0210 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3443-0001-0220 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3443-0001-0230 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3443-0001-0240 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3443-0001-0250 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0260 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0270 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3443-0001-0280 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3443-0001-0290 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3443-0001-0300 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3443-0001-0310 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0320 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0330 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3443-0001-0340 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3443-0001-0350 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3443-0001-0360 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0370 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0380 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0390 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0400 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0410 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0420 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0430 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0440 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0450 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0460 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0470 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0480 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |

| ParcelID | Units | Lot Type | Lot Size | FY 26 O&M | 2018 Debt | 2020 Debt | Total |
|---|---|---|---|---|---|---|---|
| 20-26-31-3443-0001-0490 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0500 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0510 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0520 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0530 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0540 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0550 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0560 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0570 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3443-0001-0580 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3443-0001-0590 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3443-0001-0600 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3443-0001-0610 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3443-0001-0620 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0630 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0640 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3443-0001-0650 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3443-0001-0660 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3443-0001-0670 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0680 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0690 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0700 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0710 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0720 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0730 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0740 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0750 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0760 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0770 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0780 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0790 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0800 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0810 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0820 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0830 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0840 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0850 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0860 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0870 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0880 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0890 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0900 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0910 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0920 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3443-0001-0930 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-0940 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3444-0001-0950 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3444-0001-0960 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3444-0001-0970 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3444-0001-0980 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3444-0001-0990 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3444-0001-1000 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3444-0001-1010 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |

| ParcelID | Units | Lot Type | Lot Size | FY 26 O&M | 2018 Debt | 2020 Debt | Total |
|---|---|---|---|---|---|---|---|
| 20-26-31-3444-0001-1020 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3444-0001-1030 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3444-0001-1040 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3444-0001-1050 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3444-0001-1060 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3444-0001-1070 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3444-0001-1080 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3444-0001-1090 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3444-0001-1100 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3444-0001-1110 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3444-0001-1120 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3444-0001-1130 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3444-0001-1140 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3444-0001-1150 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3444-0001-1160 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3444-0001-1170 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3444-0001-1180 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3444-0001-1190 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3444-0001-1200 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3444-0001-1210 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3444-0001-1220 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1230 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1240 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3444-0001-1250 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3444-0001-1260 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3444-0001-1270 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3444-0001-1280 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3444-0001-1290 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3444-0001-1300 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3444-0001-1310 | 1 | 50' ext | 50' | $527.85 | $1,080.00 | $0.00 | $1,607.85 |
| 20-26-31-3444-0001-1320 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3444-0001-1330 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3444-0001-1340 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3444-0001-1350 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3444-0001-1360 | 1 | 60' ext | 60' | $633.42 | $1,080.00 | $0.00 | $1,713.42 |
| 20-26-31-3444-0001-1370 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1380 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1390 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1400 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1410 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1420 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1430 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1440 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1450 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1460 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1470 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1480 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1490 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1500 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1510 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1520 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1530 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1540 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |

| ParcelID | Units | Lot Type | Lot Size | FY 26 O&M | 2018 Debt | 2020 Debt | Total |
|---|---|---|---|---|---|---|---|
| 20-26-31-3444-0001-1550 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1560 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1570 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1580 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1590 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1600 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1610 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1620 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1630 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1640 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1650 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1660 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1670 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| 20-26-31-3444-0001-1680 | 1 | 50' int | 50' | $527.85 | $720.00 | $0.00 | $1,247.85 |
| Total Gross Assessments | 541 | | | $307,208.70 | $157,320.00 | $364,077.19 | $828,605.89 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Total Net Assessments | | | | $288,776.18 | $147,880.80 | $342,232.56 | $778,889.54 |

# SECTION VI

The Lake Doctors, Inc.
Aquatic Management Services

**Winter Springs Office**
3543 State Road 419
Winter Springs, FL 32708
407-327-7918
WinterSprings@lakedoctors.com
www.lakedoctors.com

# Water Management Agreement

Remit to: The Lake Doctors Inc.
PO BOX 20122
Tampa, FL 33622-0122

This Agreement, made this ______________________ day of _______________ 20___ is between The Lake Doctors, Inc., a Florida corporation ("the Company") and the following "Customer"

**PROPERTY NAME (*Community/Business/Individual*)**____________________________________________________________

**MANAGEMENT COMPANY**____________________________________________________________________________

**INVOICING ADDRESS** _________________________________________________________________________________

**CITY** _________________________________ **STATE** _____________ **ZIP** ___________ **PHONE** (      ) ________________

**EMAIL ADDRESS** ____________________________________________________________

The parties hereto agree to follows:

A. The Company agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):
One (1) pond associated with **726640 Osceola Chain of Lakes CDD, St. Cloud FL.**

Includes a minimum of Twelve (12) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds and algae.

B. Customer agrees to pay the Company the following sum for specified aquatic management services:

| | | | |
|---|---|---|---|
| 1. | Underwater and Floating Vegetation Control Program | $1,000.00 | **Monthly** |
| 2. | Shoreline Grass and Brush Control Program | $ | INCLUDED |
| 3. | Free Callback Service | $ | INCLUDED |
| 4. | Monthly Written Service Reports | $ | INCLUDED |
| 5. | Additional Treatments, if required | $ | INCLUDED |
| | **Total of Services Accepted** | $1,000.00 | **Monthly** |

**$1,000.00 of the above sum-total shall be due and payable upon execution of this Agreement;** the balance shall be payable in advance in monthly installments of **$1,000.00** plus any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

C. The Company uses products which, in its sole discretion, are intended to provide effective and safe results.

D. The Company agrees to commence treatment within **thirty (30)** days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.

E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before **October 1, 2025.**

F. The Terms and Conditions appearing on the reverse side form an integral part of this Agreement, and Customer hereby acknowledges that it has read and is familiar with the contents thereof.

**CUSTOMER PREFERENCES**

**INVOICE FREQUENCY: ___ MONTHLY ___ EVERY OTHER MONTH ___ QUARTERLY ___ SEMI-ANNUAL ___ ANNUAL**

**INVOICE TIMING: ___ BEGINNING OF THE MONTH ___ WITH SERVICE COMPLETION**

**EMAIL INVOICE: ___YES ___ NO |** *If yes, provide invoice email:* ________________________________________________

**EMAIL WORK ORDER: ___YES ___ NO |** *If yes, provide work order email:* __________________________________________

**THIRD PARTY COMPLIANCE/REGISTRATION: ___ YES ___ NO**

**THIRD PARTY INVOICING PORTAL**: ___ YES ___ NO**

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the Customer's responsibility to provide the information.*

**REQUESTED START MONTH: October 1, 2025 | PURCHASE ORDER #:**__________________________

**THE LAKE DOCTORS, INC.**

Jonathan Bandy - SALES MANAGER

**CUSTOMER:**

Signed ________________________________ Date _________
Name ______________________________________________
Title__________________________________


® THE LAKE DOCTORS, INC.

# TERMS AND CONDITIONS

1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
    a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. Customer understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
    b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
    c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, the Company shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify the Company in writing if any exotic fish exist in lake or pond prior to treatment.
    d) Customer understands and agrees that for the best effectiveness and environmental safety, materials used by the Company may be used at rates equal to or lower than maximum label recommendations.
    e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
    f) Customer agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
    g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
    h) When deemed necessary by the Company and approved by Customer, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.

2) Under the Shoreline Grass and Brush Control Program, the Company will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of species take several months or longer to fully decompose. Customer is responsible for any desired physical cutting and removal.

3) Customer agrees to inform the Company in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). the Company assumes no responsibility for damage to aquatic plants if Customer fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. Customer also agrees to notify the Company, in writing, of any conditions which may affect the scope of work and Customer agrees to pay any resultant higher direct costs incurred.

4) If services specify trash/debris removal, the Company will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to a 5 gallon bucket but only during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.

5) Customer agrees to reimburse the Company for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees. Fees will be reimbursed via an additional invoice per the Company's discretion.

6) If at any time during the term of this Agreement, Customer reasonably believes the Company is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, Customer shall give the Company written notice stating with particularity the reasons for Customer's dissatisfaction. The Company shall investigate and attempt to address Customer's concerns. If, after 30 days from the giving of the original notice, Customer continues to reasonably believe the Company's performance is unsatisfactory, Customer may terminate this Agreement by giving written notice ("Second Notice") to the Company and paying all monies owing to the effective date of termination, which shall be the last day of the month in which the Second Notice is received by the Company. Customer may not terminate this Agreement before the end of the term except for cause in accordance with this paragraph.

7) If Customer discontinues or terminates service under this Agreement except for cause in accordance with paragraph 6, Company shall be entitled to collect as an early termination fee, and not as a penalty, an amount equal to, the lesser of, three (3) times the monthly service fee, or the number of months remaining in the term multiplied by the monthly service fee. The Company may declare the termination fee owed in a single payment due within ten (10) days of written demand.

8) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. The Company will notify Customer of such restrictions. It is Customer's responsibility to observe the restrictions throughout the required period. Customer understands and agrees that, notwithstanding any other provision of the Agreement, the Company does not assume any liability for failure by any party to be notified of, or to observe, such regulations or restrictions.

9) The Company shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming Customer as "Additional Insured" may be provided at Customer's request. Customer agrees to pay for any additional costs of insurance requirements over and above the standard insurance provided by the Company.

10) The Company agrees to indemnify, defend and hold harmless Customer from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on Customer by any person caused by or that results from the gross negligence or willful misconduct of the Company, its employees or agents. Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on the Company by any person whomsoever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.

11) IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, SAVINGS OR REVENUE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Customer agrees that the Company's liability under this Agreement shall be limited to six (6) times the monthly fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).

12) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.

13) Customer warrants that it is authorized to execute this Agreement on behalf of the riparian owner If a legal entity, the person executing this Agreement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this Agreement has been duly authorized by all appropriate corporate action

14) The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this Agreement. THE COMPANY HEREBY EXPRESSLY DISCLAIMS, AND CUSTOMER HEREBY WAIVES, RELEASES AND RENOUNCES, ALL OTHER WARRANTIES AND CLAIMS EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, WITH RESPECT TO SERVICES OR PRODUCTS PROVIDED BY THE COMPANY.

15) Customer understands that, for convenience, the annual cost of service is spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If the Company permits Customer to temporarily put its account activity on hold, an additional start-up charge may be required due to aquatic re-growth.

16) The Company agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of the Company. However, the Company shall in no event be liable to Customer or others for indirect, special or consequential damages resulting from any cause whatsoever.

17) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party by written notice delivered prior to the end of the term. The Company may adjust the monthly investment amount after the original term to reflect any changes to cost of materials, inputs, and labor. The Company will submit written notification to Customer 30 days prior to effective date of adjustment. If Customer is unable to comply with the adjustment, the Company shall be notified immediately in order to seek a resolution. The Company may cancel this Agreement for any reason upon 30-day written notice to Customer.

18) Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the continuing monthly amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the monthly equivalent invoice amount for three (3) consecutive months, herein referred to as the Credit Hold Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in full. Should the Customer remain delinquent at the end of the Credit Hold Period, Company shall be entitled to bring action for collection of monies due and owing under this Agreement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.

19) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by the Company Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both the Company and Customer. This Agreement is assignable by Customer only with the prior written consent of the Company.

# SECTION VII

Clarke Environmental Mosquito Management, Inc.

# 2025-26 Midge Service Agreement | Osceola Chain of Lakes CDD

## 3095 Wauseon Dr, St. Cloud FL 34772

**Part I. General Service**

A. Computer System and Record Keeping Database
B. Public Relations and Educational Brochures
C. Mosquito Hotline Citizen Response – (800) 443-2034
D. Comprehensive Insurance Coverage **Osceola Chain of Lakes CDD**
E. Program Consulting and Quality Control Staff
F. Regulatory compliance on local, state, and federal levels

**Part II. Larval Midge Control**

A. Prescription Larval Control will be performed with OMRI (Organic Materials Review Institute) labeled Natular G30® mosquito/midge larvicide as described in the following sections.
B. The program provides for 11 monthly treatments (October-December, February-September) of the community pond as needed using OMRI labeled Natular G30® pellets, or an equivalent 30 day residual product. Treatments will be completed utilizing backpack equipment to cover a 15' perimeter zone around the edge of the lake to target Chironomidae or "edge midges."

**Part III. Adult Midge Control**

A. Adulticiding in midge harborage areas

1. 44 scheduled ATV ULV treatments around the community pond up to 4.5 miles using Duet® or synthetic pyrethroid insecticide scheduled weekly October-December, February-September.

2. 12 barrier treatments around the clubhouse up to 1 miles as needed to reduce re-infestation using a pyrethroid insecticide for residual control of adult mosquitoes. These will be scheduled at the request of CDD management.

**B. Adulticiding Operational Procedures**

1. Notification of community contact.
2. Weather limit monitoring and compliance.
3. ULV particle size evaluation.
4. Insecticide dosage and quality control analysis.

**EMM Payment Total Cost for Parts I and II** **$50,470.00**

---

**<u>NPDES Permit:</u>** A National Pollutant Discharge Elimination System (NPDES) permit is necessary for the execution of the work for mosquito control effective October 31, 2011. Any additional costs associated with activities and/or services that may be required by Clarke in order to comply with an NPDES permit are not included in this proposal.

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Clarke Environmental Mosquito Management, Inc.
2025-26 Midge Service Agreement | Osceola Chain of Lakes CDD
3095 Wauseon Dr, St. Cloud FL 34772

**Program Payment Plan.** For Parts I, II, and III as specified in the 2025 Professional Services Cost Outline, the total for the 2025 program is $50,470.00. The payments will be due according to the payment schedule below.

**PROGRAM PAYMENT PLAN**

| **Month** | **2025-2026** |
|---|---|
| 1 October | $4,588.18 |
| 1 November | $4,588.18 |
| 1 December | $4,588.18 |
| 1 February | $4,588.18 |
| 1 March | $4,588.18 |
| 1 April | $4,588.18 |
| 1 May | $4,588.18 |
| 1 June | $4,588.18 |
| 1 July | $4,588.18 |
| 1 August | $4,588.18 |
| 1 September | $4,588.20 |
| **TOTAL** | $50,470.00 |

**Approved Contract Period and Agreement:**

Please check one of the following contract periods:

☐ 2025-2026 Season

**If you would like to pay by credit card please provide the information to your control consultant.**

**For Customer: Osceola Chain of Lakes CDD**

Sign Name: ______________ Title: ______________ Date: ______________

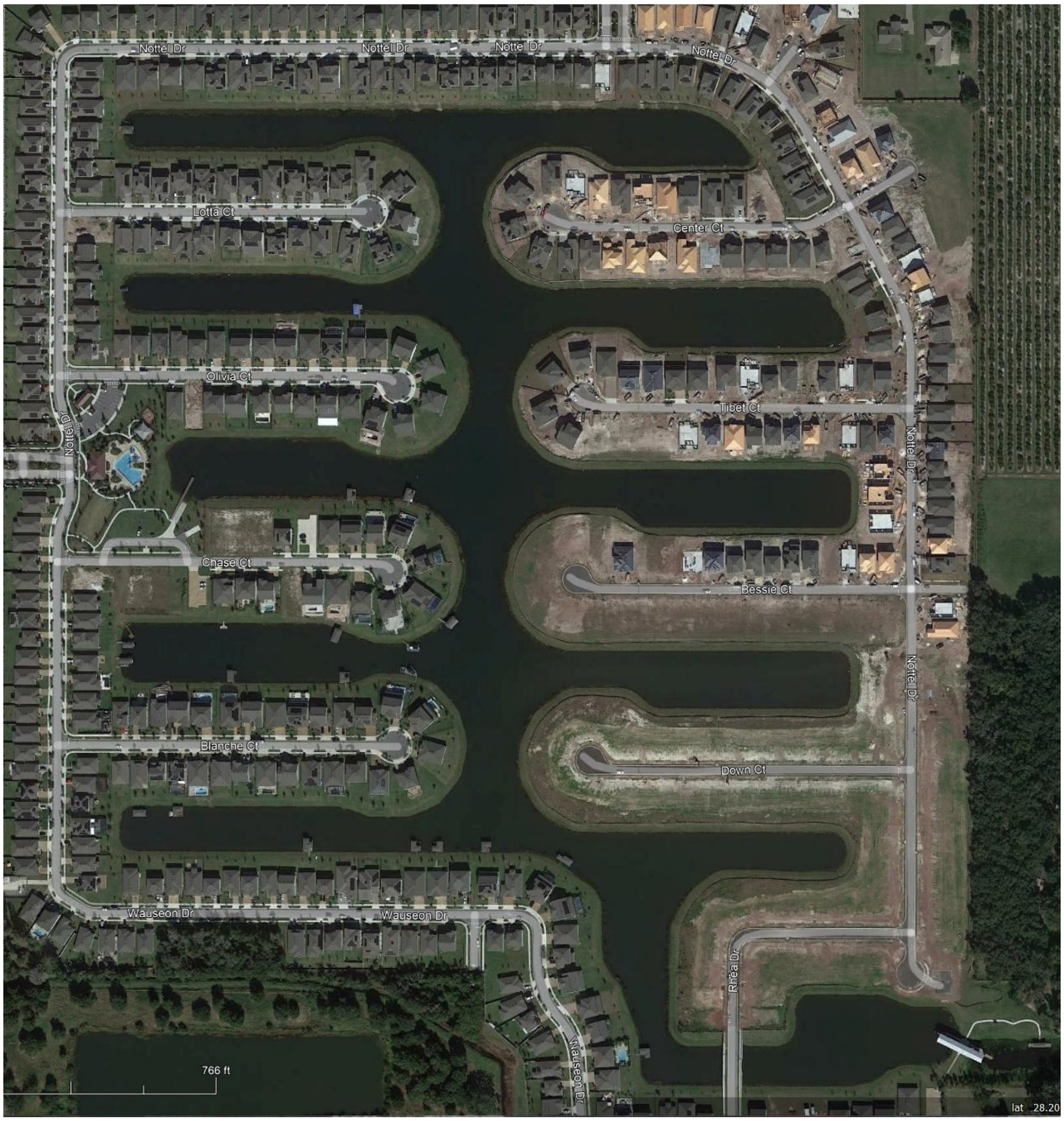
**For Clarke Environmental Mosquito Management Inc.:**

Name: ______________ Title: Control Consultant Date: ______________

Cherrief Jackson

Clarke Environmental Mosquito Management, Inc.
2025-26 Midge Service Agreement | Osceola Chain of Lakes CDD
3095 Wauseon Dr, St. Cloud FL 34772

**MAP:**



Clarke Environmental Mosquito Management, Inc.
2025-26 Midge Service Agreement | Osceola Chain of Lakes CDD
3095 Wauseon Dr, St. Cloud FL 34772

**Administrative Information:**

**Invoices should be sent to:**

Name: ______________________________

Address: ______________________________

City: ______________ State: __________ Zip __________

Office Phone: __________ Fax: __________ P.O.# __________

Email: ______________________ County:______________________

****In an effort to be more sustainable, we ask that you provide us with an Email address that the invoices should be sent to.****

**Treatment Address (if different from above):**

Address: ______________________________

City: ______________ State: __________ Zip __________

County: ______________________

**Contact Person for Osceola Chain of Lakes CDD:**

Name: ______________________ Title: ______________________

Office Phone: __________ Fax: __________ E-Mail: __________

Home Phone: ____________________ Cell: ________________ Pager: ________________________

**Alternate Contact Person for Osceola Chain of Lakes CDD**

Name: ______________________________________ Title: ______________________________

Office Phone: ____________________ Fax: ________________ E-Mail: ___________________

Home Phone: ____________________ Cell: ________________ Pager: ___________________

**Please sign and return a copy of the complete contract for our files to:**
Clarke Environmental Mosquito Management, Inc., Attn: Crystal Challacombe
3036 Michigan Avenue, Kissimmee, FL 34744; Fax number 407-944-0709

# SECTION VIII

**SECOND AMENDMENT TO LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES AGREEMENT**

**THIS FIRST AMENDMENT** ("**First Amendment**") is made and entered into effective as of the ____ day of _______ 2025 ("**Effective Date**"), by and between:

**OSCEOLA CHAIN OF LAKES COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Osceola County, Florida, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 ("**District**"), and

**SSS DOWN TO EARTH OPCO LLC DBA DOWN TO EARTH**, an Ohio limited liability company, with a local address of 500 Winderley Place, Suite 222, Maitland, FL 32751 ("**Contractor**")

**RECITALS**

**WHEREAS,** the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including landscaping and irrigation; and

**WHEREAS,** the District and Contractor (the "**Parties**"), previously entered into that certain *Agreement Regarding the Provision of Landscape and Irrigation Maintenance Services* dated January 1, 2023 ("**Agreement**"); and

**WHEREAS,** pursuant to Sections 5, 16, 21 of the Agreement, the Parties wish to: (i) acknowledge and agree to the assignment of the Agreement, as reflected in **Exhibit A** attached hereto and incorporated by reference herein and (ii) extend the term of the Agreement from October 1, 2025, through Septmeber 30, 2026; and

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

**NOW, THEREFORE,** based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

**SECTION 1.** The recitals stated above are true and correct and are incorporated by reference as a material part of this First Amendment.

**SECTION 2.** The District acknowledges and agrees to the assignment of the Agreement as reflected in Exhibit A.

**SECTION 3**. The term of the Agreement is hereby extended from October 1, 2025 through September 30, 2026.

**SECTION 4.** All remaining terms and conditions of the Agreement are hereby adopted, reaffirmed and incorporated as if restated herein.

**IN WITNESS WHEREOF,** the parties execute this First Amendment on the Effective Date first written above.

| | |
|---|---|
| Attest: | **OSCEOLA CHAIN OF LAKES COMMUNITY DEVELOPMENT DISTRICT** |
| ______________________________ | __________________________________________ |
| Secretary/Assistant Secretary | Chairperson, Board of Supervisors |
| Attest: | **SSS DOWN TO EARTH OPCO LLC DBA DOWN TO EARTH**, an Ohio limited liability company |
| _______________________________ | __________________________________________ |
| Witness | By: _______________________________________<br>Its: _ ______________________________ |

**Exhibit A:** **Landscape Maintenance Renewal**

**Exhibit B:** **Assignment**

DOWN TO EARTH
LANDSCAPE & IRRIGATION

# Landscape Maintenance Agreement

Attn: **Hanover Lakes Pond Banks – Osceola Chain of Lakes CDD**
**3325 Hickory Tree Road**
**St. Cloud, FL 34772**

Submitted By: **Down To Earth Landscape & Irrigation**

## Landscape Maintenance

| | | |
|---|---|---|
| **Lawncare Maintenance** | **$54,406.76** | **Annually** |
| **Irrigation Inspection** | **Included** | **Annually** |
| **Fertilization / Pest Control Services** | **Included** | **Annually** |

| | |
|---|---|
| **Annuals** | **Price upon request** |
| **Mulch** | **Price upon request** |
| **Palm Pruning (above 12')** | **Price upon request** |

| | |
|---|---|
| **Grand Total Annually** | **$ 54,406.76** |
| **Grand Total Monthly** | **$ 4,533.89** |

**Contract Start Date: October 1, 2025**

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

**Name** ______________________

**Title** ______________________

______________________________

**Signature** **Date**

**Down To Earth**

**Name** ______________________

**Title** ______________________

______________________________

**Signature** **Date**

Terms and Conditions governing this agreement are at www.dtelandscape.com/terms-and-conditions. DTE will use its best efforts to provide services, any deficiencies should be promptly notified to DTE. To account for price and wage inflation, this agreement shall increase annually by the Tampa, FL Consumer Price Index (CPI) or by 4%, whichever is greater. Payments are due 30 days from the invoice date, or a Credit Card may be used. Additional Terms and Conditions follow:

**Compensation; Term:**

As compensation for the Services described in this Agreement, the District agrees to pay the Contractor Four Thousand Five Hundred Thirty Three Dollars Eighty Nine Cents ($4,533.89) per month ( "Monthly Compensation"). The term of this Agreement shall be from October 1, 2025, through September 30, 2026, unless terminated earlier in accordance with the terms of this Agreement. Thereafter this Agreement may be renewed in additional, one (1) year terms, up to two (2) additional annual renewals, so long as the total compensation under each year and corresponding agreement including any applicable work authorizations, amendments and change orders thereto, do not exceed the bidding threshold for CATEGORY FOUR pursuant to Sections 190.033 and 297.017, *Florida Statutes*, and the District's Rules of Procedure. Renewal must be agreed to by the parties, in writing, including any increases in price for the renewal year, any renewal or increase in price without such written agreement by the parties shall be null and void.

**Scope Calendar**

| TURF | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Mow | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | 42 |
| String Trim | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | 42 |
| Hard Edge | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | 42 |
| Soft Edge | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | 21 |
| Backpack Blowing | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | 42 |
| Fertilization | ✓ | | ✓ | | ✓ | | | | | ✓ | | | 4 |
| Post-emergent Weed Control | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | as needed |
| Disease Control | ✓ | | ✓ | | ✓ | | ✓ | | ✓ | | ✓ | | 6 |
| Insect Control | ✓ | | ✓ | | ✓ | | ✓ | | ✓ | | ✓ | | 6 |
| **PLANT BEDS** | **JAN** | **FEB** | **MAR** | **APR** | **MAY** | **JUN** | **JUL** | **AUG** | **SEP** | **OCT** | **NOV** | **DEC** | **total** |
| Weed Control | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | 12 |
| Post-emergent Weed Control | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | as needed |
| Fertilization | | | | ✓ | | | | | | ✓ | | | 2 |
| Prune | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | 12 |
| Disease Control | ✓ | | ✓ | | ✓ | | ✓ | | ✓ | | ✓ | | 6 |
| Insect Control | ✓ | | ✓ | | ✓ | | ✓ | | ✓ | | ✓ | | 6 |
| **TREES** | **JAN** | **FEB** | **MAR** | **APR** | **MAY** | **JUN** | **JUL** | **AUG** | **SEP** | **OCT** | **NOV** | **DEC** | **total** |
| Weed Control Tree Rings | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | 12 |
| Pruning up to 12' hgt. | | ✓ | | | ✓ | | | ✓ | | | ✓ | | 4 |
| **IRRIGATION** | **JAN** | **FEB** | **MAR** | **APR** | **MAY** | **JUN** | **JUL** | **AUG** | **SEP** | **OCT** | **NOV** | **DEC** | **total** |
| Monthly Wet Check | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | 12 |
| **MISCELLANEOUS** | **JAN** | **FEB** | **MAR** | **APR** | **MAY** | **JUN** | **JUL** | **AUG** | **SEP** | **OCT** | **NOV** | **DEC** | **total** |
| Debris/ Litter Removal | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | 51 |

The scope above is representative of services, there may be times where weather conditions impact the planned service schedule. Additionally, fertilization and other chemical applications may vary based on local conditions. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium to the rate.

# SECTION IX

# SECTION B

# SECTION 1

Dewberry

Dewberry Engineers Inc
800 N. Magnolia Ave, Suite 1000
Orlando, FL 32803

407.843.5120
407.649.8664 fax
www.dewberry.com

**Sent Via Email:** tadams@gmscfl.com

June 25th, 2025

Ms. Tricia Adams, District Manager
Osceola Chain of Lakes Community Development District
219 E. Livingston Street
Orlando, Florida 32801

Subject: **2025 District Stormwater Report**
**Osceola Chain of Lakes Community Development District**
**Section 9.21 of the Master Trust Indenture**

Dear Ms. Adams:

In accordance with Section 9.21 of the Master Trust Indenture for the Osceola Chain of Lakes Community Development District (CDD), we have completed our annual review of the portions of the project within this CDD as constructed to date. We find, based on said inspection and our knowledge of the community, that portions of the infrastructure are being maintained in reasonably good repair with the exception items noted.

We have reviewed the Operation and Maintenance budget for the Fiscal Year 2025 and believe that it is sufficient to take care of the items of highest priority for the operation and maintenance of the Osceola Chain of Lakes Community Development District.

In addition, and in accordance with this Section 9.21 of the Master Trust Indenture, we have reviewed the current limits of insurance coverage. Although we do not see anything that would affect insurance coverage, we are not qualified to provide specific insurance recommendations. It is recommended that the insurance coverage amounts be reviewed by the District Manager and Insurance Provider every year to confirm that replacement costs are appropriate.

Should you have any questions or require additional information, please contact me at (321) 354-9707.

Sincerely,

NICOLE PETERSEN STALDER LICENSE No. 84720 STATE OF FLORIDA PROFESSIONAL ENGINEER

Nicole P. Stalder, P.E.
Vice President, Business Unit Manager
Dewberry Engineers, Inc

*NPS:ap*
*Q:\HANCDD-1_50097589\Adm\Reports\Stormwater CDD\Annual CDD StormWater Inspection 2025*

**MEMORANDUM**

**Date:** June 17th, 2025

**To:** Nicole Stalder, District Engineer, Dewberry

**From:** Derek Staat, Graduate Engineer, Dewberry

**Subject:** Osceola Chain of Lakes Community Development District (CDD)
Annual Inspection Results (June 2025); SFWMD Permit No. 49-02458-P

## Introduction

This report provides the findings of a stormwater inspection for proper operation and maintenance of the Osceola Chain of Lakes CDD stormwater management system conducted on June 17th, 2025. The inspection and this report are specific to the system constructed in accordance with South Florida Water Management District (SFWMD) Permit No. 49-02458-P

The following report summarizes the findings of the inspection and includes recommendations for action items. The report also contains a photo log **(Attachment 2)** depicting aspects of the stormwater management system that were inspected and require attention.

## Report Recommendations

**Live Oak Lakes: SFWMD Permit Number 49-02458-P**
General Comments are provided below regarding maintenance on site:

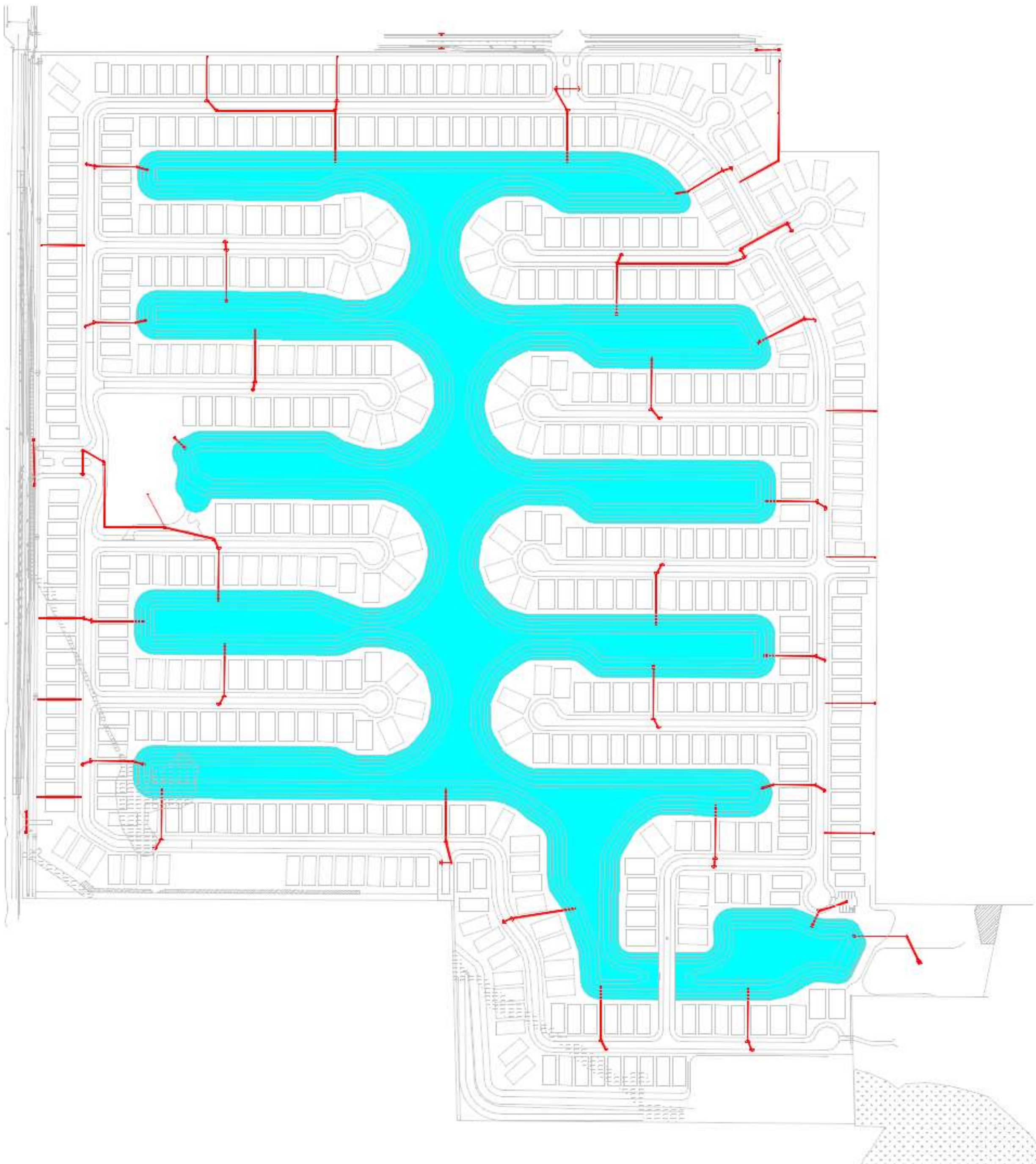
- Erosion around Mitered End Sections (MES) has been recorded for the structures below. Slight erosion is expected but should be fixed before the structures loses to much dirt.

The recommended corrective measures are listed below and displayed on the attached **Stormwater Inspection Map (Attachment 1)**. These measures should be scheduled and performed as soon as possible to ensure the system is functioning as permitted:

| Structure Name | Type | Condition | Solution |
|---|---|---|---|
| DS-17 | MES | Surrounding dirt missing | - Apply additional soil and hand compact around MES |
| DS-232 | MES | Surrounding dirt missing | - Apply additional soil and hand compact around MES |
| DS-52 | MES | Surrounding dirt missing | - Apply additional soil and hand compact around MES |
| DS-63 | MES | Surrounding dirt missing | - Apply additional soil and hand compact around MES |
| DS-72 | MES | Surrounding dirt missing | - Apply additional soil and hand compact around MES |

## Attachments

**Attachment 1. Stormwater Inspection Results Map**
**Attachment 2. Osceola Chain of Lakes CDD Photo Log**
**Attachment 3. Site Visit Notes**



| | | | |
|---|---|---|---|
| Dewberry | TYPE: EXHIBIT<br>DATE: JUNE 2025<br>PROJECT NO.: 50097589<br>DRAWN BY: DBS<br>CHECKED BY: NPS<br>SCALE: 1" = 500'<br>SHEET: 1 OF 1 | OSCEOLA CHAIN OF LAKES CDD EXHIBIT C | MASTER STORMWATER PONDS |

CORPORATE OFFICE - 800 NORTH MAGNOLIA AVENUE - SUITE 1000 - ORLANDO, FLORIDA 32803
407-843-5120 - ENGINEERING BUSINESS - 8794

9:52:34 AM

| Structure Name | Type | Condition | Solution | Photo | Severity |
|---|---|---|---|---|---|
| DS-17 | MES | Surrounding dirt missing | - Apply additional soil and hand compact around MES |  | Low |
| DS-232 | MES | Surrounding dirt missing | - Apply additional soil and hand compact around MES |  | Moderate |

| Structure Name | Type | Condition | Solution | Photo | Severity |
|---|---|---|---|---|---|
| DS-52 | MES | Surrounding dirt missing | - Apply additional soil and hand compact around MES |  | Low |
| DS-63 | MES | Surrounding dirt missing | - Apply additional soil and hand compact around MES |  | Low |

| Structure Name | Type | Condition | Solution | Photo | Severity |
|---|---|---|---|---|---|
| DS-72 | MES | Surrounding dirt missing | - Apply additional soil and hand compact around MES |  | Moderate |

SDP16-0030

Osceola County Community Development

# VICINITY MAP


SEC. 20&29 TOWNSHIP 26 S, R 31 E

## PERMITS REQUIRED:

Osceola County:
Site Development Plan Approval
*Tree Removal Permit

City of St Cloud:
Water & Sewer Plan Approval

FDEP:
Sewer Construction Permit
Water Construction Permit
*NPDES Notification

EPA:
*NPDES Notification

SFWMD:
ERP Permit

*These permits are obtained by the site contractor.

## LEGAL DESCRIPTION

*Parcel 1*

*Lots 71 and 72 (Less State Road Right of Way on Lots 71 and 72), all of lots 73, 74, 76, 85, 87, 88, 89, 90, 91, 92, 103, 104, 105, 106, 119, 120, 121 AND 122, of Section 20, Township 26 South, Range 31 East, according to the Official Plat of the Seminole Land and Investment Company's Subdivision of said Section as filed and recorded in Plat Book "B", Page 26, Osceola County, Florida; Together with the vacated road right of way abutting the above described property of any portion thereof.*

*Also: The SE 1/4 of the SW 1/4 of Section 20, Township 26 South, Range 31 East, Osceola County, Florida.*

*Parcel 2*

*Lots 69, 70, 75 and 86, Section 20, Township 26 South, Range 31 East, according to Plat of Seminole Land and Investment Company Subdivision according to Map in Plat Book B, Pages 25 and 26, Osceola County, Florida.*

*Less the following: Beginning at the intersection of the South right of way line of State Road No. 534A (aka Alligator Lake Road) and the East line of Lot 69 of the Seminole Land and Investment Company's Survey of Section 20, Township 26 South, Range 31 East, Osceola County, Florida, as filed and recorded in Plat Book B, Page 26 of the Public Records of Osceola County, Florida; run South 00°13'15" West, along said East line 304.70 feet to the Southeast corner of said Lot 69; run thence North 89°56'26" West, along the South line of aforesaid Lot 69, 143.0 feet; run thence North 00°13'15" East parallel with the East line of said Lot 69, 304.55 feet to the aforesaid South right of way line of State Road No. 534A; run thence East, along said South right of way line, 143.0 feet to the Point of Beginning.*

*And Less the following: Commencing at the South right of way line of Alligator Lake Road (Old State Road No. 534A and the East line of Lot 69 of the Seminole Land & Investment Company's (Inc.) survey of Section 20, Township 26 South, Range 31 East, Osceola County, Florida, as filed and recorded in Plat Book B, Page 26 of the Public Records of Osceola County, Florida; run thence West along the South right of way of Alligator Lake Road 143.0 feet to the Point of Beginning; thence continue along said right of way West 143.0 feet; thence run South 00°13'15" West 304.40 feet to the South line of Lot 69, thence run along said South line South 89°56'24" East, 143.07 feet; thence run North 00°13'15" East 304.55 feet to the Point of Beginning.*

*TOGETHER WITH:*

*LEGAL DESCRIPTION:*

*A TRACT OF LAND, BEING ALL OF LOTS 6 AND 11 AND PORTION OF LOTS 4, 5 AND 12, THE SEMINOLE LAND AND INVESTMENT COMPANY'S, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 'B', PAGE 26, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 31 EAST, DESCRIBED AS FOLLOWS:*

*COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 29, FOR A POINT OF BEGINNING; THENCE RUN SOUTH 89°36'24" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 483.48 FEET TO THE WATERS OF ALLIGATOR LAKE; THENCE RUN SOUTHWESTERLY, ALONG THE WATERS OF ALLIGATOR LAKE TO A POINT LYING 65.00 NORTH OF, BY PERPENDICULAR MEASURE THE SOUTH LINE OF LOT 4 OF SAID PLAT OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S; THENCE RUN NORTH 89°36'24" WEST, PARALLEL TO SAID SOUTH LINE OF LOT 4, A DISTANCE OF 422.36 FEET TO A POINT LYING 65.00 FEET WEST OF, BY PERPENDICULAR MEASURE THE EAST LINE OF LOT 5, OF SAID PLAT OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S, THENCE RUN SOUTH 01°38'08" EAST, PARALLEL TO SAID WEST LINE OF LOT 5, A DISTANCE OF 392.96 FEET TO A POINT LYING ON THE SOUTH LINE OF LOT 12 OF SAID PLAT OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S, THENCE RUN NORTH 89°36'24" WEST, ALONG THE SOUTH LINE OF SAID LOT 12 AND THE SOUTH LINE OF AFORESAID LOT 11, A DISTANCE OF 1222.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE RUN NORTH 01°38'08" WEST, ALONG THE WEST LINE OF SAID LOT 11, AFORESAID LOT 6 AND THE NORTHERLY EXTENSION THEREOF, 675.85 FEET TO A POINT LYING ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE RUN SOUTH 89°36'24" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 1305.43 FEET TO THE POINT OF BEGINNING.*

*THE ABOVE DESCRIBED TRACT OF LAND LIES IN OSCEOLA COUNTY, FLORIDA AND CONTAINS 22.1 ACRES, MORE OR LESS.*

# CONSTRUCTION PLANS
FOR

# HANOVER LAKES

# OSCEOLA COUNTY, FLORIDA

## PARCEL NUMBERS:

| | |
|---|---|
| 20-26-31-4950-0001-0710 | 20-26-31-4950-0001-0910 |
| 20-26-31-4950-0001-1050 | 20-26-31-0000-0060-0000 |
| 20-26-31-4950-0001-1210 | 29-26-31-4950-0001-0060 |
| 20-26-31-4950-0001-0740 | 29-26-31-4950-0001-0110 |
| 20-26-31-4950-0001-0900 | 29-26-31-4950-0001-0045 |
| 20-26-31-4950-0001-1030 | 29-26-31-4950-0001-0055 |
| 20-26-31-4950-0001-1060 | 29-26-31-4950-0001-0125 |
| 20-26-31-4950-0001-0690 | |
| 20-26-31-4950-0001-0760 | |

HANOVER CAPITAL PARTNERS, LLC
605 COMMONWEALTH AVE.
ORLANDO, FL 32803
Ph: (407) 988-1408

Askey Hughey, Inc.
Civil Engineering / Land Planning
Certificate of Authorization Number: 26233
25 E. 13th Street Suite 9, St. Cloud, Fl 34769
Phone: (407) 957-3308 • Fax: (407) 957-1019

## DRAWING INDEX



## REVISIONS

1. 4/19/16 REVISED PER OSCEOLA CO. & SFWMD COMMENTS-CF
2. 6/21/16 REVISED PER OSCEOLA CO. & CITY ST. CLOUD COMMENTS-CF
3. 7/18/17 REVISED PER CLIENT'S REQUEST-CF
4. 8/30/17 REVISED PER OSCEOLA CO. COMMENTS-CF

## PROJECT TEAM

CIVIL ENGINEERS:
Askey Hughey, Inc.
Civil Engineering / Land Planning
Certificate of Authorization Number: 26233
25 E. 13th Street, St. Cloud, Fl. 34769
Phone: (407) 957-3308 · Fax: (407) 957-1019
EMAIL: sschroeder@ahieng.com

SURVEYOR:
PEC Surveying and Mapping
2100 ALAFAYA TRAIL, STE 203, OVIEDO, FLORIDA 32765
PH (407) 542-4967
EMAIL: dw@peconline.com

ENVIRONMENTAL:
Ecological Consulting Solutions, Inc.
235 N. HUNT CLUB BLVD., STE 202, LONGWOOD, FLORIDA 32779
PH (407) 869-9434, FAX (407) 869-9436
EMAIL: BGriffy@ecologicals.com

GEOTECHNICAL ENGINEER:
NATIVE GEOSCIENCE
2014 EDGEWATER DR, #246, ORLANDO, FLORIDA 32804
PH (407) 342-1443
EMAIL: cdiehl@nativegeo.com

## UTILITIES

WATER, SEWER, RE-USE
CITY OF ST. CLOUD
PUBLIC SERVICES
1300 9TH STREET, BLDG A
ST. CLOUD, FL 34769
Phone: (407) 957-7344

COMMUNICATIONS
EMBARQ
1909 U.S. HWY. 301 N.
TAMPA, FL 33619
Phone: (813) 627-8343

OSCEOLA COUNTY
ENGINEERING DEPT.
1 COURTHOUSE SQUARE
KISSIMMEE, FLORIDA 34741
(407) 343-2600 Phone:

ELECTRIC
O.U.C. DEVELOPMENT SERVICES
100 W. ANDERSON ST.
ORLANDO, FL 32801
Phone: (407) 434-2569

GAS
PEOPLES GAS CO.
P.O. BOX 2433
ORLANDO, FL 32802
Phone: (407) 420-6609

COMMUNICATIONS
BRIGHT HOUSE NETWORKS
3767 ALL AMERICAN BLVD.
ORLANDO, FL 32810
Phone: (407) 532-8509

## UTILITY COORDINATION

Call 48 hours before you dig in Florida

It's the Law!
1-800-432-4770
Sunshine State One Call of Florida, Inc.

### NOTE:

1. THE FOLLOWING PROPOSED FACILITIES SHOWN ON THE DEVELOPMENT PLANS ARE FOR REFERENCE PURPOSES ONLY AND EACH SHALL REQUIRE A SEPARATE BUILDING PERMIT. THE LIST INCLUDES, BUT NOT LIMITED TO: PROPOSED BUILDINGS, PROPOSED DOCKS, PROPOSED BOAT LIFTS, BOAT LIFT ROOFS AND CRANE SUPPORT STRUCTURES, CULVERT CROSSING STRUCTURES, SANITARY LIFT STATIONS, LIGHT FIXTURES (POLES) THAT ARE INDEPENDENT FROM ANY BUILDING STRUCTURE, COLUMNS, FENCES, GATES, MONUMENT SIGNS, DUMPSTER ENCLOSURES AND DECORATIVE/RETAINING WALLS.
2. IT IS INTENDED THAT EXCESS FILL WILL BE EXPORTED WITH THIS PROJECT. IT SHALL BE PERMITTED AND DESIGNED ACCORDING TO CRITERIA AND STANDARDS IN THE OSCEOLA COUNTY LAND DEVELOPMENT CODE.

ZMA13-0060
PS15-00018
SDP16-0030

AH14014

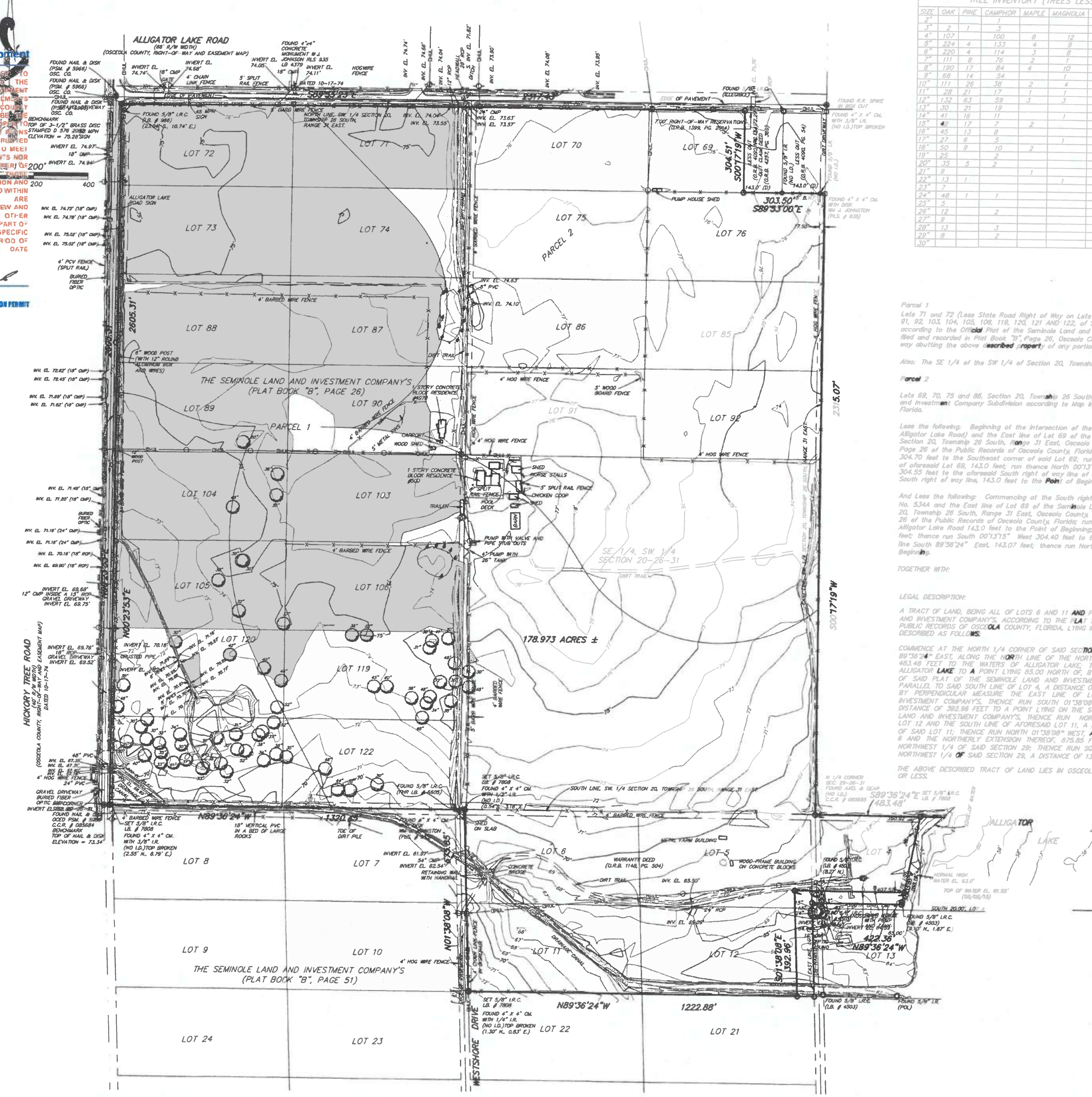
HANOVER LAKES

SDP16-0030 - 11/02/17

Osceola County Community Development

THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. ALL INFORMATION AND DETAILS THAT MAY BE INCLUDED WITHIN THESE DRAWINGS THAT ARE CONSIDERED UNDER THE PREVIEW AND AUTHORITY OF JURISDICTIONS OTHER THAN OSCEOLA COUNTY IS NOT PART OF THIS APPROVAL. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE STAMPED.

NOT VALID WITHOUT AN ACTIVE CONSTRUCTION PERMIT




| TREE INVENTORY (TREES LESS THAN 30") | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| SIZE | OAK | PINE | CAMPHOR | MAPLE | MAGNOLIA | PALM | BAY | CYPRESS | EVERGREEN |
| 2" | | | 1 | | | | | | |
| 3" | 2 | 1 | 3 | | | | | | |
| 4" | 107 | | 100 | 8 | 12 | 1 | 4 | | |
| 5" | 224 | 4 | 133 | 4 | 9 | 3 | 4 | | |
| 6" | 220 | 4 | 114 | 3 | 8 | 4 | 13 | | |
| 7" | 111 | 8 | 76 | 2 | 1 | 5 | 6 | | |
| 8" | 190 | 17 | 84 | 4 | 10 | 9 | 12 | 1 | |
| 9" | 68 | 14 | 54 | | 1 | 1 | 4 | 1 | |
| 10" | 111 | 26 | 38 | 2 | 4 | 4 | 5 | 1 | 1 |
| 11" | 28 | 21 | 17 | 1 | 1 | | 5 | | |
| 12" | 132 | 63 | 59 | 3 | 3 | 2 | 4 | | |
| 13" | 30 | 21 | 19 | | | | | | |
| 14" | 41 | 16 | 11 | | 1 | 2 | | 1 | |
| 15" | 42 | 17 | 7 | 2 | | 1 | | 1 | |
| 16" | 45 | 13 | 8 | | | | 1 | 1 | |
| 17" | 27 | 6 | 5 | | 1 | | | | |
| 18" | 50 | 9 | 10 | 2 | | | 1 | | |
| 19" | 25 | | 2 | | | | | | |
| 20" | 35 | 5 | 2 | | | | 1 | | |
| 21" | 9 | | | 1 | | | | | |
| 22" | 13 | 1 | | | 1 | | | | |
| 23" | 7 | | | | | | | | |
| 24" | 48 | 1 | 1 | | | | 1 | | |
| 25" | 5 | | | | | | | | |
| 26" | 12 | | 2 | | | | | | |
| 27" | 9 | | | | | | | | |
| 28" | 13 | | 3 | | | | | | |
| 29" | 8 | | 2 | | | | | | |
| 30" | | | | | | | | | |

Parcel 1

Lots 71 and 72 (Less State Road Right of Way on Lots 71 and 72), all allots 73, 74, 76, 85, 87, 88, 89, 90, 91, 92, 103, 104, 105, 106, 119, 120, 121 AND 122, of Section 20, Township 26 South, Range 31 East, according to the Official Plat of the Seminole Land and Investment Company's Subdivision of said Section as filed and recorded in Plat Book "B", Page 26, Osceola County, Florida; Together with the vacated road right of way abutting the above described property of any portion thereof.

Also: The SE 1/4 of the SW 1/4 of Section 20, Township 26 South, Range 31 East, Osceola County, Florida.

Parcel 2

Lots 69, 70, 75 and 86, Section 20, Township 26 South, Range 31 East, according to Plat of Seminole Land and Investment Company Subdivision according to Map in Plat Book B, Pages 25 and 26, Osceola County, Florida.

Less the following: Beginning at the intersection of the South right of way line of State Road No. 534A (aka Alligator Lake Road) and the East line of Lot 69 of the Seminole Land and Investment Company's Survey of Section 20, Township 26 South, Range 31 East, Osceola County, Florida, as filed and recorded in Plat Book B, Page 26 of the Public Records of Osceola County, Florida; run South 00°13'15" West, along said East line 304.70 feet to the Southeast corner of said Lot 69; run thence North 89°56'26" West, along the South line of aforesaid Lot 69, 143.0 feet; run thence North 00°13'15" East parallel with the East line of said Lot 69, 304.55 feet to the aforesaid South right of way line of State Road No. 534A; run thence East, along said South right of way line, 143.0 feet to the Point of Beginning.

And Less the following: Commencing at the South right of way line of Alligator Lake Road (Old State Road No. 534A and the East line of Lot 69 of the Seminole Land & Investment Company's (Inc.) survey of Section 20, Township 26 South, Range 31 East, Osceola County, Florida, as filed and recorded in Plat Book B, Page 26 of the Public Records of Osceola County, Florida; run thence West along the South right of way of Alligator Lake Road 143.0 feet to the Point of Beginning; thence continue along said right of way West 143.0 feet; thence run South 00°13'15" West 304.40 feet to the South line of Lot 69, thence run along said South line South 89°56'24" East, 143.07 feet; thence run North 00°13'15" East 304.55 feet to the Point of Beginning.

TOGETHER WITH:

LEGAL DESCRIPTION:

A TRACT OF LAND, BEING ALL OF LOTS 6 AND 11 AND PORTION OF LOTS 4, 5 AND 12, THE SEMINOLE LAND AND INVESTMENT COMPANY'S, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 51, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 31 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 29, FOR A POINT OF BEGINNING; THENCE RUN SOUTH 89°36'24" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 483.48 FEET TO THE WATERS OF ALLIGATOR LAKE; THENCE RUN SOUTHWESTERLY, ALONG THE WATERS OF ALLIGATOR LAKE TO A POINT LYING 85.00 NORTH OF, BY PERPENDICULAR MEASURE THE SOUTH LINE OF LOT 4 OF SAID PLAT OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S; THENCE RUN NORTH 89°36'24" WEST, PARALLEL TO SAID SOUTH LINE OF LOT 4, A DISTANCE OF 422.36 FEET TO A POINT LYING 65.00 FEET WEST OF, BY PERPENDICULAR MEASURE THE EAST LINE OF LOT 5, OF SAID PLAT OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S, THENCE RUN SOUTH 01°38'08" EAST, PARALLEL TO SAID WEST LINE OF LOT 5, A DISTANCE OF 392.96 FEET TO A POINT LYING ON THE SOUTH LINE OF LOT 12 OF SAID PLAT OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S, THENCE RUN NORTH 89°36'24" WEST, ALONG THE SOUTH LINE OF SAID LOT 12 AND THE SOUTH LINE OF AFORESAID LOT 11, A DISTANCE OF 1222.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE RUN NORTH 01°38'08" WEST, ALONG THE WEST LINE OF SAID LOT 11, AFORESAID LOT 6 AND THE NORTHERLY EXTENSION THEREOF, 875.85 FEET TO A POINT LYING ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE RUN SOUTH 89°36'24" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 1305.43 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN OSCEOLA COUNTY, FLORIDA AND CONTAINS 22.1 ACRES, MORE OR LESS.

LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES:

(1) THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.

(2) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON THE FOLLOWING NATIONAL GEODETIC SURVEY BENCHMARKS:
D 576 - FOUND FDEP 3-1/2" BRASS DISC STAMPED D 578 2002 IN 12" DIAMETER CONCRETE MONUMENT. ELEVATION = 75.28' (NAVD 88).
E 576 - FOUND FDEP 3-1/2" BRASS DISC STAMPED E 576 2002 IN 12" DIAMETER CONCRETE MONUMENT. ELEVATION = 74.74' (NAVD 88).

(3) BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE SYSTEM 1983 IS BASED ON THE NORTH AMERICAN DATUM 1983 (NAD83) AND DERIVED FROM RTK - GPS (REAL KINETIC - GLOBAL POSITIONING SYSTEM) AND LENGEMANN OF FLORIDA'S "L-NET" BASE STATIONS. RELATIVE TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST. BEING SOUTH 00°17'19" WEST.

(4) THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.

(5) UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND PERIMETER IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.

(6) THE LANDS SHOWN HEREON LIE IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ALSO LIES IN ZONE "A", DEFINED AS NO BASE FLOOD ELEVATION DETERMINED, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12097C0280G, MAP REVISED: JUNE 18, 2013

THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND WE ASSUME NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

(7) THIS SURVEY IS CERTIFIED TO:

(8) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

(9) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS SUBURBAN. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 7,500 FEET.

(10) THE VERTICAL CONTROL ESTABLISHED FOR THIS SURVEY IS BASED ON A CLOSED LEVEL LOOP, HAVING A CLOSURE ACCURACY WHICH MEETS OR EXCEEDS THAT REQUIRED BY THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027.

(11) UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.

(12) WE HAVE EXAMINED THE FURNISHED COMMITMENT TO INSURE TITLE, COMMITMENT NO. (6/17/06), PREPARED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE: NOVEMBER 04, 2014. THOSE INSTRUMENTS INCLUDED IN "SCHEDULE B, II", OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.

ITEM-16. Resolution in favor of St. Cloud Urban Service Area recorded in Official Records Book 781, Page 2898; Ordinance recorded in Official Records Book 783, Page 2351, both of the Public Records of Osceola County, Florida. (Parcel 1)
IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.

ITEM-17. Right of Way Reservation as shown in Lot Split recorded in Official Records Book 1399, Page 2014 of the Public Records of Osceola County, Florida. (Parcel 2)
IS PLOTTED AND SHOWN HEREON AND DOES AFFECT THE SUBJECT PROPERTY.

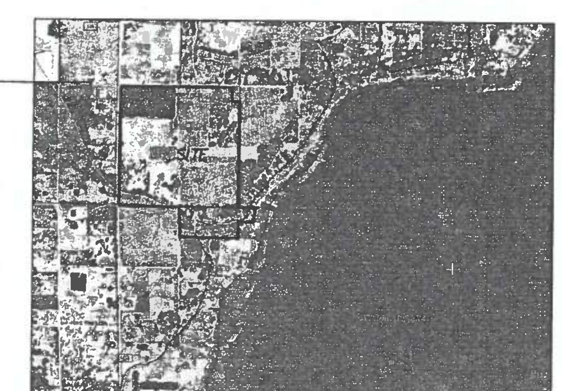
(13) NORTH-SOUTH AND EAST-WEST TIES TO RECOVERED MONUMENTATION NEAR VARIOUS LAND BOUNDARY CORNERS SHOWN HEREON ARE BY COORDINATE DIFFERENCE.

(14) THE SURVEYED LANDS MAY BE SUBJECT TO JURISDICTIONAL ENTITIES.

(15) INTERIOR IMPROVEMENTS WERE NOT LOCATED.

(16) THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY IS ANTICIPATING THE VACATION OF THE PLATTED RIGHTS-OF-WAY.

LEGEND
PSM.........PROFESSIONAL SURVEYOR AND MAPPER
OSC. CO...OSCEOLA COUNTY
R/W..........RIGHT-OF-WAY
I.R.C.........IRON REBAR WITH CAP
LB............LICENSED BUSINESS
O.R.B.........OFFICIAL RECORDS BOOK
PG............PAGE
PLS...........PROFESSIONAL LICENSED SURVEYOR
I.R.............IRON REBAR
CM............CONCRETE MONUMENT
I.D.............IDENTIFICATION
C.C.R.........CERTIFIED CORNER RECORDS
OCED.........OSCEOLA COUNTY ENGINEERING DEPARTMENT
RCP..........REINFORCED CONCRETE PIPE
CMP..........CORRIGATED METAL PIPE
PVC..........POLY-VYNLE CHLORIDE
-O- .........POWER POLE
⟶ .........GUY ANCHOR
.........ELECTRIC RISER
.........TELEPHONE RISER
36" .........OAK TREE WITH SIZE
INV...........INVERT
EL.............ELEVATION
O.............SET 5/8" REBAR & CAP, LB 7808 UNLESS OTHERWISE NOTED



FLOOD MAP
NOT TO SCALE

ZMA13-0060
P515-00018
SDP16-0030

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION L.B. #7808
DATE OF FIELD SURVEY: 09-14-2015
DATE OF SIGNATURE: 09-15-2015

| DATE | BY | REVISIONS |
|---|---|---|
| 09-14-15 | T.W.B. | UPDATED TOPOGRAPHIC SURVEY |
| 07-29-15 | T.W.B. | REVISE BOUNDARY |
| 06-23-15 | T.W.B. | ADD NORMAL HIGH WATER ELEVATION 63.0' |
| 06-23-15 | T.W.B. | REVISE EAST LINE OF LOT 4 |
| 06-19-15 | T.W.B. | UPDATED WETLANDS IN SOUTHWEST CORNER |
| 06-05-15 | T.W.B. | UPDATED TOPOGRAPHIC SURVEY |
| 05-07-15 | T.W.B. | UPDATED TOPOGRAPHIC SURVEY |

PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM dw@peconline.com

# MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
LOCATED IN
SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 31 EAST
OSCEOLA COUNTY, FLORIDA

TRACY W. BIRCH, P.S.M. FL. REG. NO. 5579
DAVID A. WHITE, P.S.M. FL. REG. NO. 4044

| | |
|---|---|
| JOB NO.: | 15-042 |
| DATE: | 11-12-2014 |
| DRAWN BY: | J.L.M./T.W.B. |
| CHECKED BY: | D.A.W |
| F.B. | 2123/1648/1650/2136/2130/2135 |
| PAGE(S) | 2-8/7-74/44/1-15/19-26/2-8 |

O: \15-042 Alligator Estates Brown and Yates\15-042-BRY-TOPO.dwg Sep 15, 2015 - 8:00am

## GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN CONFORMANCE WITH THE CITY OF ST. CLOUD, OSCEOLA COUNTY, FDOT AND ANY OTHER AGENCIES' SPECIFICATIONS HAVING JURISDICTION. CONTRACTOR SHALL OBTAIN A COPY OF THE SOIL REPORT REFERENCED [illegible] THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS. CONTRACTOR SHALL CLEAR AND GRUB ALL RIGHTS-OF-WAY, TRACTS AND APPROPRIATE [illegible] INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, AND ALL OTHER DELETERIOUS MATERIAL.
2. THE EXACT LOCATIONS OF EXISTING UTILITIES ARE UNKNOWN. THE CONTRACTOR [illegible] LOCATION OF ALL EXISTING UTILITIES PRIOR TO BIDDING [illegible] COMPANY TO LOCATE THEIR UTILITIES OR BY FIELD VERIFICATION. [illegible] REPAIR ANY DAMAGED UTILITY RESULTING FROM HIS [illegible] EXPENSE.
3. [illegible] CITY OF ST. CLOUD STANDARD SPECIFICATIONS AND [illegible] STANDARD DETAILS SHALL GOVERN ALL UTILITIES WORK. WHERE A CONFLICT EXISTS IN [illegible] REFERENCED MATERIAL OR INSTALLATION STANDARD, THE [illegible] ST. CLOUD SHALL PREVAIL. WHERE THE REQUIREMENTS [illegible] HAVING JURISDICTION ARE MORE STRINGENT, THOSE [illegible]
4. [illegible] HAVE AVAILABLE AT THE JOB SITE, AT ALL TIMES, ONE [illegible] DOCUMENTS INCLUDING STAMPED APPROVED PLANS, [illegible] SPECIAL PROVISIONS, AND COPIES OF ANY REQUIRED [illegible]
5. [illegible] DISCREPANCIES [illegible] THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF [illegible] PRIOR TO COMMENCING WORK. NO FIELD CHANGES OR [illegible] BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER OF RECORD.
6. [illegible] BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS [illegible] CONSTRUCTION.
7. [illegible] CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
8. [illegible] UTILITY TEST RESULTS ARE TO BE SENT TO THE CITY OF [illegible] TESTING AGENCY.
9. ALL PAVING AND GRADING [illegible] TO BE CONSTRUCTED PER APPROVED PLANS PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
10. PRIOR TO SUBMITTING FINAL PLAT, ALL STREET NAMES SHALL BE CLEARED WITH PUBLIC SAFETY OFFICE.
11. ALL S[illegible] BE PERMITTED BY SEPARATE INSTRUMENT.
12. [illegible] ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITY INFORMATION SHOWN ON THE CONTRACT DRAWINGS. THE CONTRACTOR IS RESPONSIBLE TO HAVE THE CITY OF ST. CLOUD AND/OR ANY OTHER UTILITY FIELD LOCATE ITS FACILITIES PRIOR TO [illegible]
13. THE SITE IS TO BE CLEARED AND GRUBBED.
14. ALL UNPAVED AREAS WITHIN THE CONSTRUCTION AREA AND DRAINAGE POND SHALL BE SEEDED, MULCHED, LANDSCAPED OR OTHERWISE STABILIZED.
15. CONTRACTOR IS TO PROVIDE STRIPING, TRAFFIC MARKINGS AND SIGNAGE IN ACCORDANCE WITH THE OSCEOLA COUNTY CODE.
16. ALL UTILITIES ARE TO BE CONSTRUCTED UNDER GROUND.
17. ALL SIGNAGE & STRIPING PROPOSED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE M.U.T.C.D. SPECIFICATIONS.
18. ALL ELEVATIONS REFERENCED TO NAVD 1988. THE CONVERSION FACTOR IS NAVD88 + 1.0ft = NGVD29.
19. ON EACH SINGLE FAMILY LOT TWO 2" CALIPER TREES SHALL BE PLANTED.
20. ALL TREES SHALL BE PLANTED A MINIMUM OF 5' AWAY FROM WATER, REUSE & FORCEMAINS.
21. ALL PROPOSED LANDSCAPING AREA SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE. AN AUTOMATIC SENSOR/SHUTOFF SHALL BE PART OF THE SYSTEM.
22. NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY, WETLAND OR STORMWATER COLLECTION FACILITY.
23. THE CITY OF ST. CLOUD WILL MAINTAIN THE SANITARY SEWER, FORCEMAIN, WATER AND RECLAIM WATER MAINS, BOTH EXISTING AND PROPOSED, WITHIN THE F.D.O.T. AND OSCEOLA COUNTY RIGHT-OF-WAY.

Osceola County Community Development

THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITIES AS CONSTRUCTED WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY. THOSE REQUIREMENTS, INFORMATION AND/OR DETAILS THAT MAY BE INCLUDED WITHIN THESE DRAWINGS THAT ARE CONSIDERED UNDER THE REVIEW AND AUTHORITY OF JURISDICTIONS OTHER THAN OSCEOLA COUNTY IS NOT PART OF THIS APPROVAL. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE STAMPED.

SDP16-0030 — 11/03/17

NOT VALID WITHOUT AN ACTIVE CONSTRUCTION PERMIT

## PAVING, GRADING & DRAINAGE NOTES

1. ALL ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL STRUCTURES, PIPE AND OTHER CONSTRUCTION WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION'S RIGHT-OF-WAY (INCLUDING EASEMENTS) SHALL BE PERFORMED ACCORDING TO THE APPLICABLE F.D.O.T. ROADWAY DESIGN STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED ON THE PLANS AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED.
3. ALL PAVED AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVING SECTIONS AS INDICATED.
4. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW-CUT THE EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATIONS WITH THE PROPOSED PAVEMENT.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM DRAINAGE STRUCTURES TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL, PRIOR TO ORDERING MATERIALS.
6. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER SYSTEM IN ACCORDANCE WITH THE GUIDELINES SET FORTH BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT.
7. ANY UNSUITABLE MATERIAL FOUND WITHIN LIMITS OF ROADWAY OR PAVEMENT SHALL BE REMOVED AND MAY BE USED FOR SHOULDER OR BEHIND CURB PLACEMENT.
8. ALL RUBBLE, CONCRETE SLABS, PAVEMENT, FOOTING MUCK, ORGANIC FINE SAND WITH ROOTS AND OTHER UNDESIRABLE MATERIALS SHALL BE REMOVED FROM THE SITE. THE UNDESIRABLE MATERIALS RESULTING FROM THE CLEARING OPERATION SHALL BE DISPOSED OF IN A PROPER MANNER BEYOND THE LIMITS OF THE CLEARED SITE.
9. ALL AREAS TO BE FILLED SHALL BE DONE WITH CLEAN, SUITABLE MATERIAL COMPACTED IN 1' LIFTS TO 98% DENSITY AS DETERMINED BY AASHTO T-180.
10. THE CONTRACTOR SHALL SOD ALL RETENTION AREAS AND ALL SIDE SLOPES AND OTHER DISTURBED AREAS ADJACENT TO DRAINAGE CONVEYANCE AREAS.
11. THE CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS WITHIN COMMON AREAS. HOMEBUILDER TO CONSTRUCT SIDEWALKS FRONTING INDIVIDUAL LOTS.
12. PLACEMENT OF SIDEWALKS AS SHOWN ON THE LANDSCAPE PLAN SHALL SUPERSEDE THOSE THAT APPEAR IN THESE CONSTRUCTION PLANS.
13. ALL SOIL DENSITY TESTING, SUBSURFACE INVESTIGATIONS, AND ALL OTHER GEOTECHNICAL ACTIVITY ONSITE SHALL BE SUPERVISED AND CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
14. ALL STORM SEWER PIPES WITHIN OSCEOLA COUNTY RIGHT-OF-WAY SHALL BE R.C.P. ONLY. ANY REQUESTS FOR PIPE SUBSTITUTION WITHIN OSCEOLA COUNTY RIGHT-OF-WAY SHALL BE SUBMITTED TO COUNTY STAFF FOR REVIEW AND APPROVAL.

## EROSION CONTROL
## WATER QUALITY MANAGEMENT

1. SODDING OF RETENTION POND SIDE SLOPES SHOULD BE ACCOMPLISHED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.
2. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES. TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES, ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
3. AT A MINIMUM SILT BARRIERS SHALL BE PLACED AS SHOWN ON THE CONSTRUCTION PLANS TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING WETLAND. IF DURING CONSTRUCTION THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORY, ALTERNATIVES AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH THE OSCEOLA COUNTY AND S.F.W.M.D. EROSION PROTECTION STANDARDS.
4. CONTRACTOR IS RESPONSIBLE TO SUBMIT EROSION CONTROL PLAN TO THE COUNTY ENGINEER FOR APPROVAL PRIOR TO THE SCHEDULING OF PRE-CONSTRUCTION CONFERENCE.
5. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION PROTECTION COSTS, INCLUDING ANY COSTS ASSOCIATED WITH ADDITIONAL EROSION CONTROL MEASURES, COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
6. CONTRACTOR SHALL SEED & MULCH ALL DISTRUBED AREAS AND LOTS UPON COMPLETION OF GRADING ACTIVITIES IN ACCORDANCE WITH OSCEOLA COUNTY LDC.
7. CONTRACTOR SHALL MAINTAIN ADEQUATE SOIL MOISTURE TO PREVENT WIND GENERATED SOIL EROSION. ALL SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS, SHALL NOT EXCEED TEN ACRES. THIS REQUIREMENT MAY BE WAIVED BY THE COUNTY ENGINEER FOR LARGE PROJECTS WITH A DUST CONTROL PLAN.
8. AREAS OPENED BY CONSTRUCTION OPERATIONS THAT ARE NOT ANTICIPATED TO BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT COMPETE WITH PERMANENT GRASSING. SLOPES STEEPER THAN 4:1 SHALL RECEIVE MULCHING OF APPROXIMATELY TWO (2) INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA TO A DEPTH OF FOUR (4) INCHES PER LDC 4.5.4.E.

## AS-BUILT NOTE

THE CONTRACTOR SHALL SUBMIT A SURVEYED CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.

A. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
B. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
C. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
D. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
E. LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS.
F. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE FIELD VERIFIED AND SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS AND MANHOLES SHALL BE SHOWN.
G. FINAL DIRT GRADE FOR EACH LOT.
H. AS-BUILTS SHALL COMPLY WITH THE CITY OF ST. CLOUD STANDARDS.
I. DRAWINGS SHALL CLEARLY SHOW VERTICAL SEPARATIONS BETWEEN ALL PIPES CROSSINGS.
J. DRAWINGS SHALL CLEARLY SHOW HIGHS AND LOWS OF PROFILE GRADELINE.

EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR AS BEING "AS-BUILTS" OR "RECORD DRAWINGS".

## WATER / REUSE NOTES

1. PIPE LENGTHS SHOWN REPRESENT APPROXIMATE DISTANCES BETWEEN FITTING OF BRANCHES AND MAINS.

2. ALL PIPE FITTINGS SHALL BE CLEARLY MARKED WITH THE NAME OR TRADEMARK OF THE MANUFACTURER. ALL PIPE AND FITTINGS SHALL BE SUITABLE FOR A MINIMUM OF 150 PSI WORKING PRESSURE. ALL PLASTIC PIPES SHALL BE INSTALLED WITH A 3" WIDE METALLIC CONTINUOUS TAPE INSTALLED 12"-18" ABOVE THE PIPE FOR LOCATION PURPOSES. USE INSULATED 12 GAUGE COPPER WIRE TAPED DIRECTLY ON TOP OF THE PIPE. TERMINATE INSULATED LOCATOR WIRES, CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX, AT EACH VALVE BOX.

3. WHEN DIRECTIONAL BORED PIPE MATERIAL SHALL BE AS FOLLOWS: PVC POTABLE WATER MAIN PIPE 4"-36" DIAMETER SHALL BE AWWA C-900-89, DR-18, WITH INTEGRAL BELL PUSH ON JOINTS CONFORMING TO ASTM D3139. DUCTILE WATER MAIN PIPE 4"-54" SHALL BE ANSI A21.51/AWWA C151, CLASS 50 (MIN.). ANY FITTINGS REQUIRED SHALL BE MECHANICAL JOINT DUCTILE IRON OR GRAY IRON CONFORMING TO ANSI/AWWA A21.10/C110, 250 PSI MIN. PRESSURE RATING OR DUCTILE IRON COMPACT FITTING 4"-12" IN ACCORDANCE WITH ANSI/AWWA A21.53/C153. POLYETHYLENE MATERIALS SHALL COMPLY WITH ASTM 3350 WITH A STANDARD PE CODE OF PE 3408. TUBING SHALL BE PC-200, OR 9. PIPE (1/2"-3" SHALL BE PC-200, OR 9). ALL POLYETHYLENE MATERIAL SHALL BE GOVERNED BY AWWA C-901.

4. ALL PVC AND PEP WATER SYSTEM MATERIALS SHALL BE APPROVED POTABLE WATER SERVICE BY THE NATIONAL SANITATION (NSF) AND BEAR THE NSF SEAL.

5. ALL MECHANICAL JOINTS SHALL BE RESTRAINED.

6. WHERE A WATER LINE IS LOCATED BELOW A STORM DRAIN, THE WATER MAIN SHALL BE DIP AND SHALL MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 18 INCHES.

7. WHERE PROPOSED WATER LINES CONFLICT WITH PROPOSED STORM DRAINS, INSTALL 45 DEGREE BENDS AS NECESSARY TO OBTAIN THE PROPER CROSSING CLEARANCE.

8. ALL GATE VALVES SHALL BE RESILIENT WEDGE MECHANICAL JOINT GATE VALVES, EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED CAST IRON EXTENSIONS WHERE NEEDED.

9. HYDRANTS SHALL BE PAINTED PER SECTION 52.7.2, CITY OF ST. CLOUD STANDARDS AND SPECIFICATIONS. BLUE BI-DIRECTIONAL REFLECTORS SHALL BE PLACED IN ROADWAY AT HYDRANT LOCATIONS IN ACCORDANCE WITH CITY OF ST. CLOUD LAND DEVELOPMENT REGULATIONS.

10. THRUST RESTRAINT SHALL BE PROVIDED BY RESTRAINED JOINT SHOWN ON WATER DETAIL SHEET UNLESS OTHERWISE SHOWN ON FOR RESTRAINED JOINT DETAIL SEE STANDARD WATER DETAILS SHEET.

11. INSTALLATION AND TESTING OF ALL WATER MAIN SHALL BE DONE IN ACCORDANCE WITH ALL UTILITY AND F.D.E.P. REQUIREMENTS. FIELD ADJUST ANY CHANGES WITH CITY OF ST. CLOUD ENGINEERING DEPARTMENT AND ENGINEER.

12. FOR DETAILS SEE WATER SYSTEM DETAILS SHEETS.

13. HYDROSTATIC TESTING CONSISTING OF PRESSURE TEST AND LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY-INSTALLED WATER DISTRIBUTION SYSTEM PRESSURE PIPES AND APPURTENANCES. TESTING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF AWWA C-600 OR M23 AS APPLICABLE AND OBSERVED BY THE CITY OF ST. CLOUD.

14. DISINFECTION OF THE WATER DISTRIBUTION SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651 - DISINFECTING WATER MAINS AND OBSERVED BY THE CITY OF ST. CLOUD.

15. CONTRACTOR MUST COMPLY WITH ALL TRENCH SAFETY STANDARDS.

16. NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORMWATER MANHOLE OR STRUCTURE.

17. TO PROTECT EXISTING ACTIVE MAINS FROM BACKFLOW CONTAMINATION DURING FILLING, FLUSHING, AND TESTING OF THE NEW MAINS, THE NEW MAINS MUST REMAIN ISOLATED FROM THE EXISTING MAINS OR PARTIALLY CLEARED PHASES OF CONSTRUCTED MAINS UNTIL A LETTER OF CLEARANCE FOR THE NEW MAINS HAS BEEN OBTAINED FROM F.D.E.P. NEW MAINS SHALL BE FILLED WITH A 2" JUMPER WITH APPROVED BACKFLOW PREVENTER. MAINS UP TO 8" IN DIAMETER SHALL BE FLUSHED WITH JUMPER. MAINS LARGER THAN 8" SHALL BE FLUSHED BY OPENING THE ISOLATING VALVE UNDER THE DIRECT SUPERVISION OF THE WATER UTILITY. TEMPORARY JUMPERS SHALL HAVE REDUCED PRESSURE ZONE TYPE BACKFLOW PREVENTERS.

18. CONTRACTOR TO PLACE ALL GATE VALVES IN PAVEMENT OR GRASSED AREAS. PLACEMENT OF VALVES IN CURBING SHALL BE PROHIBITED.

19. CITY OF ST. CLOUD PERSONNEL FOR POTABLE WATER SHALL OBSERVE PRESSURE TEST AND CHLORINATION OF LINES AND SHALL PERFORM BACTERIOLOGICAL TESTS.

20. BACKFLOW PREVENTION SHALL BE SUBJECT TO CITY OF ST. CLOUD APPROVAL.

21. WHERE SANITARY HAZARDS (SANITARY SEWER, FORCE MAIN, STORM SEWER,) CROSS WATER LINES WITH LESS THAN 12 INCHES OF VERTICAL CLEARANCE(18" PREFFERED), THE SANITARY MAIN SHALL BE CONSTRUCTED OF 18 FEET OF DUCTILE IRON PIPE (9 FEET EACH SIDE OF HAZARD CENTERLINE), OR THE WATER LINE ALIGNMENT SHOULD BE MODIFIED TO PROVIDE THE MINIMUM 18 INCHES OF VERTICAL CLEARANCE. THERE SHOULD BE A MINIMUM HORIZONTAL CLEARANCE OF 6 FEET IN PARALLEL INSTALLATION(10' PREFFERED). THE SANITARY SEWER MAIN IS TO BE CONSTRUCTED OF DUCTILE IRON PIPE WHERE HORIZONTAL AND VERTICAL CLEARANCES CANNOT BE MAINTAINED.

22. CONTRACTOR IS TO PLACE A 2-1/2" PVC PIPE AT ALL FITTING LOCATIONS, EXTENDING FROM FITTING TO ABOVE GROUND, TO FACILITATE HORIZONTAL AND VERTICAL LOCATION BY SURVEYOR OF RECORD.

23. THE CONTRACTOR SHALL VERIFY F.D.E.P. CLEARANCE OF EXISTING MAIN PRIOR TO CONSTRUCTION OF NEW MAIN.

24. 3 SETS OF WATER, SEWER AND REUSE SHOP DRAWINGS SHALL BE SUBMITTED TO CITY OF ST. CLOUD AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS.

25. CITY OF ST. CLOUD SHALL BE NOTIFIED 48 HOURS IN ADVANCE PRIOR TO THE START OF CONSTRUCTION.

26. NO WATER, SEWER OR REUSE CONSTRUCTION SHALL START WITHOUT THE APPROPRIATE FDEP PERMITS AND SHOP DRAWINGS.

## WATER / REUSE NOTES CONT.:

27. ALL WATER, SEWER AND REUSE MAINS SHALL HAVE A MINIMUM COVER OVER TOP OF PIPE OF 36" IN CITY AND 42" IN COUNTY AREAS. IF COVER CANNOT BE MAINTAINED THE WATER MAIN SHALL BE DUCTILE IRON PIPE.

28. WATER AND REUSE MAINS SHALL BE ALLOWED TO BE DEFLECTED PER MANUFACTURER'S SPECIFICATIONS. CURVATURE SHALL BE ATTAINED BY EITHER BENDING PIPE OR DEFLECTING PIPE AT PIPE JOINTS. IF PIPE IS DEFLECTED AT JOINTS, DEFLECTIONS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER. CURVATURE OF PIPE ATTAINED BY BENDING PIPE SHALL BE PER THE FOLLOWING:
4" PVC: 100' RADIUS
6" PVC: 150' RADIUS
8" PVC: 200' RADIUS
10" PVC: 250' RADIUS
12" PVC: 300' RADIUS

29. A 10-FOOT EASEMENT SHALL BE PROVIDED ON BOTH SIDES OF ALL MAINS.

30. ALL REUSE PIPES SHALL BE INSTALLED USING WATER PIPE CRITERIA. PIPE SHALL BE PURPLE IN COLOR OR SHALL HAVE A CONTINUOUS 2" WIDE PERMANENT PURPLE STRIPE ON THE TOP OF THE PIPE.

31. WATER GATE VALVES AND TEMPORARY BLOWOFFS AND REUSE GATE VALVES AND TEMPORARY BLOWOFFS ARE REQUIRED AT ALL PHASE LINES.

32. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF ST. CLOUD PRIOR TO BEGINNING OF CONSTRUCTION.

33. LOCATE MARKERS (LOCATE BALLS) WILL BE USED EVERY 25 FEET AND AT ALL VALVES. UTILIZE MARKERS AT CHANGE OF DIRECTION. LOCATE MARKER WILL BE PLACED AT EVERY SEWER LATERAL REFER TO SHEET 3 OF 12 IN THE STANDARD DETAILS FOR INSTALLATION INSTRUCTIONS.VALVE PADS WILL BE INSTALLED ACCORDINGLY (ROUND)

## REUSE - MATERIALS:

1. ALL REUSE PIPE SHALL BE INSTALLED USING WATER PIPE CRITERIA.

2. PVC PIPE: FOUR (4) INCHES THROUGH TWELVE (12) INCHES SHALL BE AWWA C-900, LATEST EDITION. THE PVC PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 150 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18. PVC PIPE SHALL BE INTEGRAL BELL, PUSH-ON TYPE JOINTS.

3. DIP PIPE: FOUR (4) INCHES THROUGH FIFTY-FOUR (54) INCHES SHALL BE ANSI/AWWA A21.51/C151 WITH A MINIMUM OF CLASS 50.

ANY FITTINGS REQUIRED SHALL BE MECHANICAL JOINT DUCTILE IRON CONFORMING TO ANSI/AWWA A21.10/C110, 250 PSI MINIMUM PRESSURE RATING, FOUR (4) THROUGH TWELVE (12) INCHES.

JOINTS FOR DUCTILE IRON PIPE SHALL BE PUSH-ON OR MECHANICAL JOINTS CONFORMING TO ANSI/AWWA A21.11/C111. ABOVE GROUND JOINTS SHALL BE FLANGED WITH 15 CADMIUM PLATED BOLTS, NUTS AND WASHERS. FLANGED JOINTS SHALL CONFORM TO ANSI STANDARD B 16.1-125 LB.

WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE BELOW GROUND OR INSTALLED IN A CASING PIPE THE COATING SHALL BE A MINIMUM 1.0 MIL THICK IN ACCORDANCE WITH ANSI/AWWA A21.51/C151.

WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE INSTALLED ABOVE GROUND, PIPE, FITTINGS AND VALVES SHALL BE THOROUGHLY CLEANED AND GIVEN ONE FIELD COAT (MINIMUM 1.5 MILS DRY THICKNESS) OF RUST INHIBITOR PRIMER.

ALL DUCTILE IRON PIPE AND FITTINGS SHALL HAVE AN INTERIOR PROTECTIVE LINING OF CEMENT-MORTAR WITH A SEAL COAT OF ASPHALTIC MATERIAL IN ACCORDANCE WITH ANSI/AWWA A21.4/C104.

THE PIPE SHALL BE POLYETHYLENE ENCASED (8 MIL) WHERE SHOWN ON THE DRAWINGS, IN ACCORDANCE WITH ANSI/AWWA A21.51/C105.

4. POLYETHYLENE PIPE: FOUR (4) INCHES THROUGH TWELVE (12) INCHES SHALL BE AWWA STANDARD C906, LATEST EDITION. THE POLYETHYLENE PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 160 PSI AND SHALL HAVE A DIMENSION RATION (DR) OF 11. PIPE SHALL BE THE SAME ID AS DUCTILE IRON PIPE.

POLYETHYLENE PIPE SHALL HAVE FUSION BONDED JOINTS.

FITTINGS USED WITH POLYETHYLENE PIPE SHALL BE FUSION FITTINGS IN ACCORDANCE WITH AWWA STANDARD C906.

5. SERVICE PIPES: ALL SERVICE LINES SHALL BE 1", 1-1/2" OR 2" PANTONE PURPLE, PC200, DR9, POLYETHYLENE TUBING CONFORMING TO SPECIFICATIONS IN AWWA C901, PE3408. LARGER SERVICE PIPE SHALL BE PVCP, DIP OR POLYETHYLENE PIPE.

## SANITARY SEWER NOTES

1. PIPE LENGTHS SHOWN REPRESENT APPROXIMATE DISTANCES SHOWN BETWEEN

2. FIELD ADJUST ANY CHANGES WITH CITY OF ST. CLOUD ENGINEERING

3. CONTRACTOR MUST COMPLY WITH ALL TRENCH SAFETY STANDARDS.

4. NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORMWATER MANHOLE OR STRUCTURE.

5. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCHES IN DIAMETER UNLESS OTHERWISE NOTED.

6. SANITARY SEWER GRAVITY MAIN SHALL INCORPORATE GASKET JOINTS.

7. WHERE SANITARY HAZARDS EXIST, (SANITARY SEWER, FORCE MAIN, REUSE, & WATER) THE HAZARD MAIN SHALL BE CONSTRUCTED OF 18 FEET OF DUCTILE IRON PIPE (9 FEET EACH SIDE OF HAZARD CENTERLINE), OR THE WATER LINE ALIGNMENT SHOULD BE MODIFIED TO PROVIDE THE MINIMUM 12 INCHES OF VERTICAL CLEARANCE(18" PREFFERED). THERE SHOULD BE A MINIMUM HORIZONTAL CLEARANCE OF 6 FEET(10' PREFFERED) IN PARALLEL INSTALLATION. THE SANITARY SEWER MAIN IS TO BE CONSTRUCTED OF DUCTILE IRON PIPE WHERE HORIZONTAL AND VERTICAL CLEARANCES CANNOT BE MAINTAINED.

8. CITY OF ST. CLOUD PERSONNEL FOR SANITARY SEWER WILL OBSERVE SEWER MAIN LOW AIR PRESSURE TEST IN ACCORDANCE WITH UNIBELL AND LAMPING OF ALL SANITARY SEWER LINES.

9. THE CONTRACTOR SHALL VERIFY F.D.E.P. CLEARANCE OF EXISTING MAIN PRIOR TO CONSTRUCTION OF NEW MAIN.

10. DENSITY TESTS SHALL BE REQUIRED FOR EACH RUN OF SEWER PIPE BETWEEN MANHOLES AT ONE FOOT LIFTS STARTING FROM THE SPRINGLINE OF THE PIPE TO GRADE. THIS CRITERIA SHALL APPLY TO WATER MAINS, REUSE, AND FORCE MAINS ALSO, BUT AT 300 FOOT INTERVALS MAXIMUM.

11. 3 SETS OF WATER AND SEWER SHOP DRAWINGS SHALL BE SUBMITTED TO CITY OF ST. CLOUD AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS.

12. CITY OF ST. CLOUD SHALL BE NOTIFIED 48 HOURS IN ADVANCE PRIOR TO THE START OF CONSTRUCTION.

13. NO WATER AND SEWER CONSTRUCTION SHALL START WITHOUT THE APPROPRIATE FDEP PERMITS AND SHOP DRAWINGS.

14. A MINIMUM 10-FOOT EASEMENT SHALL BE PROVIDED ON BOTH SIDES OF ALL MAINS.

15. SANITARY SEWER FOUR (4) INCHES TO FIFTEEN (15) INCHES SHALL BE PVC ASTM D3034 (SDR 35). THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477/ APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD UNI IS B-4. SANITARY SEWER EIGHTEEN (18) INCHES TO TWENTY-SEVEN (27) INCHES SHALL BE ASTM F679 (SDR 35). THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477/ APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD UNI IS B-7. DIP SHALL BE ANSI/AWWA A21.51/C151 AND LINED WITH PROTECTO 401 OR EQUAL.

16. ALL TIE-INS TO EXISTING MANHOLES SHALL BE CORE DRILLED. PIPE SHALL BE TIED IN USING A FLEXIBLE CONNECTOR.

17. ALL SANITARY MANHOLES SHALL BE INSPECTED BY CITY OF ST. CLOUD PERSONNEL.

18. FERNCO ADAPTERS ARE NOT ALLOWED. ONLY RIGID P.V.C. ADAPTERS WILL BE PERMITTED.

19. ALL SANITARY MANHOLES INTERIOR SURFACES SHALL BE COATED WITH TWO APPLICATIONS OF KOPPERS BITUMASTIC NO.300 OR APPROVED EQUAL.

## SANITARY SEWER NOTES (CONT.)

20. ALL DIP PIPE FOUR (4) INCHES THROUGH FIFTY-FOUR (54) INCHES SHALL BE ANSI/AWWA A21.50/C50 AND A21.51/C151, MINIMUM PRESSURE CLASS 150. ANY FITTINGS REQUIRED SHALL BE MECHANICAL JOINT DUCTILE IRON OR GRAY IRON CONFORMING TO ANSI/AWWA A21.10/C110, 250 PSI MIN. PRESSURE RATING.

21. MARKING TAPE SHALL BE INSTALLED 12" TO 18" OVER ALL PIPE. PIPE SHALL BE GREEN IN COLOR OR SHALL HAVE A CONTINUOUS 3" WIDE, PERMANENT GREEN STRIPE ON THE TOP OF THE PIPE.

22. A CONTINUOUS, INSULATED 12 GAUGE COPPER WIRE SHALL BE INSTALLED, TAPED TO THE TOP OF THE PIPE AND BE ACCESSIBLE AT EACH VALVE BOX FOR DIRECTIONAL BORED.

23. MAINTAIN A MINIMUM OF 36" OF COVER OVER ALL PIPES. IF LESS THAN 36" OF COVER, USE DIP AND NOTIFY ENGINEER FOR EVALUATION.

24. SANITARY SEWER SHALL BE CONSTRUCTED TO THE FIRST MANHOLE IN AN ADJOINING PHASE. THERE SHALL BE NO TEMPORARY MANHOLES.

25. DUCTILE IRON PIPE SHALL BE ANSI/AWWA A21.51/C151 AND LINED WITH PROTECTO 401 OR EQUAL.

26. EXISTING UTILITIES SHOWN ON PLANS SHALL BE FIELD VERIFIED BY CONTRACTOR AS TO LOCATION, (HORIZONTAL AND VERTICAL), SIZE AND MATERIALS BEFORE COMMENCEMENT OF CONSTRUCTION.

27. ALL HYDROSTATIC TESTING FOR PRESSURE PIPES AND JOINTS SHALL BE CONDUCTED AT 100 P.S.I. IN ACCORDANCE WITH CITY OF ST. CLOUD STANDARD 61.5 "HYDROSTATIC TESTS".

28. DENSITY TESTS SHALL BE PERFORMED AROUND ALL MANHOLE STRUCTURES AND WET WELLS EVERY 100sf USING 1' LIFTS.

29. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF ST. CLOUD PRIOR TO BEGINNING OF CONSTRUCTION.

30. LOCATE MARKERS (LOCATE BALLS) WILL BE USED EVERY 25 FEET AND AT ALL VALVES. UTILIZE UTILIZE MARKERS AT CHANGE OF DIRECTION. LOCATE MARKER WILL BE PLACED AT EVERY SEWER LATERAL REFER TO SHEET 3 OF 12 IN THE STANDARD DETAILS FOR

## FIRE NOTES:

1. MAINS WHICH ARE NOT CITY OWNED OR MAINTAINED SHALL BE INSTALLED ACCORDING TO THESE STANDARDS AND IN ADDITION COMPLY WITH THE STANDARDS OF NFPA 24.

2. NO PERSON SHALL PLACE OR KEEP ANY POST, FENCE, VEHICLE, GROWTH, VEGETATION, TRASH OR STORAGE OF ANY OTHER MATERIALS THAT WOULD OBSTRUCT A FIRE HYDRANT OR FIRE PROTECTION APPLIANCE AND HINDER OR PREVENT ITS IMMEDIATE USE BY FIRE DEPARTMENT PERSONNEL. FFPC NFPA, CHAPTER 18, SECTION 18.3, SUB-DIVISION 18.3.3.3.1

3. CLEARANCES OF SEVEN AND ONE HALF FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT, WITH FOUR FEET CLEARANCE TO THE REAR OF THE HYDRANT. FFPC NFPA CHAPTER 18, SECTION 18.3, SUB-DIVISION 18.3.4.1

4. FIRE HYDRANTS SHALL BE SPACED NO GREATER THAN 300 FEET APART MEASURED WITHIN RIGHT OF WAYS SUCH THAT NO PORTION OF ANY STRUCTURE IS GREATER THAN 300 FEET FROM A FIRE HYDRANT. HYDRANTS SHALL BE PLACED AT DEVELOPMENT ENTRANCES, OTHER STRATEGIC PLACES AND WITHIN 40 FEET OF FIRE DEPARTMENT CONNECTIONS. MAINS SHALL BE LOOPED EXCEPT IN SMALL SUB-DIVISIONS.

5. FIRE DEPARTMENT CONNECTIONS SHALL BE IDENTIFIED BY A SIGN THAT STATES "NO PARKING, FIRE DEPARTMENT CONNECTION" AND SHALL BE DESIGNED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS FOR INFORMATION SIGNAGE. FFPC NFPA 1, CHAPTER 18, SECTION 18.3, SUB-DIVISION 18.3.4.3

6. PUBLIC AND PRIVATE HYDRANTS ARE TO BE MARKED WITH BLUE ROAD REFLECTORS PER THE FOLLOWING STANDARDS.

A. THE MARKER SHALL BE INSTALLED IN THE CENTER OF THE DRIVING LANE IN FRONT OF THE HYDRANT ON THE SAME SIDE OF THE STREET AS THE FIRE HYDRANT
B. THE MARKER SHALL BE MODEL 911A BIDIRECTIONAL.
C. THE MARKER SIZE SHALL BE 4"X4"X3/4"
D. MARKERS SHALL BE BONDED TO ROADWAYS BY USING A TWO PART EPOXY ADHESIVE.

7. UTILITY AND SIGHT CLEARANCE: NO TREES MAY BE PLANTED UNDER OR WITHIN 10 LATERAL FEET OF ANY OVERHEAD UTILITY WIRES, OR OVER OR WITHIN FIVE FEET OF ANY UNDERGROUND WATERLINE, SEWER LINE, TRANSMISSION LINE OR OTHER UTILITY.

8. FIRE DEPARTMENT CONNECTIONS FOR FIRE SPRINKLER SYSTEMS, STANDPIPE SYSTEMS, AND COMBINED SYSTEMS SHALL MEET THE SAME STANDARDS AS THOSE FOR FIRE HYDRANTS AND UNDERGROUNDS THAT ARE APPLICABLE TO THE FDC'S. ADDITIONALLY, A HYDRANT SHALL BE PLACED WITHIN FORTY FEET OF AN FDC AND THE FDC SHALL BE A MINIMUM OF 30 FEET FROM THE BUILDING.

9. FIRE LANE PAVEMENT MARKINGS: PAVEMENT MARKINGS SHALL MEET THE FOLLOWING CRITERIA:

A) PAVEMENT MARKINGS SHALL BE LOCATED ADJACENT TO BUT NOT IN TRAVEL LANES INTENDED TO BE USED BY NORMAL VEHICULAR TRAFFIC.
B) MARKINGS SHALL USE THE COLOR "SAFETY YELLOW.
C) MARKINGS SHALL INCLUDE LETTERS WHICH ARE FOUR INCHES WIDE AND 18 TO 24 INCHES HIGH.
D) MARKINGS SHALL INCLUDE THE MESSAGE "NO PARKING - FIRE LANE"
E) THERE SHALL BE AT LEAST ONE FIRE LANE PAVEMENT MARKING FOR EVERY 100 LINEAR FEET OF FIRE LANE.

ZMA13-0060
PS15-00018
SDP16-0030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Phone: (407) 957-3308 • Fax: (407) 957-1019


REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 3 | 8/30/17 | REVISED PER OSCEOLA COUNTY'S COMMENTS | CJF |
| 2 | 7/18/17 | REVISED PER CLIENTS REQUEST | CJF |
| 1 | 4/19/16 | REVISED PER OSCEOLA COUNTY COMMENTS | CJF |

GENERAL NOTES

Hanover Lakes
Hanover Capital Partners, LLC

OSCEOLA COUNTY, FLORIDA
SEC 20, TWP 26S, RNG 31E

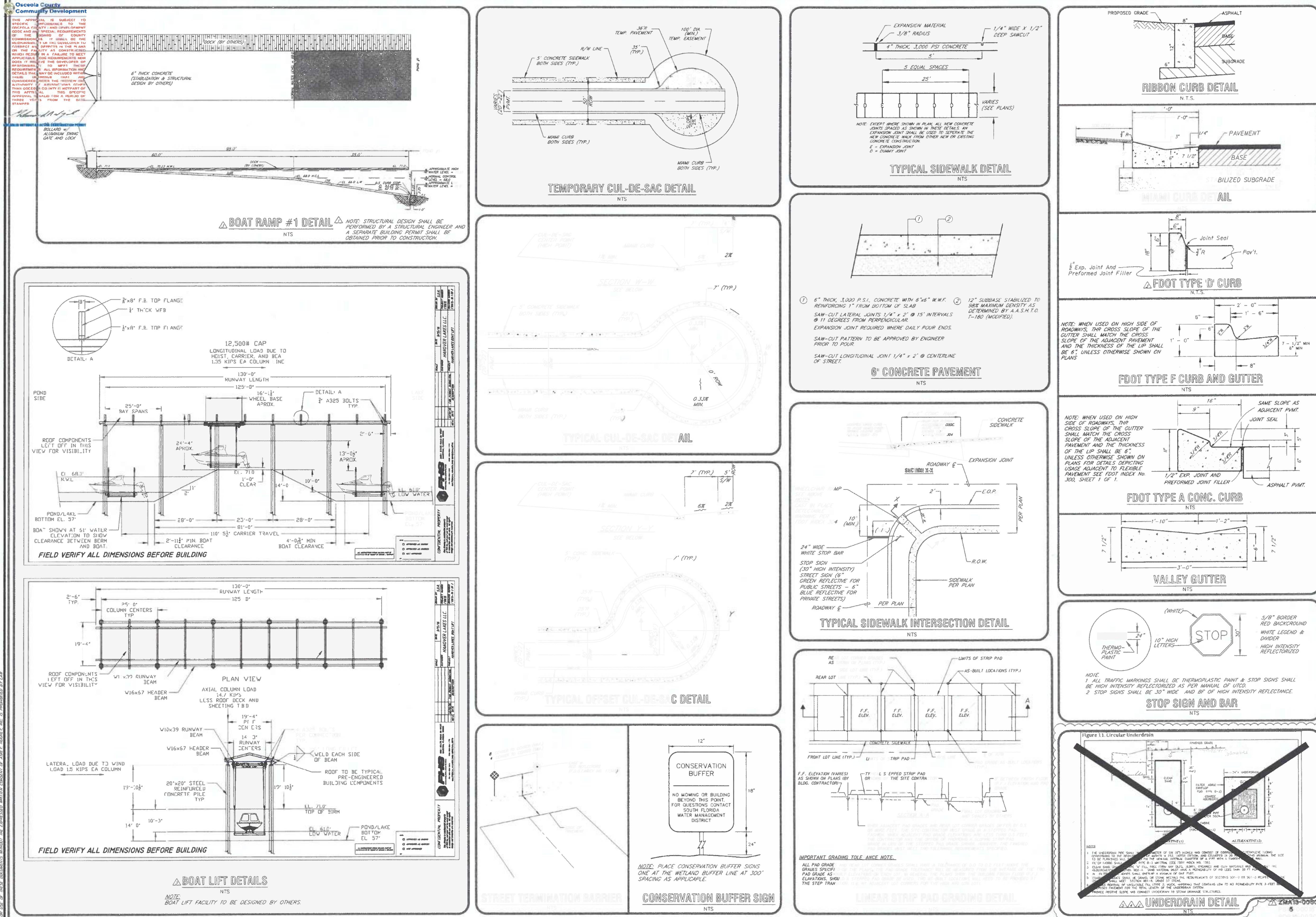
| | |
|---|---|
| PROJECT NO.\FILE NAME: 14014-03-04-NO&DTLS | DSGN: SAS |
| AH JOB #: AH14014 | DRWN: CJF |
| SCALE: N.T.S. | CHKD: JFA |

SCALE BAR: 0 N/A N/A

JAMES E. ASKEY, P.E.
FL REG NO. 45134
DATE: OCT 3 0 2017

SHEET NO. 3 OF 81

SDP16-0030

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REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 5 | 5/10/18 | REVISED PER CLIENTS REQUEST | CJF |
| 4 | 10/27/17 | REVISED PER OSCEOLA CO. COMMENTS | CJF |
| 3 | 7/18/17 | REVISED PER CLIENTS REQUEST | CJF |
| 2 | 6/20/16 | REVISED PER GEOTECHNICAL'S UNDERDRAIN RECOMMENDATION | CJF |
| 1 | 4/19/16 | REVISED PER OSCEOLA CO. & SFWMD COMMENTS | CJF |

# GENERAL CONTRUCTION DETAILS

Hanover Lakes
Hanover Capital Partners, LLC

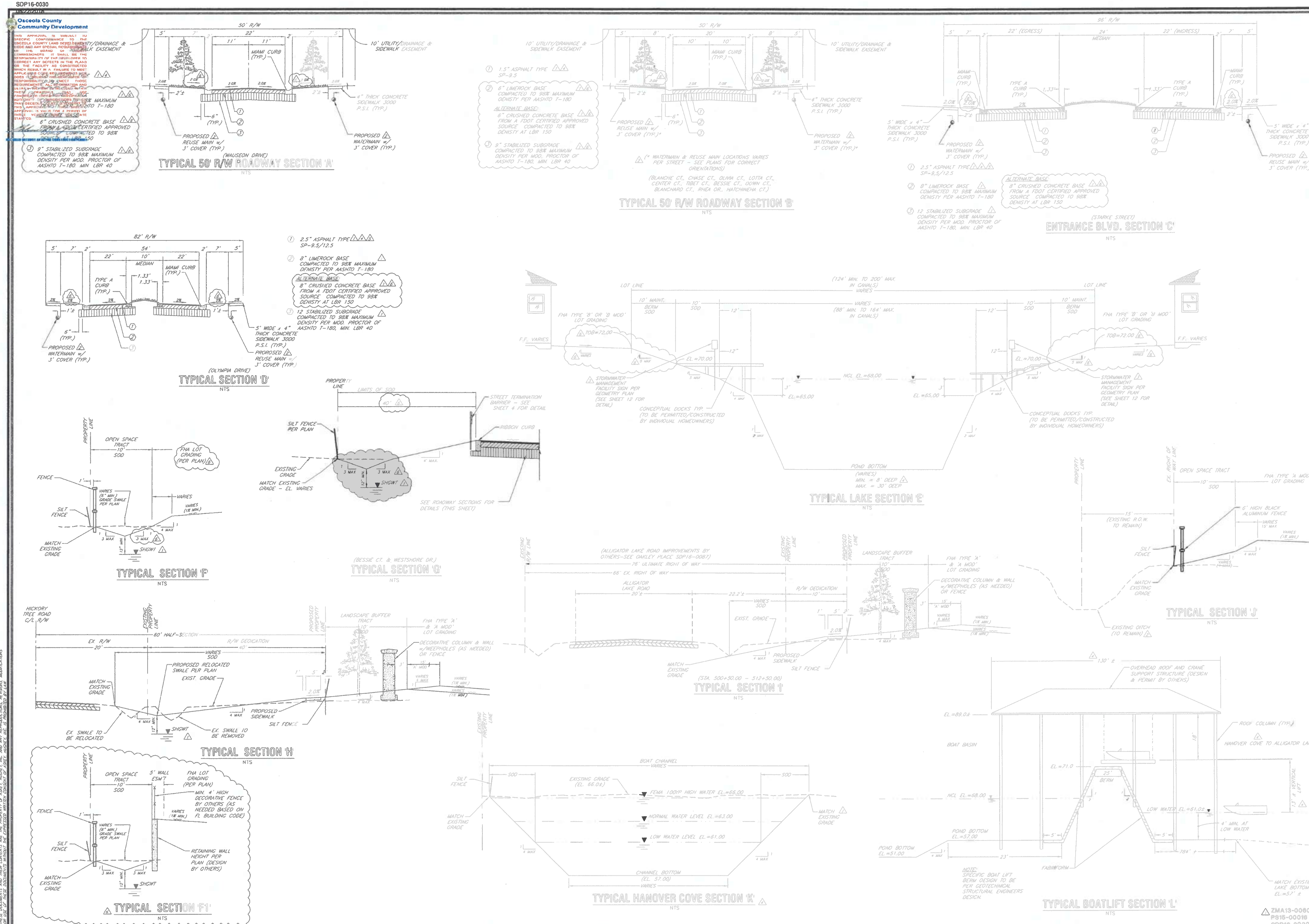
OSCEOLA COUNTY, FLORIDA
SEC 20, TWP 26S, RNG 31E

| | |
|---|---|
| PROJECT NO.\FILE NAME 14014-03-04-NO&DTLS | DSGN SAS |
| AH JOB # AH14014 | DRWN CJF |
| SCALE N.T.S. | CHKD JFA |

SCALE BAR N/A

JAMES F. ASKEY, P.E.
FL. REG. NO. 45134
DATE JUN 0 4 2018

SHEET NO. 4 OF 81





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REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 6 | 5/10/18 | REVISED PER OSCEOLA COUNTY'S COMMENTS | CJF |
| 5 | 8/30/17 | REVISED PER OSCEOLA COUNTY'S COMMENTS | CJF |
| 4 | 7/18/17 | REVISED PER CLIENT'S REQUEST | CJF |
| 3 | 7/20/16 | REVISED PER SFWMD COMMENTS | CJF |
| 2 | 6/27/16 | REVISED PER OSCEOLA COUNTY & CITY OF ST CLOUD COMMENTS | CJF |
| 1 | 4/19/16 | REVISED PER OSCEOLA COUNTY COMMENTS | CJF |

# TYPICAL CROSS SECTIONS

## Hanover Lakes

Hanover Capital Partners, LLC

OSCEOLA COUNTY, FLORIDA

SEC 20, TWP 26S, RNG 31E

| | |
|---|---|
| PROJECT NO \ FILE NAME: 14014-05-06-CROSS SEC | DSGN: SAS |
| AH JOB #: AH14014 | DRWN: CJF |
| SCALE: N.T.S. | CHKD: JFA |

DATE JUN 04 2018

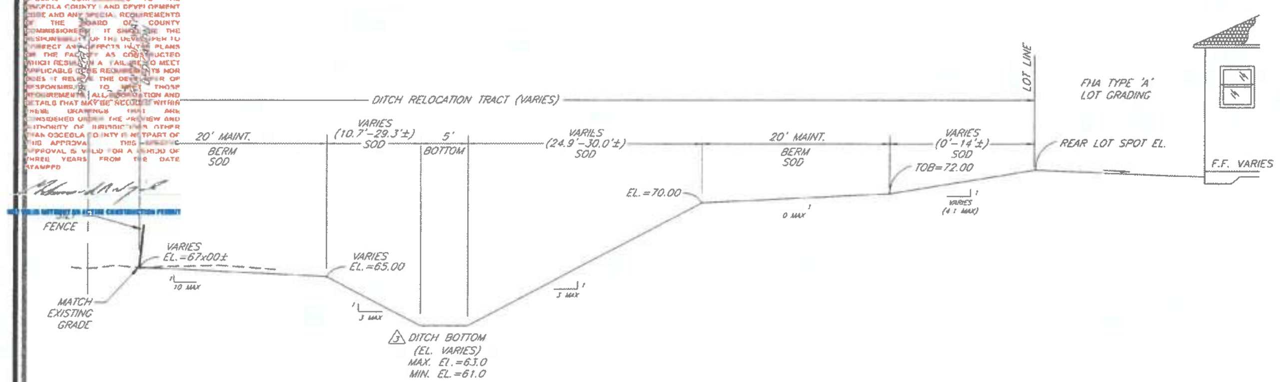


ZMA13-0060
PS15-00016
SDP16-0030

SDP16-0030

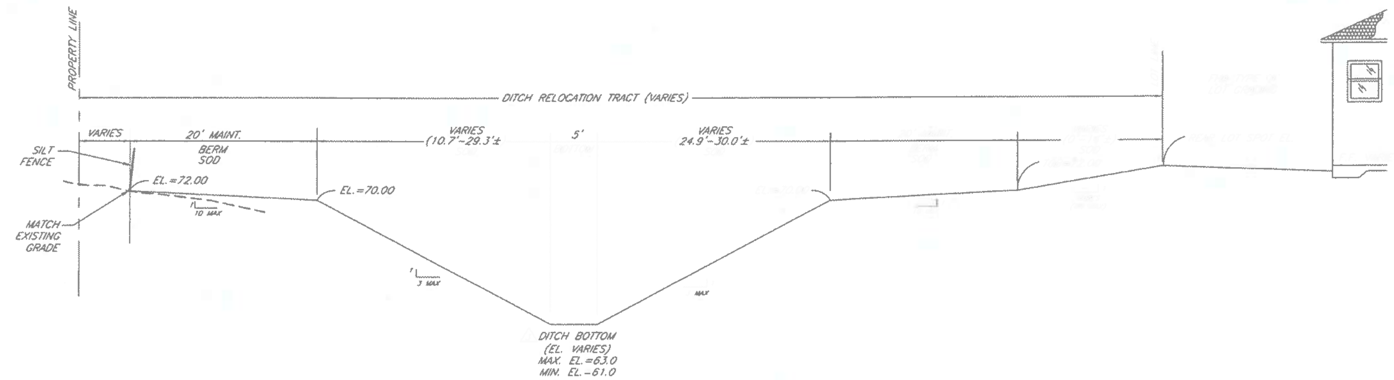
Osceola County Community Development

THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. ALL INFORMATION AND DETAILS THAT MAY BE REQUIRED WHICH WERE UNKNOWN THAT WERE CONSIDERED UNDER THE PREVIEW AND AUTHORITY OF AGENCIES OTHER THAN OSCEOLA COUNTY IS NOT PART OF THE APPROVAL. THIS APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE STAMPED.



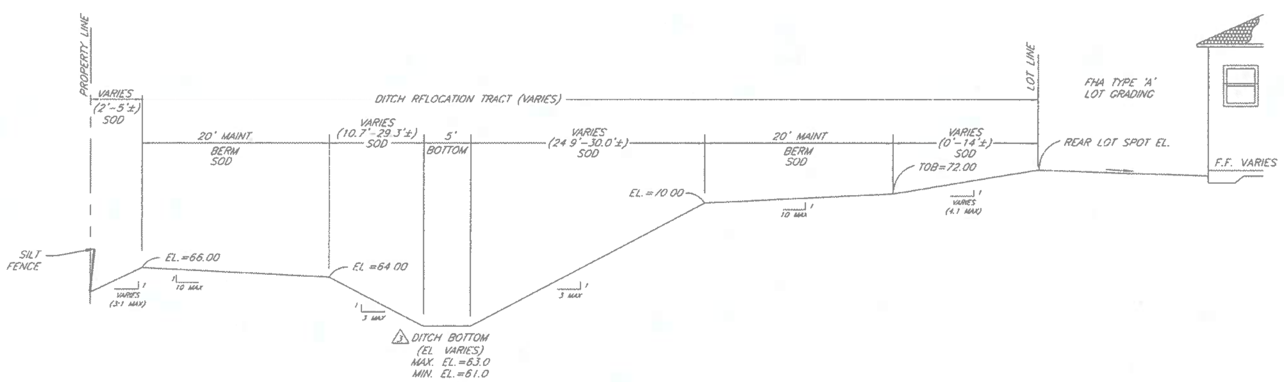
TYPICAL DITCH RELOCATION SECTION 'N'

NTS



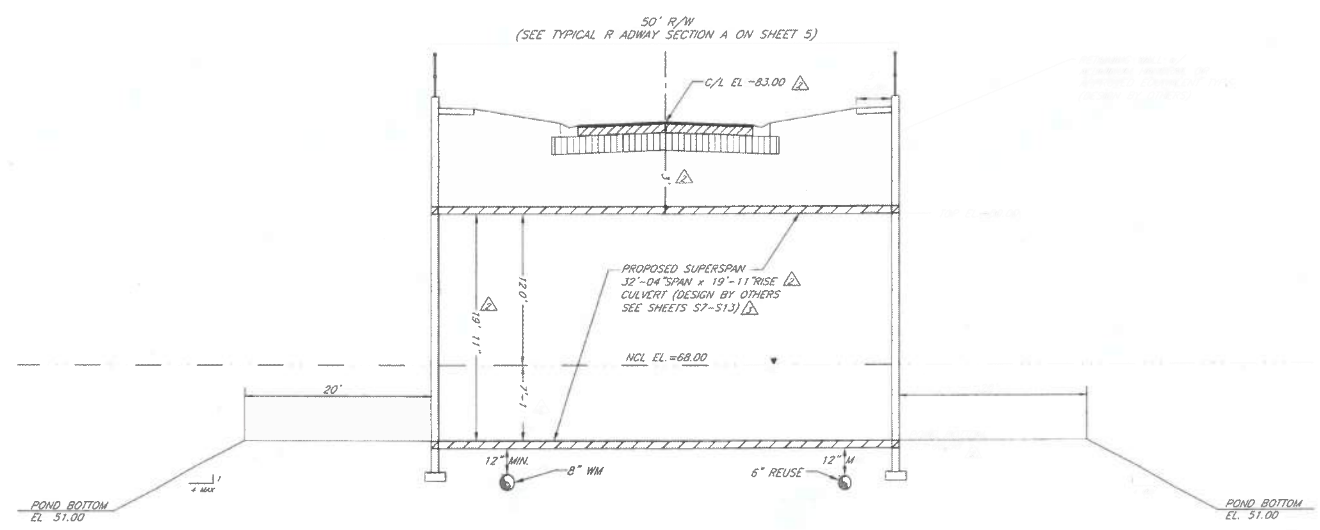
TYPICAL DITCH RELOCATION SECTION 'O'

NTS



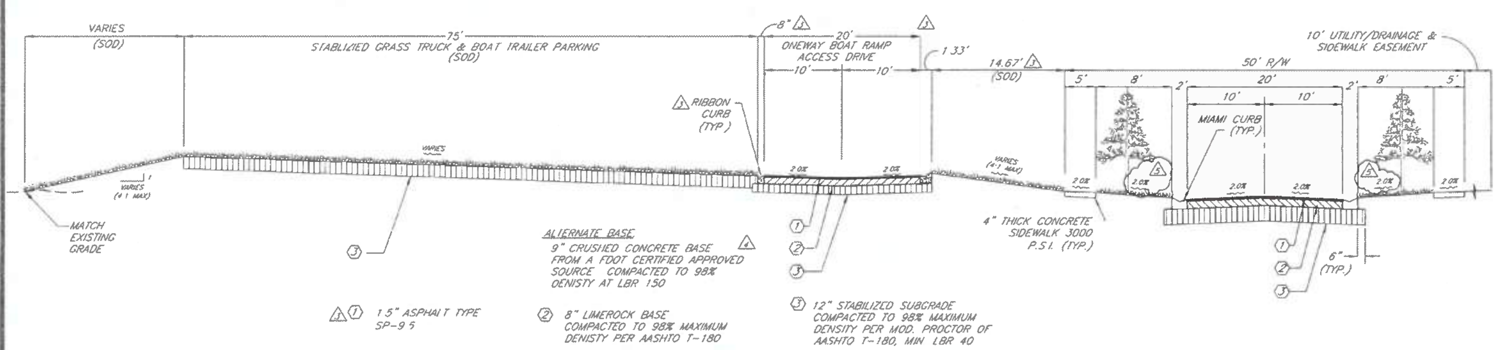
TYPICAL DITCH RELOCATION SECTION 'P'

NTS



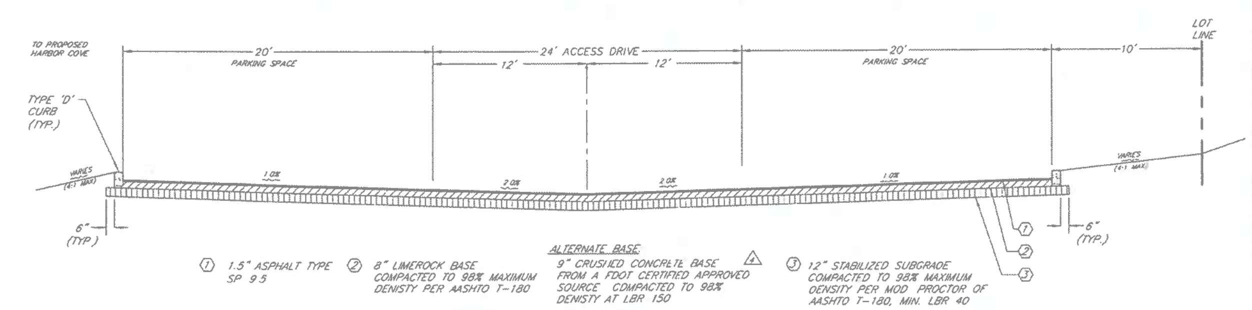
TYPICAL CULVERT SECTION 'Q'

NTS



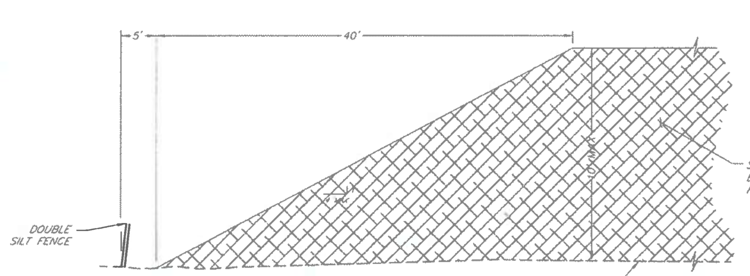
RECREATION AREA BOAT RAMP ACCESS SECTION 'R'

NTS



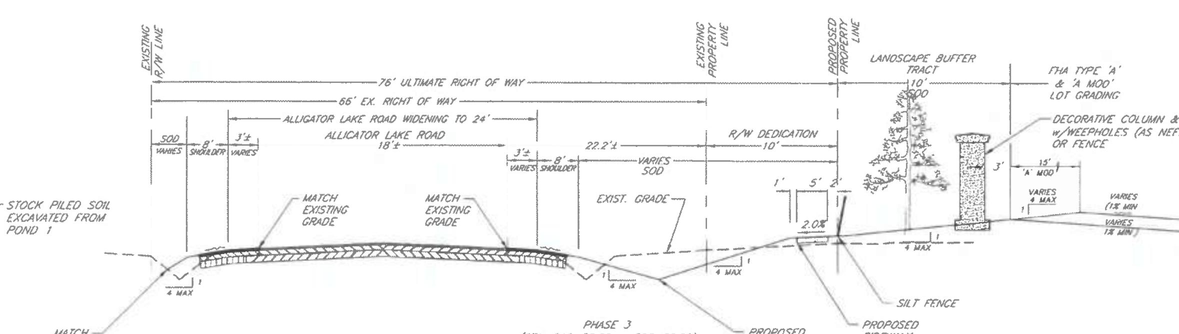
RECREATION AREA PAVILION PARKING - SECTION V

NTS



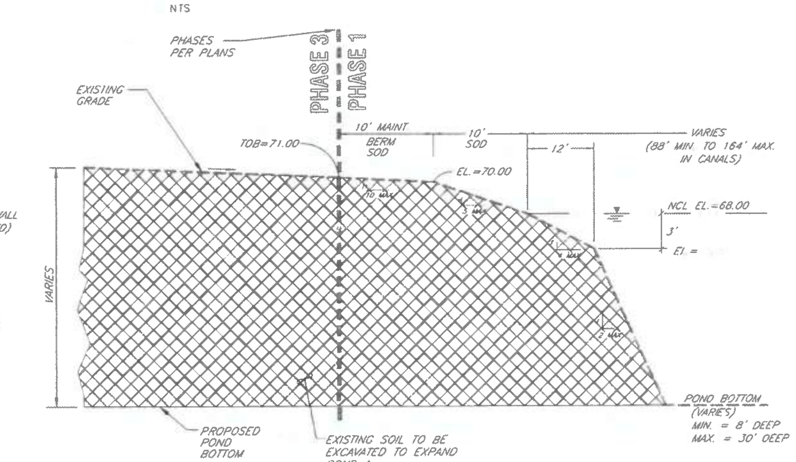
STOCK PILE SECTION 'S'

NTS



TYPICAL SECTION 'T'

NTS



POND EXPANSION SECTION U

NTS

ZMA13-0060
PS15-00018
SDP16-0030

**Askey Hughey, Inc.**
Civil Engineering / Land Planning
Certificate of Authorization Number: 26233
25 E. 13th Street Suite 9, St. Cloud, Fl 34769
Phone: (407) 957-3308 • Fax: (407) 957-1019

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 5/10/16 | REVISED PER OSCEOLA COUNTY'S COMMENTS | CJF |
| 2 | 8/30/17 | REVISED PER OSCEOLA COUNTY'S COMMENTS | CJF |
| 3 | 1/18/17 | REVISED PER CLIENT'S REQUEST | CJF |
| 4 | 2/28/18 | REVISED PER CLIENT'S REQUEST | CJF |
| 5 | 4/16/18 | REVISED PER OSCEOLA COUNTY COMMENTS | CJF |

TYPICAL CROSS SECTIONS

Hanover Lakes
Hanover Capital Partners, LLC

OSCEOLA COUNTY, FLORIDA
SEC 20, TWP 26S, RNG 31E

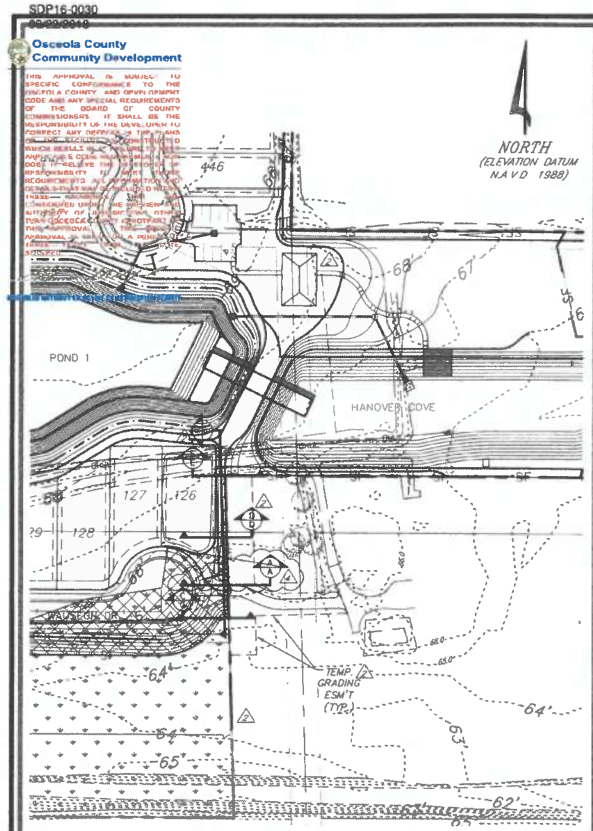
| | |
|---|---|
| PROJECT NO./FILE NAME: 14014-05-06-CROSS SEC | DSGN: SAS |
| AH JOB #: AH14014 | DRAWN: CJF |
| SCALE: N.T.S. | CHKD: JFA |

JAMES F. ASKEY, P.E.
FL REG. NO. 45134
DATE: JUN 04 2018

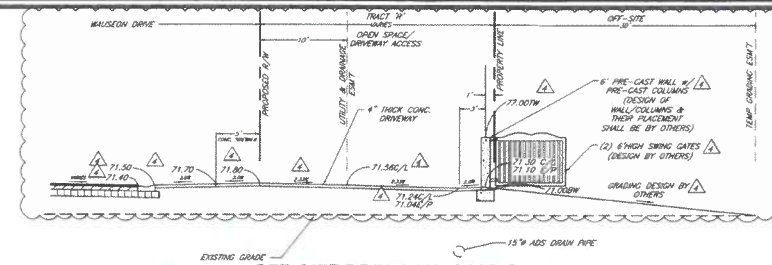
SHEET NO. 6 OF 81

SDP16-0030

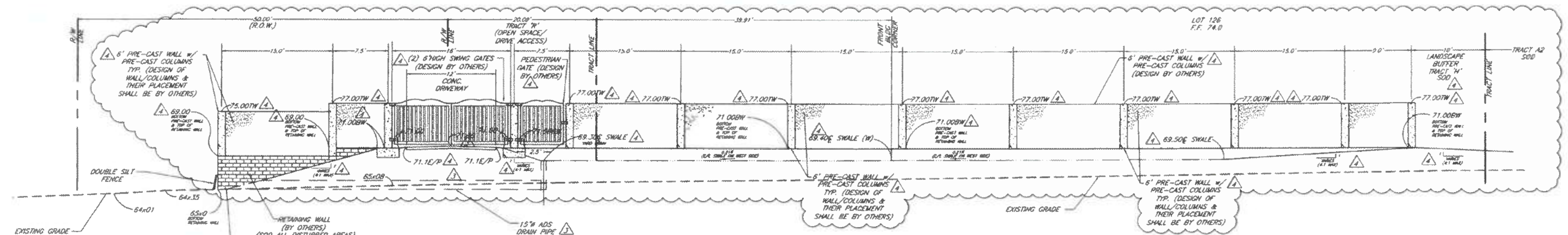
Osceola County
Community Development




SITE LOCATION
NTS



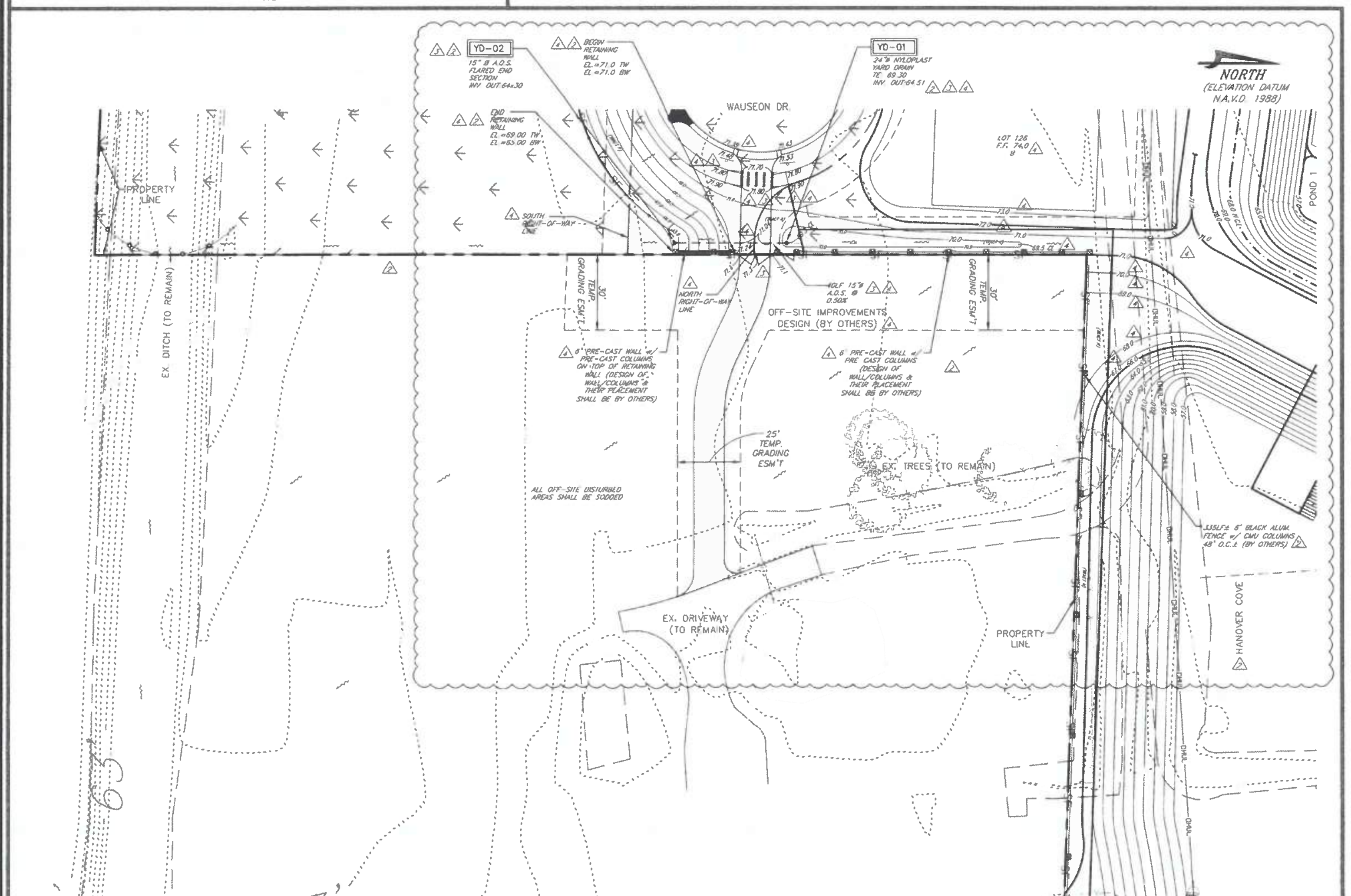

OFF-SITE DRIVEWAY SECTION A-A
SCALE: 1"=10'



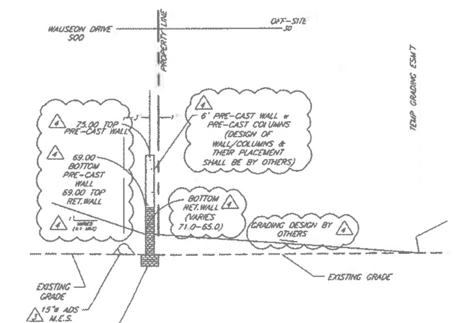

OFF-SITE DRIVEWAY SECTION B-B
SCALE: 1"=10'

## NOTES:

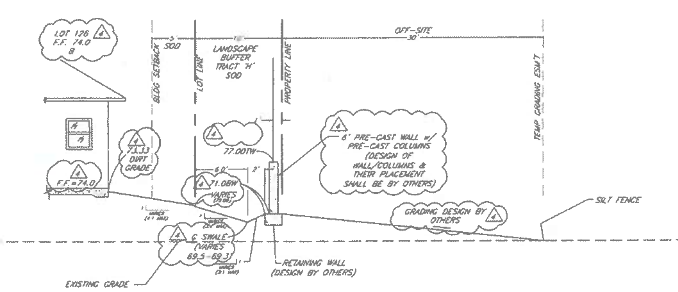
1. STRUCTURAL DESIGN OF PRE-CAST WALLS & RETAINING WALLS SHALL ALSO INCORPORATE METHOD OF CONNECTION TO EACH OTHER.
2. STRUCTURAL DESIGN & PERMITTING SHALL BE PERFORMED BY OTHERS.
3. RETAINING WALL SHALL MATCH PRE-CAST WALL FINISH & COLOR.
4. ALL OFF-SITE DISTURBED AREAS SHALL BE SODDED



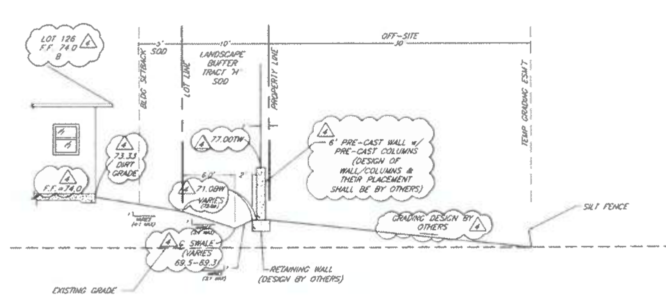

OFF-SITE GRADING DETAIL
SCALE: 1"=30'




SECTION C-C
SCALE: 1"=10'




OFF-SITE S.E. CORNER LOT 126 SECTION D-D
SCALE: 1"=10'




OFF-SITE N.E. CORNER LOT 126 SECTION E-E
SCALE: 1"=10'

ZMA13-0060
PS15-00016
SDP16-0030

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REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 4 | 5/10/18 | REVISED PER CLIENT'S REQUEST | CJF |
| 3 | 8/10/17 | REVISED PER OSCEOLA COUNTY'S COMMENTS | CJF |
| 2 | 7/18/17 | REVISED PER CLIENT'S REQUEST | CJF |
| 1 | 4/18/16 | REVISED PER OSCEOLA COUNTY COMMENTS | CJF |

OFF-SITE CROSS SECTIONS

Hanover Lakes
Hanover Capital Partners, LLC
OSCEOLA COUNTY, FLORIDA
SEC 20, TWP 26S, RNG 31E

| | |
|---|---|
| PROJECT NO./FILE NAME: 14014-05-06-CROSS SEC | DSGN: SAS |
| AH JOB #: AH14014 | DRWN: CJF |
| SCALE: 1"=10' | CHKD: JFA |

SCALE BAR: 0 10' 20'

DATE: JUN 0 4 2018

SHEET NO. 6A OF 81

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SDP16-0030

Osceola County Community Development

THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULT IN FAILURE TO MEET APPLICABLE CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THE REQUIREMENTS. ALL INFORMATION AND DETAILS THAT MAY BE INCLUDED WITHIN THESE DRAWINGS THAT ARE CONSIDERED UNDER THE REVIEW AND AUTHORITY OF JURISDICTIONS OTHER THAN OSCEOLA COUNTY IS NOT PART OF THIS APPROVAL. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE STAMPED.

NOT VALID WITHOUT AN ACTIVE CONSTRUCTION PERMIT

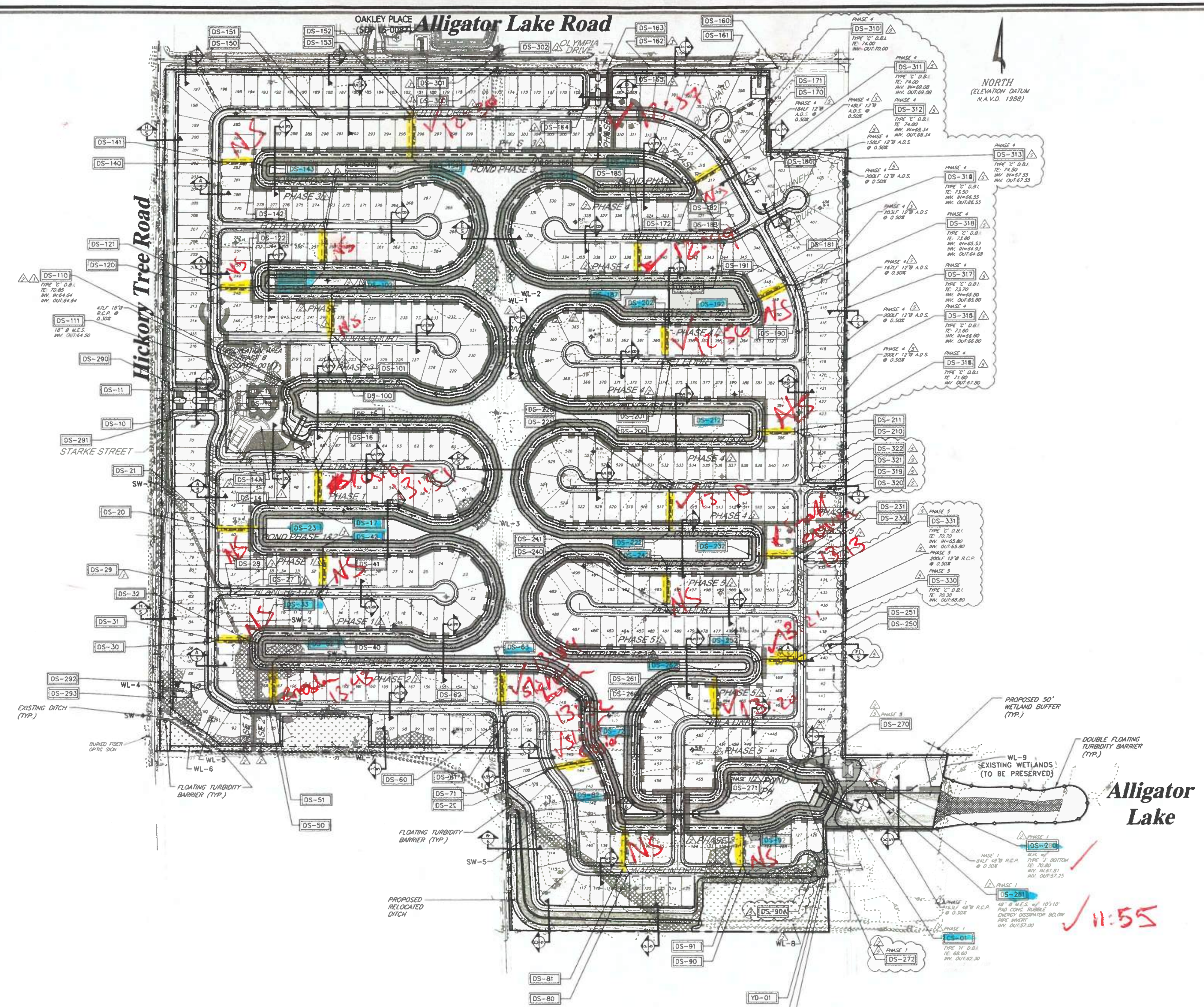
## WETLAND SUMMARY

| WETLAND / SURFACE WATER NAME | TYPE | IMPACTED AREA (ac.) | PRESERVED AREA (ac.) | TOTAL SURFACE WATERS/ WETLAND AREA (ac.) |
|---|---|---|---|---|
| SW-1 | DITCH SURFACE WATER | 0.44 | – | 0.44 |
| SW-2 | DITCH SURFACE WATER | 0.02 | – | 0.02 |
| SW-3 | DITCH SURFACE WATER | 1.04 | – | 1.04 |
| SW-4 | DITCH SURFACE WATER | 0.00 | 0.13 | 0.13 |
| SW-5 | DITCH SURFACE WATER | 0.88 | – | 0.88 |
| TOTAL | | 2.38 | 0.13 | 2.51 |
| | | | | |
| WL-1 | STREAMS & WATERWAY | 0.31 | 0.00 | 0.31 |
| WL-2 | STREAMS & WATERWAY | 0.06 | 0.00 | 0.06 |
| WL-3 | STREAMS & WATERWAY | 0.25 | 0.00 | 0.25 |
| WL-4 | STREAMS & WATERWAY | 0.44 | 0.00 | 0.44 |
| WL-5 | STREAMS & WATERWAY | 0.01 | 0.00 | 0.13 |
| WL-6 | STREAMS & WATERWAY | 0.50 | 0.32 | 0.82 |
| WL-7 | STREAMS & WATERWAY | 0.56 | 1.18 | 1.74 |
| WL-8 | STREAMS & WATERWAY | 0.83 | 2.12 | 2.95 |
| WL-9 | STREAMS & WATERWAY | 1.04 | 0.03 | 1.04 |
| TOTAL | | 2.46 | 3.65 | 6.11 |

## LEGEND

| | |
|---|---|
| | PROPOSED CURB INLETS, D.B.I. INLETS, MANHOLE, STORM PIPING AND MITERED END SECTION |
| DS-00 | PROPOSED DRAINAGE STRUCTURE NUMBER |
| YD-00 | PROPOSED YARD DRAIN NUMBER |
| | PROPOSED DRAINAGE SWALE & FLOW DIRECTION |
| 88 | EXISTING GROUND CONTOUR |
| | EXISTING CURB INLET, MANHOLE & DITCH BOTTOM INLET |
| PP | POWER POLE |
| SF — SF — SF | PROPOSED SILT FENCE |
| | PHASE LINE |

NS = Not Seen from Ponds edge/NVL




| MINIMUM ALLOWABLE ROAD AND FINISH FLOOR ELEVATIONS | | |
|---|---|---|
| POND ID# | MIN. ROAD GRADE | MIN. FINISH FLOOR |
| 1 | 70.00 | 70.31 |

| POST-DEVELOPMENT POND ELEVATIONS | | | | | |
|---|---|---|---|---|---|
| POND ID# | 10 YR./24 HR. | 10 YR./72 HR. | 100 YR./72 HR. (SFWMD) | NORMAL CONTROL LEVEL (NCL) | POND BOTTOM |
| 1 | 69.20 | 69.59 | 70.21 | 68.00 | 60.00–38.00 |

ZMA13-0090
PS15-00018
SDP16-0030

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Certificate of Authorization Number: 26233
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Phone: (407) 957-3308 • Fax: (407) 957-1019

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 5 | 5/10/18 | REVISED PER CLIENT'S REQUEST | CJF |
| 4 | 4/03/18 | REVISED PER CLIENT'S REQUEST | CJF |
| 3 | 1/22/18 | REVISED PER CLIENT'S REQUEST | CJF |
| 2 | 7/18/17 | REVISED PER CLIENT'S REQUEST | CJF |
| 1 | 4/19/16 | REVISED PER OSCEOLA COUNTY COMMENTS | CJF |

MASTER STORMWATER MANAGEMENT PLAN

Hanover Lakes

Hanover Capital Partners, LLC

OSCEOLA COUNTY, FLORIDA — SEC 20, TWP 26S, RNG 31E

| | |
|---|---|
| PROJECT NO.\FILE NAME: 14014-16-SMP | DSGN: SAS |
| AH JOB #: AH14014 | DRWN: CJF |
| SCALE: 1"=200' | CHKD: JFA |

SCALE BAR 0 200' 400'

INFORMATIONAL COPY ONLY UNLESS EMBOSSED WITH PROFESSIONAL ENGINEER'S SEAL
JAMES F. ASKEY, P.E. FL REG. NO. 45134
DATE: JUN 04 2018

SDP16-0030

**Oscoola County**
**Community Development**

THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. ALL INFORMATION AND DETAILS THAT MAY BE INCLUDED WITHIN THESE DRAWINGS THAT ARE CONSIDERED UNDER THE PREVIEW AND AUTHORITY OF JURISDICTIONS OTHER THAN OSCEOLA COUNTY IS NOT PART OF THIS APPROVAL. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE STAMPED

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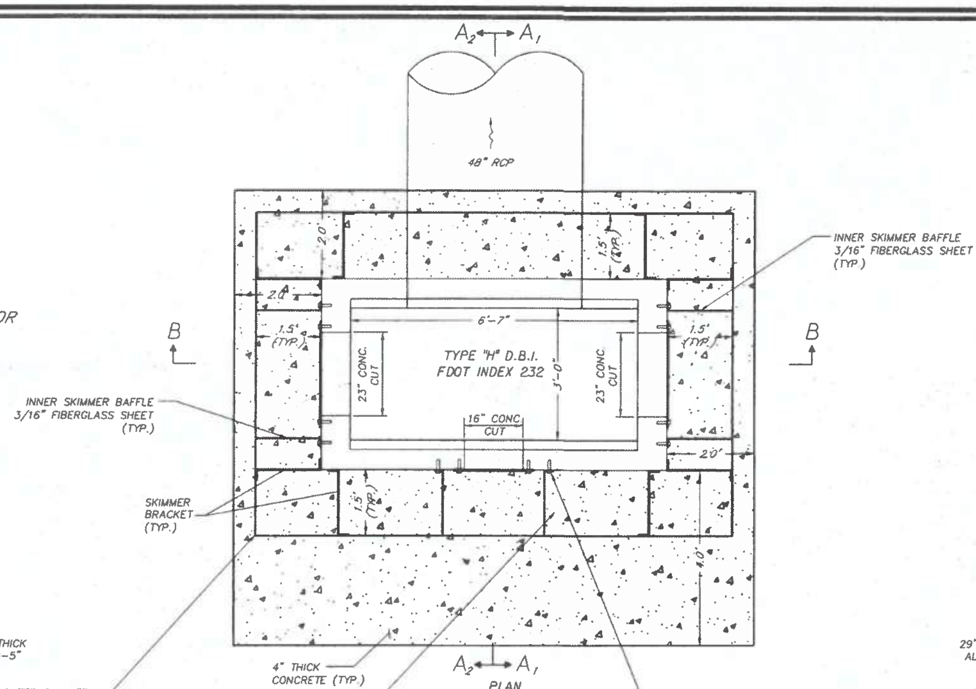
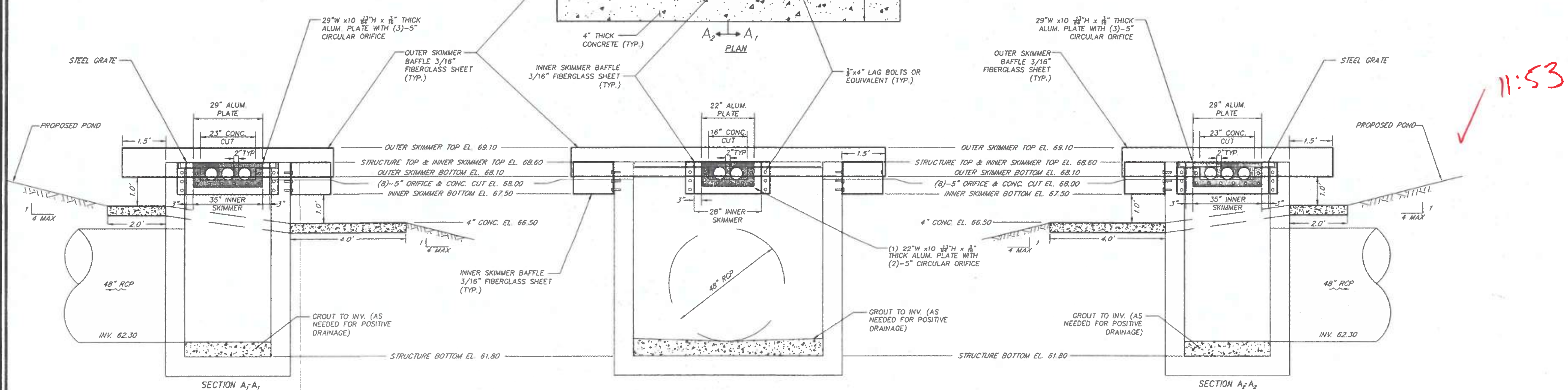
NOTES:

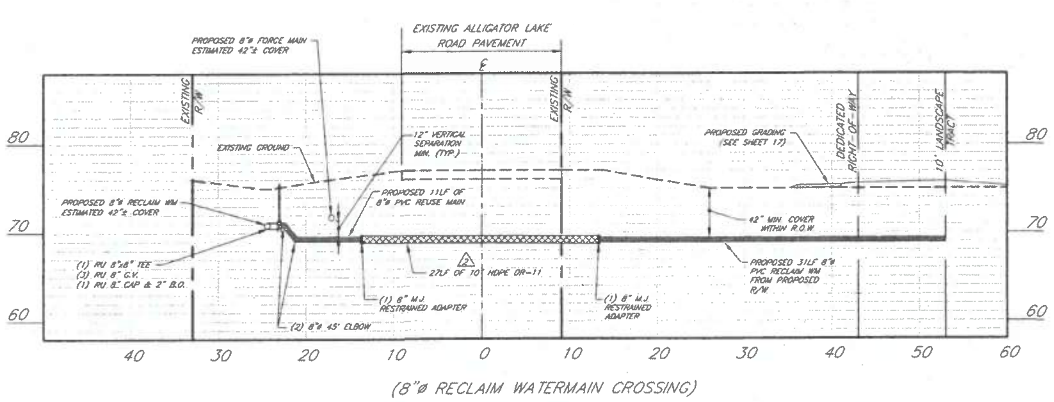
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER PRIOR TO STRUCTURE FABRICATION.
2. ALL CONTROL STRUCTURES SHALL CONTAIN GRATES AND CHAINS.
3. A BENCH MARK IS TO BE SET ON TOP OF EACH CONTROL STRUCTURE WITH ELEVATION OF BRASS DISK TO BE DETERMINED AND CERTIFIED BY A FLORIDA PROFESSIONAL LAND SURVEYOR & MAPPER.
4. FIBERGLASS SKIMMER(S) SHALL BE MOUNTED AS REQUIRED AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. FIBERGLASS SKIMMER TO BE GREY IN COLOR.



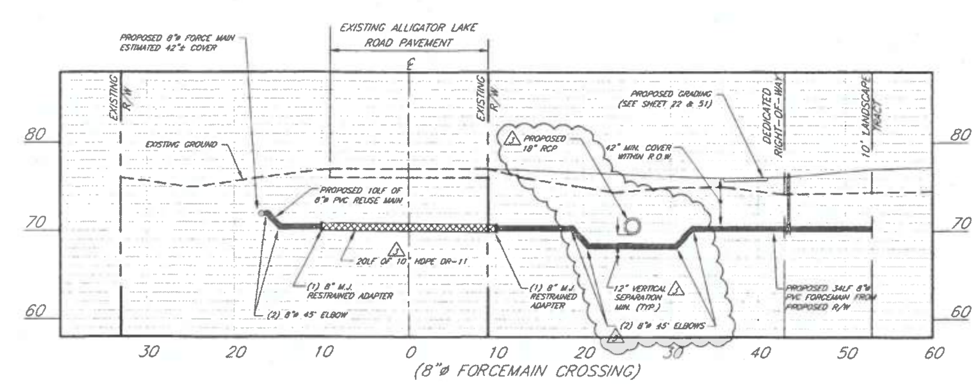




SECTION B-B
**CS-01 CONTROL STRUCTURE**
1"=2'

11:53




DB-2 DIRECTIONAL BORING DETAIL
SCALE: 1"=10' HORZ. 1"=10' VERT.




DB-3 DIRECTIONAL BORING DETAIL
SCALE: 1"=10' HORZ. 1"=10' VERT.

ZMA13-0080
PS15-00018
SDP16-0030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REVISIONS

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| 3 | 1/22/18 | REVISED PER CLIENT'S REQUEST | CJF |
| 2 | 7/18/17 | REVISED PER CLIENT'S REQUEST | CJF |
| 1 | 4/19/16 | REVISED PER OSCEOLA COUNTY COMMENTS | CJF |

CONTROL STRUCTURE & DIRECTIONAL BORE DETAILS

Hanover Lakes
Hanover Capital Partners, LLC

SEC 20, TWP 26S, RNG 31E
OSCEOLA COUNTY, FLORIDA

| | |
|---|---|
| PROJECT NO. \ FILE NAME 14014-07-CONTROL STR | DSGN SAS |
| AH JOB # AH14014 | DRWN CJF |
| SCALE PER PLAN | CHKD JFA |

SCALE BAR 0 10' 20

JAMES F. ASKEY, P.E. REG. NO. 45131
FEB 07 2018

SHEET NO. 7 OF 81

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SDP16-0030

Osceola County Community Development

# SITE DATA

1.) OBJECTIVES:
THE INTENT OF THIS SITE PLAN IS TO DEVELOP A TOTAL OF 541 SINGLE FAMILY HOMES IN 5 PHASES. THE PROJECT WILL CONSIST OF PUBLIC ROADS. TURN LANES WILL BE ADDED TO HICKORY TREE ROAD AND A SECONDARY ENTRANCE WILL BE OFF OF ALLIGATOR LAKE ROAD.

2.) ZONING:
THE EXISTING ZONING FOR THIS SITE IS LDR
THE FUTURE LAND USE IS: LOW DENSITY RESIDENTIAL

3.) SITE CALCULATIONS:
TOTAL SITE AREA: 177.97 Ac.
TOTAL PROPOSED UNITS 541
TOTAL GROSS DENSITY: 3.04 units/Ac.

4.) DEVELOPMENT STANDARDS:
SINGLE FAMILY LOT SIZE: 40' WIDE MIN. (50'/60' PROVIDED)
LOT SETBACKS:
MIN. FRONT SETBACK: 10'
MIN. FRONT GARAGE SETBACK: 20'
MIN. SIDE SETBACK: 5'
MIN. REAR SETBACK: 15'
MIN. CORNER SIDE SETBACK: 10'
MIN. ACCESSORY BUILDINGS, FROM PRINCIPLE STRUCTURE: 5'
MAX. BUILDING HEIGHT: 3 STORIES
MIN. LOT WIDTH @ FRONT BUILDING LOT: 40' MIN. (50'/60' PROVIDED)
MIN. LOT AREA: 4,000 S.F. (5,750 S.F. PROVIDED)

5.) TRAFFIC DATA:
(BASED ON: TOTAL UNITS 541, SINGLE FAMILY HOMES 210, ITE 9TH EDITION)
DAILY TOTAL: 5,150
A.M. HOUR TOTAL: 406 — A.M. ENTERING: 101; A.M. EXITING: 304
P.M. HOUR TOTAL: 541 — P.M. ENTERING: 341; P.M. EXITING: 200

6.) THIS SITE WILL BE DEVELOPED IN FIVE (5) PHASES.

7.) RECREATION/DENSITY/ OPEN SPACE CALCS.:
TOTAL SITE AREA: 177.97 Ac
WETLANDS/BUFFERS:
WETLAND (PRESERVED): 3.77 Ac.
BUFFER: 0.07 Ac.
DEDICATIONS:
ALLIGATOR LAKE RD ROW DEDICATION: (TRACT I) 2.39 Ac.
HICKORY TREE RD ROW DEDICATION: (TRACT J) 0.52 Ac.
WESTSHORE DRIVE ROW DEDICATION: (TRACT U) 0.11 Ac.

DEVELOPABLE AREA: 171.11 Ac
REQUIRED RECREATION AREA (1ac./1000 RESIDENTS) 1.51 Ac.
(541 Lots x 2.79 Residents)/1000)
RECREATION AREA PROVIDED 53.54 Ac
Tract A1 45.24 Ac.
Tract A2 4.29 Ac.
Tract B: 2.51 Ac.
Tract C: 1.50 Ac.
EXCESS RECREATION AREA: 52.03 Ac.

NET RESIDENTIAL AREA: 171.11 Ac.
NET RESIDENTIAL DENSITY (541 Units) 3.16 D.U./Ac.
OPEN SPACE:
REQUIRED OPEN SPACE (20% OF DEVELOPABLE AREA) 34.22 Ac
Tract A1: 45.24 Ac.
Tract A2: 4.29 Ac.
Tract B: 2.51 Ac.
Tract C: 1.50 Ac.
Tract D: 0.35 Ac.
Tract E: 0.71 Ac.
Tract F: 0.58 Ac.
Tract H: 0.13 Ac.
Tract K: 0.29 Ac.
Tract L: 0.02 Ac.
Tract M: 0.04 Ac.
Tract N: 0.01 Ac.
Tract O: 0.03 Ac.
Tract P: 2.92 Ac.
Tract R: 0.01 Ac.
Tract V: 0.32 Ac.
PROVIDED OPEN SPACE: 58.95 Ac.

# PROJECT DEVELOPMENT NOTES

1. THIS PROJECT IS DESIGNED FOR SINGLE FAMILY RESIDENTIAL HOMES
2. ALL SANITARY SEWER, REUSE AND POTABLE WATER LINES SHALL BE DEDICATED TO THE CITY OF ST CLOUD.
3. TRACTS A1,A2 & P ARE STORMWATER MANAGEMENT TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. TRACT B & C ARE RECREATION TRACTS TO BE OWNED AND MAINTANED BY THE HOA
5. TRACTS D,E,F,H,K,L,M,N,O,R & V ARE OPEN SPACE TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
6. TRACTS G & T ARE LIFT STATION TRACTS TO BE DEDICATED TO THE CITY OF ST CLOUD.
7. TRACTS I, J & U ARE RIGHT-OF-WAY DEDICATIONS TO OSCEOLA COUNTY.
8. ALL STREETS SHALL BE A PUBLIC AND SHALL BE OWNED AND MAINTANED BY OSCEOLA COUNTY
9. ALL PROPOSED UTILITIES WILL BE PROVIDED UNDERGROUND.
10. ACCESSORY STRUCTURES FOR SINGLE FAMILY UNITS SHALL INCLUDE POOLS, SCREEN ENCLOSURES, SHEDS OR LIKE KIND, COVERED OR OPEN PATIOS AND PAVILION AREAS TYPICALLY USED FOR OUTDOOR ACTIVITIES INCLUDING
11. HVAC UNITS SHALL NOT BE CONSIDERED ACCESSORY STRUCTURES AND SHALL NOT BE SUBJECT TO SETBACKS.
12. ALL PROPOSED STREET NAMES SHALL BE IDENTIFIED ON THE FINAL PLAT AND SHALL BE APPROVED THROUGH OSCEOLA COUNTY 911 ADDRESSING.
13. SIZE, INVERTS, AND LOCATION OF EXISTING AND PROPOSED UTILITIES SHALL BE DEPICTED ON FINAL CONSTRUCTION PLANS.
14. LANDSCAPE AND IRRIGATION PLANS SHALL BE SUBMITTED CONCURRENT WITH FINAL CONSTRUCTION PLANS.
15. STORMWATER PERMITTING THROUGH SOUTH FLORIDA WATER MANAGEMENT DISTRICT SHALL BE REQUIRED PRIOR TO FINAL CONSTRUCTION PLAN APPROVAL.
16. EXISTING TREES SHALL BE PRESERVED WHERE POSSIBLE AND SHALL BE INSPECTED PRIOR TO ANY CLEARING AND GRUBBING ACTIVITIES. PROPER PRUNING OF THE EXISTING TREES TO BE PRESERVED SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF CLEARING AND GRUBBING ACTIVITIES.
17. A 10' WIDE UTILITY EASEMENT WILL BE REQUIRED ON ALL PROPERTY LINES OR TRACTS ABUTTING A RIGHT OF WAY.
18. ALL UTILITY EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
19. THIS PROJECT WILL BE DEVELOPED IN 5 PHASES.
20. ALL EASEMENT WIDTHS AND LOCATIONS SHALL BE GOVERNED BY SITE DEVELOPMENT PLANS
21. BRICK PAVERS MAY BE CONSTRUCTED AT THE DEVELOPER'S OPTION. DETAILS, IF NEEDED, WILL BE SHOWN ON THE SITE DEVELOPMENT PLANS.
22. PROJECT SOLID WASTE REFUSE/TRASH REMOVAL SHALL BE A WEEKLY CURB SIDE COLLECTION BY THE AREAS WASTE MANAGEMENT
23. SITE SIGNAGE LOCATED WITHIN DEVELOPMENT AREA SHALL BE SUBMITTED / REVIEWED VIA SEPARATE PERMIT APPLICATION(S).
24. FIRE DEPARTMENT ACCESS AND WATER SUPPLY SHALL BE IN ACCORDANCE W/ NFPA 1, CHAPTER 18 & LDC CHAPTER 12.
25. PARKING REQUIREMENTS
A. EACH SINGLE FAMILY RESIDENTIAL DWELLING SHALL HAVE A MINIMUM OF ONE (1) PARKING SPACE PER EACH BEDROOM IN THE HOME UP TO FOUR BEDROOMS AND AN ADDITIONAL ONE-HALF (.5) PARKING SPACE FOR EACH BEDROOM OVER FOUR WITH A MINIMUM OF TWO (2) PARKING SPACES FOR ATTACHED UNITS AND A MINIMUM OF FOUR (4) PARKING SPACES FOR DETACHED UNITS.
B. PARKING SPACES MAY INCLUDE GARAGE, CARPORT AND DRIVEWAY SPACES OR THE UNIT MAY BE AUTHORIZED THROUGH ALTERNATIVE PARKING ARRANGEMENTS TO HAVE ON STREET PARKING OR OTHER APPROVED OFF-SITE PARKING.
C. PARKING AREAS SHALL BE PROPERLY MAINTAINED AND AVAILABLE FOR USE AT ALL TIMES.
26. THE FINAL DESIGN OF THE OFFSITE IMPROVEMENTS WILL BE BASED ON THE TRIP GENERATION AND ACCESS MANAGEMENT REQUIREMENTS PER LDC CHAPTER 4.4.2, 4.4.2 AND 4.7 AND WILL BE ADDRESSED AT THE SDP SUBMITTAL
27. ALL PROPERTY NOT SPECIFICALLY LOCATED WITHIN THE RESIDENTIAL LOTS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. A BLANKET EASEMENT WILL BE GIVEN TO UTILITY AUTHORITIES FOR ACCESS AND MAINTENANCE OF FACILITIES AND SYSTEMS
28. TO MAINTAIN BOAT PASSING WIDTH THE FOLLOWING LOTS SHALL ONLY HAVE DOCKS PARALLEL TO THE LOT 20-21, 24-25, 56-57, 126-138, 141-157, 232-234, 263-264, 267, 296-298, 456-457 & 487
29. POND CAN BE CONSTRUCTED IN PHASES AS INDICATED ON PLANS.

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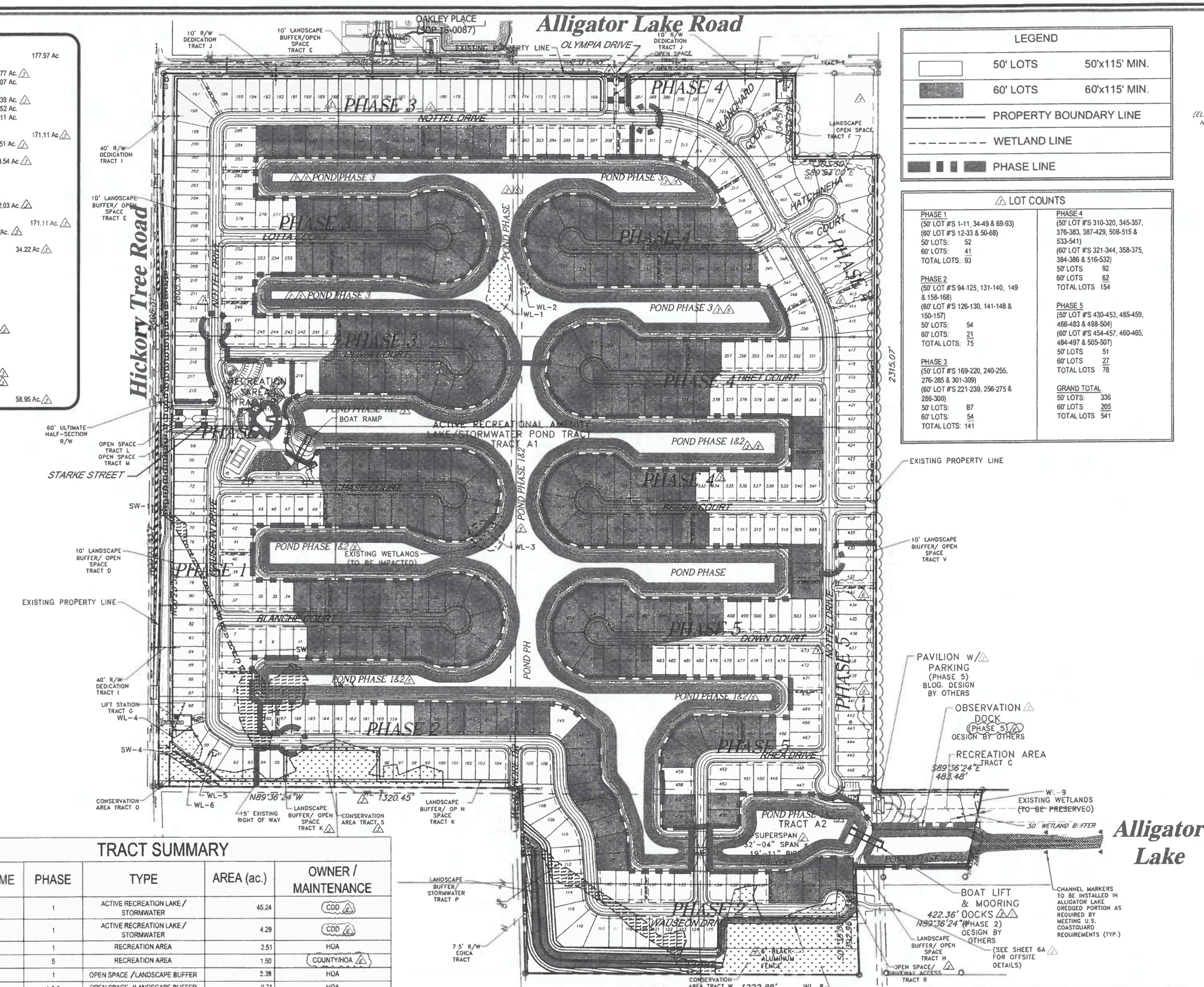


## LEGEND

| | |
|---|---|
| 50' LOTS | 50'x115' MIN. |
| 60' LOTS | 60'x115' MIN. |
| PROPERTY BOUNDARY LINE | |
| WETLAND LINE | |
| PHASE LINE | |

## LOT COUNTS

PHASE 1
(50' LOT #'S 1-11, 34-49 & 69-93)
(60' LOT #'S 12-33 & 50-68)
50' LOTS: 52
60' LOTS: 41
TOTAL LOTS: 93

PHASE 2
(50' LOT #'S 94-125, 131-140, 149 & 158-168)
(60' LOT #'S 126-130, 141-148 & 150-157)
50' LOTS: 54
60' LOTS: 21
TOTAL LOTS: 75

PHASE 3
(50' LOT #'S 169-220, 240-255, 276-285 & 301-309)
(60' LOT #'S 221-239, 256-275 & 286-300)
50' LOTS: 87
60' LOTS: 54
TOTAL LOTS: 141

PHASE 4
(50' LOT #'S 310-320, 345-357, 376-383, 387-429, 508-515 & 533-541)
(60' LOT #'S 321-344, 358-375, 384-386 & 516-532)
50' LOTS 92
60' LOTS 62
TOTAL LOTS 154

PHASE 5
(50' LOT #'S 430-453, 485-459, 466-483 & 498-504)
(60' LOT #'S 454-457, 460-465, 484-497 & 505-507)
50' LOTS 51
60' LOTS 27
TOTAL LOTS 78

GRAND TOTAL
50' LOTS: 336
60' LOTS 205
TOTAL LOTS 541

## TRACT SUMMARY

| TRACT NAME | PHASE | TYPE | AREA (ac.) | OWNER / MAINTENANCE |
|---|---|---|---|---|
| A1 | 1 | ACTIVE RECREATION LAKE / STORMWATER | 45.24 | CDD |
| A2 | 1 | ACTIVE RECREATION LAKE / STORMWATER | 4.29 | CDD |
| P | 1 | RECREATION AREA | 2.51 | HOA |
| P | 5 | RECREATION AREA | 1.50 | COUNTY/HOA |
| D | 1 | OPEN SPACE / LANDSCAPE BUFFER | 2.39 | HOA |
| P | 1 & 3 | OPEN SPACE / LANDSCAPE BUFFER | 0.71 | HOA |
| P | 4 | OPEN SPACE / LANDSCAPE BUFFER | 0.84 | HOA |
| G | 1 | LIFT STATION TRACT | 0.09 | CITY of ST. CLOUD |
| P | 2 | OPEN SPACE / LANDSCAPE BUFFER | 0.13 | HOA |
| P | 1 | R.O.W. DEDICATION | 2.39 | OSCEOLA COUNTY |
| J | 1 | R.O.W. DEDICATION | 0.82 | OSCEOLA COUNTY |
| P | 1 & 2 | OPEN SPACE / LANDSCAPE BUFFER | 0.29 | HOA |
| L | 1 | OPEN SPACE | 0.02 | HOA |
| V | 1 | OPEN SPACE | 0.04 | HOA |
| P | 3 | OPEN SPACE | 0.71 | HOA |
| D | 3 | OPEN SPACE | 0.03 | HOA |
| P | 2 | STORMWATER / LANDSCAPE BUFFER | 2.92 | HOA |
| D | 1 | CONSERVATION AREA | 0.33 | CDD |
| R | 2 | OPEN SPACE/DRIVEWAY ACCESS | 0.71 | HOA |
| S | 2 | CONSERVATION AREA | 0.87 | CDD |
| P | 3 | LIFT STATION TRACT | 0.12 | CITY of ST. CLOUD |
| J | 2 | R.O.W. DEDICATION | 0.71 | OSCEOLA COUNTY |
| V | 5 | OPEN SPACE / LANDSCAPE BUFFER | 0.32 | HOA |
| W | 1 | CONSERVATION AREA | 2.56 | CDD |

## WETLAND SUMMARY

| WETLAND / SURFACE WATER NAME | TYPE | IMPACTED AREA (ac.) | PRESERVED AREA (ac.) | TOTAL SURFACE WATERS/ WETLAND AREA (ac.) |
|---|---|---|---|---|
| SW-1 | DITCH SURFACE WATER | 0.44 | – | 0.66 |
| SW-2 | DITCH SURFACE WATER | 0.02 | – | 0.35 |
| SW-3 | DITCH SURFACE WATER | 1.04 | – | 0.06 |
| SW-4 | DITCH SURFACE WATER | 0.00 | 0.13 | 0.13 |
| SW-5 | DITCH SURFACE WATER | 3.54 | – | 0.36 |
| TOTAL | | 2.38 | 0.13 | 2.51 |
| | | | | |
| WL-1 | STREAMS & WATERWAY | 0.31 | 0.00 | 0.31 |
| WL-2 | STREAMS & WATERWAY | 1.04 | 0.00 | 0.06 |
| WL-3 | STREAMS & WATERWAY | 0.25 | 0.00 | 0.25 |
| WL-4 | STREAMS & WATERWAY | 0.44 | 0.00 | 0.66 |
| WL-5 | STREAMS & WATERWAY | 0.01 | 0.00 | 0.01 |
| WL-6 | STREAMS & WATERWAY | 0.00 | 0.32 | 0.32 |
| WL-7 | STREAMS & WATERWAY | 0.56 | 1.18 | 1.74 |
| WL-8 | STREAMS & WATERWAY | 0.83 | 2.12 | 0.35 |
| WL-6 | STREAMS & WATERWAY | 0.00 | 0.03 | 0.03 |
| TOTAL | | 2.46 | 3.65 | 6.11 |

ZMA13-0060
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SDP18-0030

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Civil Engineering / Land Planning
Certificate of Authorization Number: 26233
25 E. 13th Street Suite 9, St. Cloud, Fl 34769
Phone: (407) 957-3308 • Fax: (407) 957-1019

## REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 6 | 5/10/18 | REVISED PER CLIENT'S REQUEST | CJF |
| 5 | 1/22/18 | REVISED PER CLIENT'S REQUEST | CJF |
| 4 | 10/27/17 | REVISED PER OSCEOLA COUNTY COMMENTS | CJF |
| 3 | 7/18/17 | REVISED PER CLIENT'S REQUEST | CJF |
| 2 | 6/28/16 | REVISED PER CLIENT'S REQUEST | CJF |
| 1 | 4/19/16 | REVISED PER OSCEOLA COUNTY COMMENTS | CJF |

MASTER DEVELOPMENT PLAN

**Hanover Lakes**

Hanover Capital Partners, LLC

OSCEOLA COUNTY, FLORIDA — SEC 20, TWP 26S, RNG 31E

| | |
|---|---|
| PROJECT NO.\FILE NAME: 14014-08-MASTER PLAN | DSGN: SAS |
| AH JOB #: AH14014 | DRWN: CJF |
| SCALE: 1"=200' | CHKD: JFA |

SCALE BAR 0 200 400

JAMES F. ASKEY, P.E.
FL. REG. NO. 45134
DATE JUN 0 4 2018

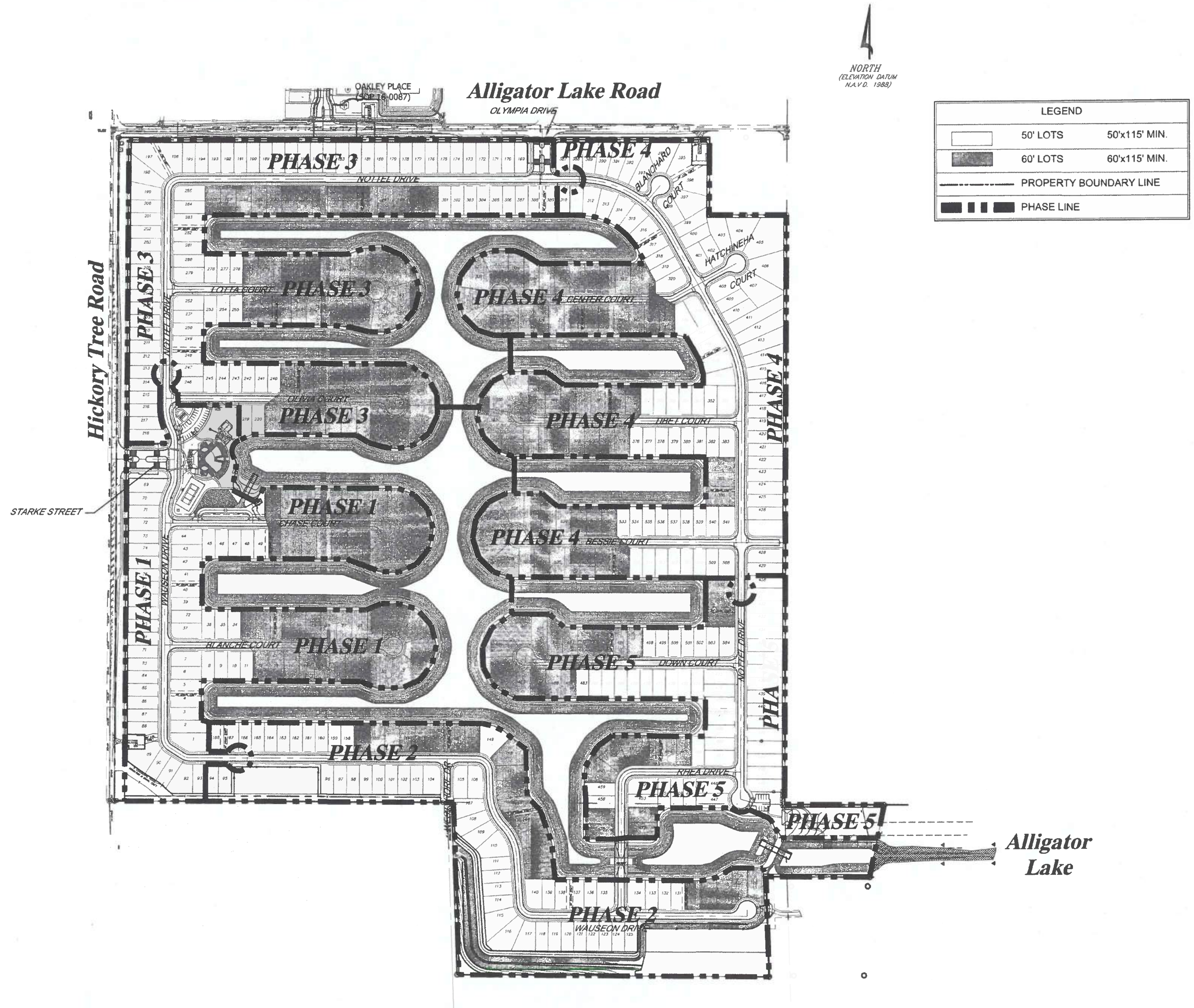
SHEET NO. 8 OF 81

SDP16-0030 – 11/09/17

**Osceola County Community Development**

THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. ALL INFORMATION AND DETAILS THAT MAY BE INCLUDED WITHIN THESE DRAWINGS THAT ARE CONSIDERED UNDER THE PREVIEW AND AUTHORITY OF JURISDICTIONS OTHER THAN OSCEOLA COUNTY IS NOT PART OF THIS APPROVAL. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE STAMPED.

NOT VALID WITHOUT AN ACTIVE CONSTRUCTION PERMIT




| LEGEND | | |
|---|---|---|
| | 50' LOTS | 50'x115' MIN. |
| | 60' LOTS | 60'x115' MIN. |
| | PROPERTY BOUNDARY LINE | |
| | PHASE LINE | |

ZMA13-0060
PS15-00018
SDP16-0030

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Phone: (407) 957-3308 • Fax: (407) 957-1019

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 7/18/17 | REVISED PER CLIENT'S REQUEST | CJF |

MASTER DEVELOPMENT PHASING PLAN

**Hanover Lakes**
*Hanover Capital Partners, LLC*

OSCEOLA COUNTY, FLORIDA
SEC 20, TWP 26S, RNG 31E

| | |
|---|---|
| PROJECT NO.\FILE NAME 14014-08-MASTER PLAN | DSGN SAS |
| AH JOB # AH14014 | DRWN CJF |
| SCALE 1"=200' | CHKD JFA |

SCALE BAR 0 200' 400'

JAMES F. ASKEY, P.E.
FL REG. NO. 45134
OCT 3 0 2017

SHEET NO. 8A OF 81

SDP16-0030

**Osceola County Community Development**

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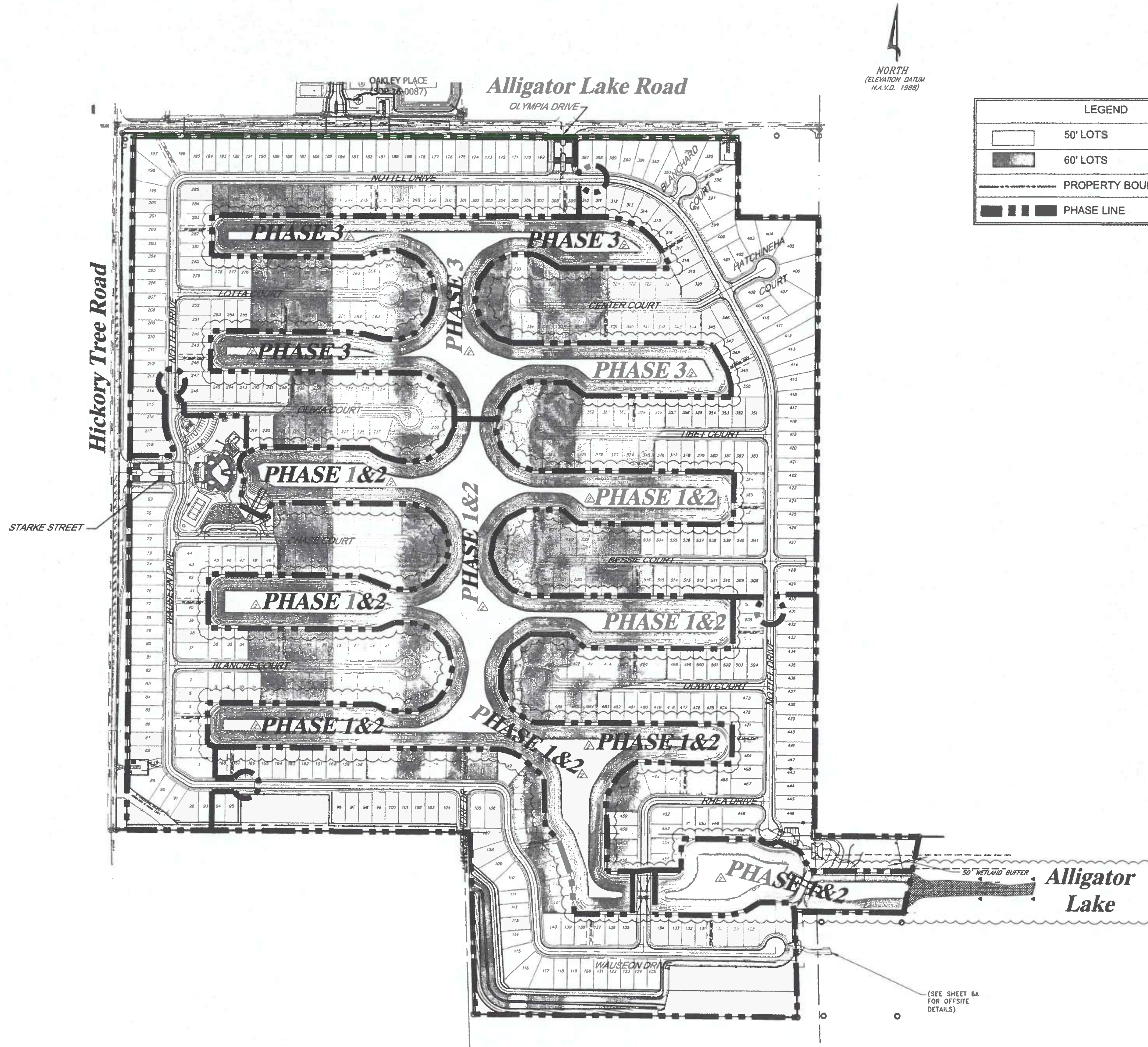


| LEGEND | | |
|---|---|---|
| | 50' LOTS | 50'x115' MIN. |
| | 60' LOTS | 60'x115' MIN. |
| | PROPERTY BOUNDARY LINE | |
| | PHASE LINE | |


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REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | 7/18/17 | REVISED PER CLIENT'S REQUEST | CJF |
| | 1/22/18 | REVISED PER CLIENT'S REQUEST | CJF |

MASTER POND PHASING PLAN

Hanover Lakes

Hanover Capital Partners, LLC

SEC 20, TWP 26S, RNG 31E

OSCEOLA COUNTY, FLORIDA

| | |
|---|---|
| PROJECT NO.\FILE NAME: 14014-08-MASTER PLAN | DSGN: SAS |
| AH JOB #: AH14014 | DRWN: CJF |
| SCALE: 1"=200' | CHKD: JFA |

SCALE BAR: 0 200' 400'

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JAMES F. ASKEY, P.E. FL REG. NO. 451..

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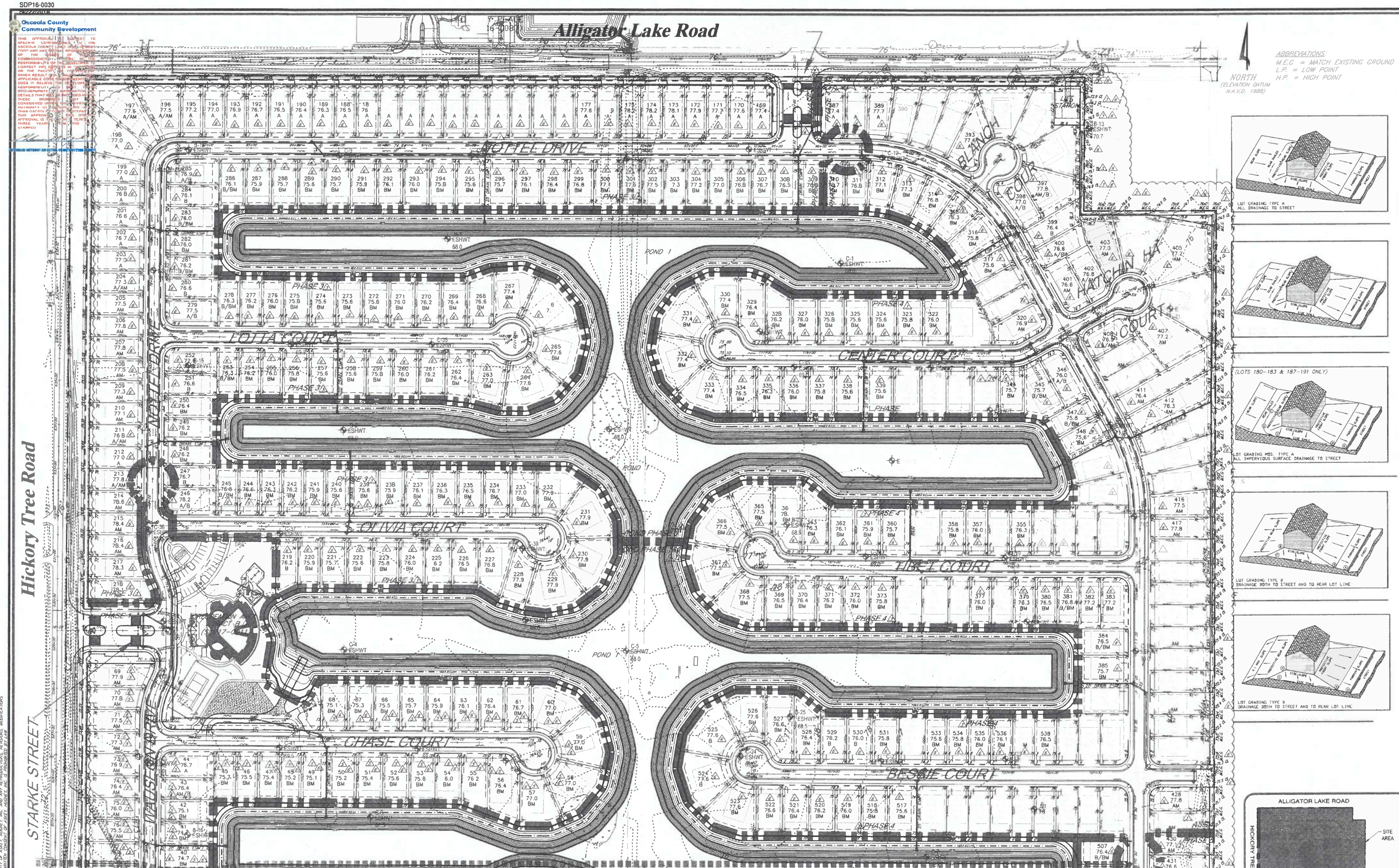
PS15-00018
SDP16-0030

SHEET NO. 8B OF 81

SDP16-0030

Osceola County Community Development




## LEGEND

B-20 ESHWT: 68.0 — PRELIMINARY SOIL BORING LOCATION W/ I.D. & ESTIMATED SEASONAL HIGH WATER TABLE ELEVATION (ESHWT) PER GEOTECHNICAL REPORT BY NATIVE GEOSCIENCE INC. DATED SEPT. 1, 2015 (REPORT No.: R0177.1)

C-20 ESHWT 68.0 — FINAL SOIL BORING LOCATION W/ I.D. & ESTIMATED SEASONAL HIGH WATER TABLE ELEVATION (ESHWT) PER GEOTECHNICAL REPORT BY NATIVE GEOSCIENCE INC. DATED SEPT. 1, 2015 (REPORT No. R0177.1)

ELEV. AT LOT CORN
LOT NUMBER
PROP. FIN. FLOOR E

## NOTES.

1. ELEVATIONS SHOWN FOR EACH HOUSE PAD REPRESENT THE DESIGNED FINISH FLOOR ELEVATION. CONTRACTOR SHALL CONSTRUCT FINISHED PAD GRADE 8" BELOW THE FINISHED FLOOR ELEVATION AND COMPACT TO 95% OF MODIFIED PROCTOR AASHTO T-180

2. THE SIZE AND LOCATION OF THE HOUSE PADS SHOWN ARE FOR GRADING PURPOSES ONLY. ACTUAL LOCATION OF HOUSE FOOTPRINT SHALL BE STAKED OUT BY OTHERS.

3. TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED BY A FL. REGISTERED SURVEYOR. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.

4. INDIVIDUAL HOMES SHOULD BE CONSTRUCTED WITHIN THE HOUSE PAD SHOWN AND TO THE DESIGN FINISHED FLOOR ELEVATION. IF THE BUILDER DESIRES TO BUILD THE HOUSE IN AN ALTERNATE LOCATION OR BUILD A HOUSE LARGER THAN THE ENVELOPE PROVIDED, THE PROPOSED CHANGES MUST BE RESUBMITTED TO OSCEOLA COUNTY FOR APPROVAL. SHOULD THE HOME BUILDER DESIRE TO CHANGE THE LOT GRADING AND/OR FINISHED FLOOR ELEVATIONS SHOWN, THE THE HOME BUILDER SHALL PROVIDE FINAL LOT GRADES THAT PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE, MEET FHA GRADING REQUIREMENTS AND DO NOT HAVE AN ADVERSE IMPACT TO ADJACENT LOTS.

5. HOMEBUILDER SHOULD CONSIDER STEMWALL CONSTRUCTION TO PREVENT NEED FOR RETAINING WALLS BETWEEN LOTS WHERE APPLICABLE.

6. DRIVEWAYS SHOULD BE LOCA HIGHER SIDE OF THE LOT.

7. ALL TYPE A AND/OR AM LO FLOOR ELEVATIONS SHALL BE A FEET ABOVE ADJACENT STREET LOT. ALL TYPE B AND/OR BM FLOOR ELEVATIONS SHALL BE A FEET ABOVE ADJACENT STREET LOT.

8. SETBACKS
FRONT: 10'
REAR: 15'
SIDE: 5'
CORNER: 10'
GARAGE: 20'

9. MAX IMPERVIOUS PER LOT S

POST-DEVELOPMENT POND ELEVATIONS

| 25 YR/24 HR. | 10 YR/72 HR. | 100 | NR. NORMAL LEVEL | POND BOTTOM |
|---|---|---|---|---|
| 69.20 | 69.59 | 70.21 | 68.00 | 60.00-38.00 |

KEY MAP
NTS
ALLIGATOR LAKE ROAD
HICKORY TREE ROAD
SITE AREA
ALLIGATOR LAKE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REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 6 | 5/10/18 | REVISED PER CLIENT'S REQUEST | CJF |
| 5 | 4/03/18 | REVISED PER CLIENT'S REQUEST | CJF |
| 4 | 1/22/18 | REVISED PER CLIENT'S REQUEST | CJF |
| 3 | 7/18/17 | REVISED PER CLIENT'S REQUEST | CJF |
| 2 | 6/27/16 | REVISED PER OSCEOLA COUNTY COMMENTS | CJF |
| 1 | 4/19/16 | REVISED PER OSCEOLA COUNTY COMMENTS | CJF |

# LOT GRADING PLAN

## Hanover Lakes

Hanover Capital Partners, LLC

SEC 20, TWP 26S, RNG 31E
OSCEOLA COUNTY, FLORIDA

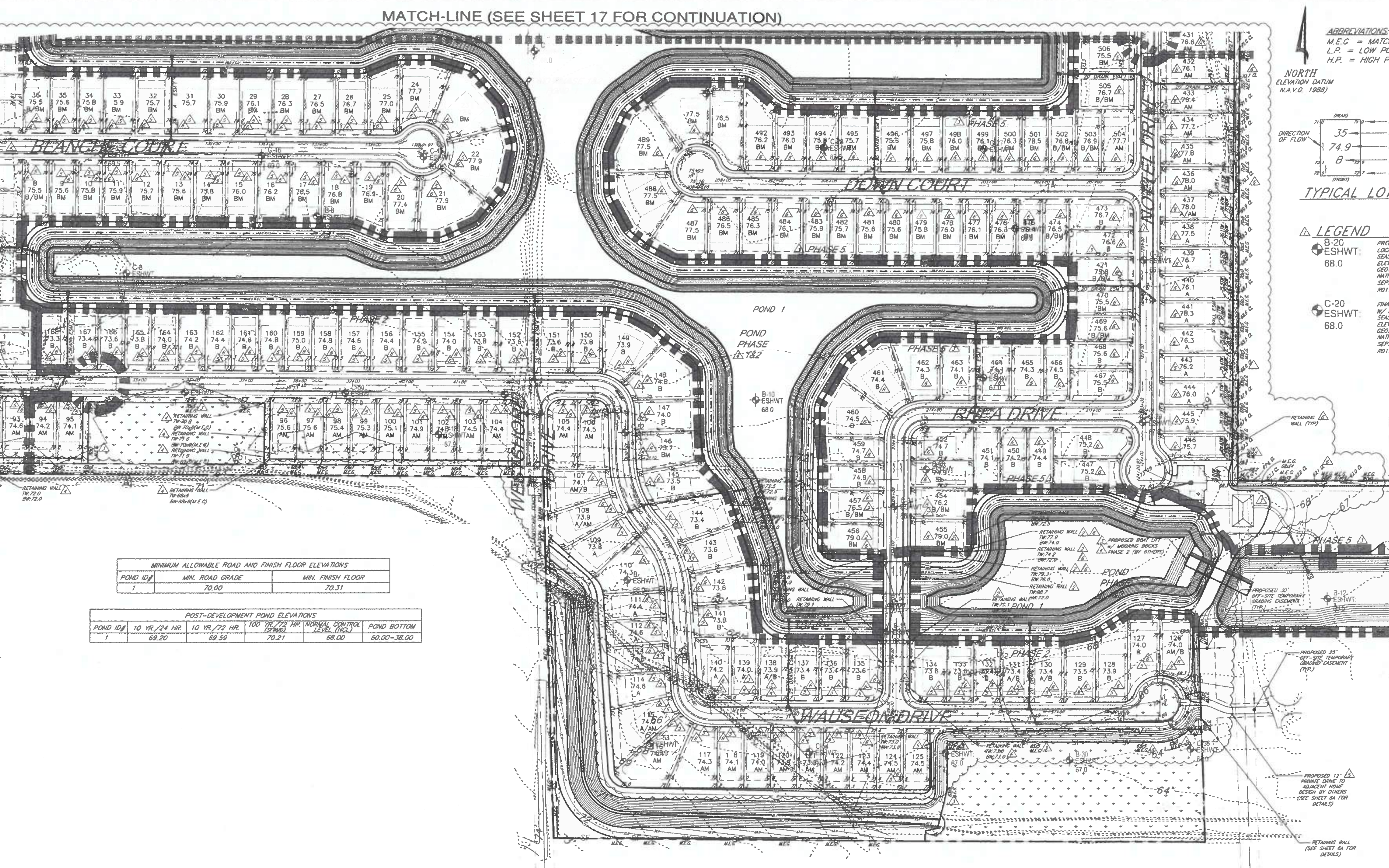
PROJECT NO.\FILE NAME: 14014-17-18-LGP
DSGN: SAS
AH JOB #: AH14014
DRWN: CJF
SCALE: 1"=100'
SCALE BAR: 0 100' 200'

APPROVED BY
JAMES F. ASKEY, P.E.
FL. REG. NO. 45134
DATE: JUN 0 4 2018

SHEET NO. 17 OF 81

SDP16-0030

Osceola County
Community Development




ABBREVIATIONS:
M.E.G = MATCH EXISTING GROUND
L.P. = LOW POINT
H.P. = HIGH POINT

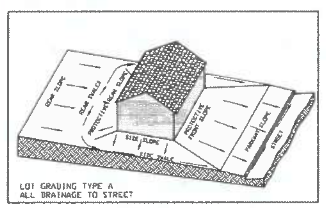
NORTH
ELEVATION DATUM
N.A.V.D 1988)

TYPICAL LOT GRADING

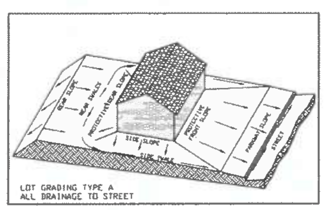
LEGEND

B-20 ESHWT: 68.0 — PRELIMINARY SOIL LOCATION W/ I.D SEASONAL HIGH ELEVATION (ESHWT GEOTECHNICAL REP NATIVE GEOSCIEN SEPT. 1, 2015 (R R0177.1)

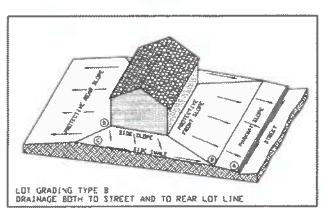
C-20 ESHWT: 68.0 — FINAL SOIL BORIN W/ I.D. & ESTIMA SEASONAL HIGH ELEVATION (ESHWT GEOTECHNICAL REPO NATIVE GEOSCIEN SEPT. 1, 2015 ( R0177.1)




FHA TYPE 'A' LOT GRADING
N.T.S.



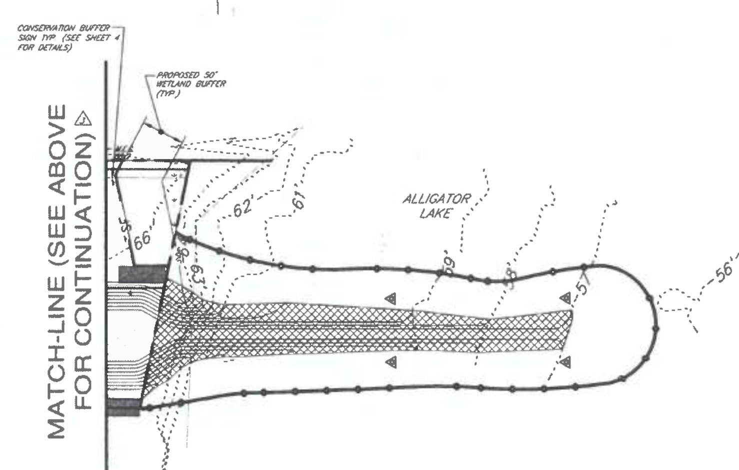

FHA TYPE 'A' MOD. LOT GRADING
N.T.S.




FHA TYPE 'B' LOT GRADING
N.T.S.

| MINIMUM ALLOWABLE ROAD AND FINISH FLOOR ELEVATIONS | | |
|---|---|---|
| POND ID# | MIN. ROAD GRADE | MIN. FINISH FLOOR |
| 1 | 70.00 | 70.31 |

| POST-DEVELOPMENT POND ELEVATIONS | | | | | |
|---|---|---|---|---|---|
| POND ID# | 10 YR./24 HR. | 10 YR./72 HR. | 100 YR./72 HR. (SFWMD) | NORMAL CONTROL LEVEL (NCL) | POND BOTTOM |
| 1 | 69.20 | 69.59 | 70.21 | 68.00 | 60.00-38.00 |




NOTES:

1. ELEVATIONS SHOWN FOR EACH HOUSE PAD REPRESENT THE DESIGNED FINISH FLOOR ELEVATION. CONTRACTOR SHALL CONSTRUCT FINISHED PAD GRADE 8" BELOW THE FINISHED FLOOR ELEVATION AND COMPACT TO 95% OF MODIFIED PROCTOR AASHTO T-180.

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5. HOMEBUILDER SHOULD CONSIDER STEMWALL CONSTRUCTION TO PREVENT NEED FOR RETAINING WALLS BETWEEN LOTS WHERE APPLICABLE.

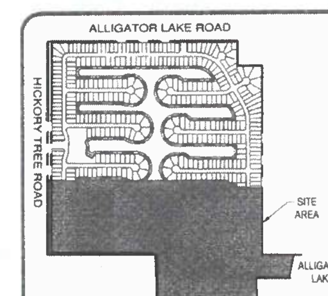
6. DRIVEWAYS SHOULD BE LOCATED ON THE HIGHER SIDE OF THE LOT.

7. ALL TYPE A AND/OR AM LOTS FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FEET ABOVE ADJACENT STREET CROWN AT MID LOT. ALL TYPE B AND/OR BM LOTS FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1.5 FEET ABOVE ADJACENT STREET CROWN AT MID LOT.

8. SETBACKS
- FRONT: 10'
- REAR: 15'
- SIDE: 5'
- CORNER: 10'
- GARAGE: 20'

9. MAX IMPERVIOUS PER LOT SHALL BE 75% AND INCLUDES HOUSE, POOL/PATIO & DRIVEWAY.

10. RETAINING WALLS AT LOTS 134, 135, 455 & 456 SHALL HAVE RAILINGS ON TOP IN ACCORDANCE WITH FLORIDA BUILDING CODE.




KEY MAP
NTS

ZMA13-0060
PS15-00016
SDP16-0030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Certificate of Authorization Number: 26233
25 E. 13th Street Suite 9, St. Cloud, Fl 34769
Phone: (407) 957-3308 • Fax: (407) 957-1019


REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 6 | 5/10/18 | REVISED PER CLIENT'S REQUEST | CJF |
| 5 | 4/12/18 | REVISED PER CLIENT'S REQUEST | CJF |
| 4 | 1/22/18 | REVISED PER CLIENT'S REQUEST | CJF |
| 3 | 7/18/17 | REVISED PER CLIENT'S REQUEST | CJF |
| 2 | 6/27/16 | REVISED PER OSCEOLA COUNTY COMMENTS & CLIENT'S REQUEST | CJF |
| 1 | 4/19/16 | REVISED PER OSCEOLA COUNTY COMMENTS | CJF |

LOT GRADING PLAN

Hanover Lakes
Hanover Capital Partners, LLC
SEC 20, TWP 26S, RNG 31E
OSCEOLA COUNTY, FLORIDA

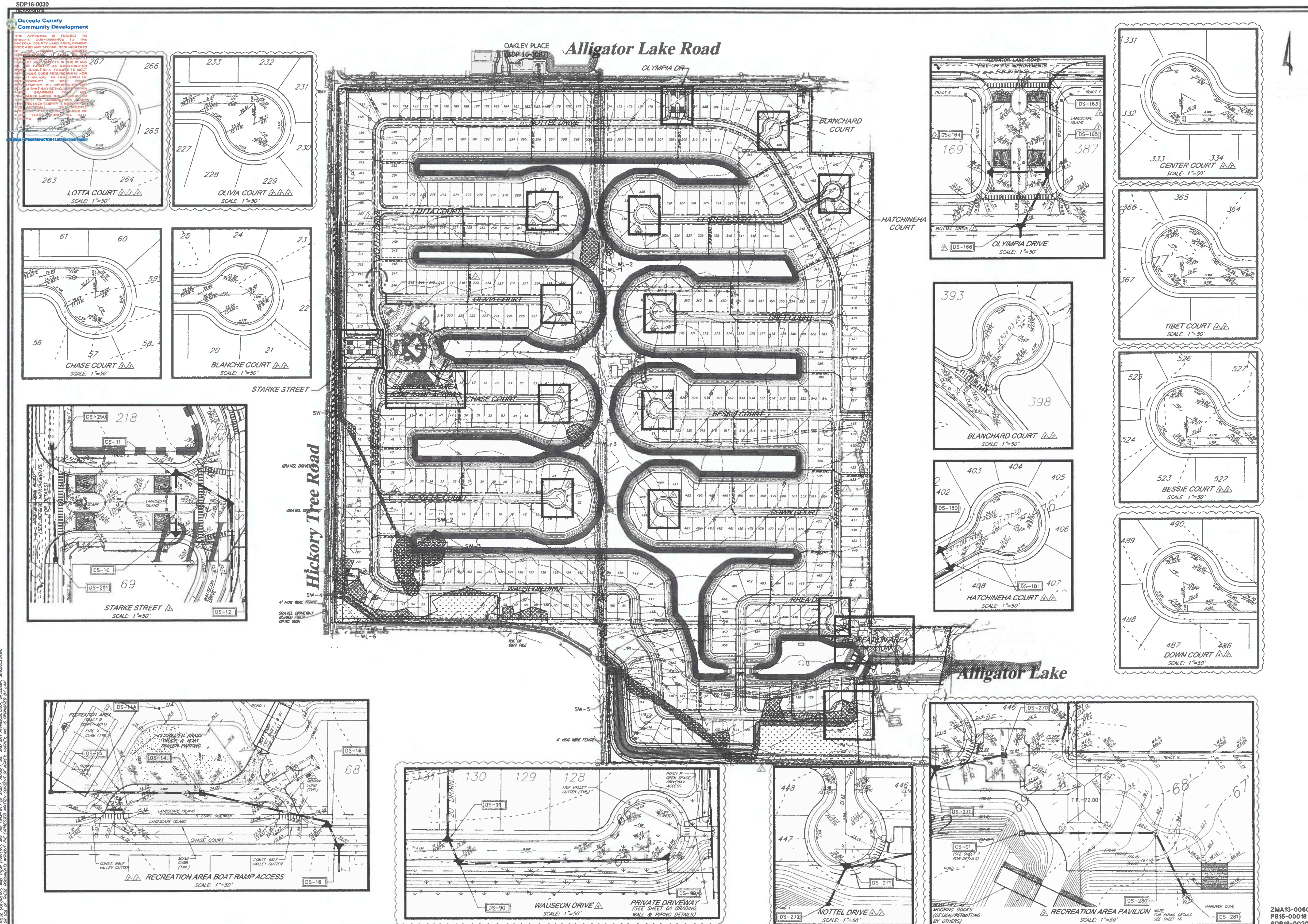
| PROJECT NO.\FILE NAME | DSGN |
|---|---|
| 14014-17-18-LGP | SAS |
| AH JOB # AH14014 | DRWN CJF |
| SCALE 1"=100' | CHKD JFA |

SCALE BAR 0 100' 200'

INFORMATIONAL COPY ONLY UNLESS EMBOSSED WITH PROFESSIONAL ENGINEERS SEAL
JAMES F. ASKEY, P.E.
FL. REG. NO. 45134
DATE JUN 04 2018

SHEET NO. 18 OF 81

SDP16-0030

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P815-00018
SDP16-0030

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REVISIONS

# LOT GRADING DETAIL PLAN

**Hanover Lakes**
Hanover Capital Partners, LLC

SEC 20, TWP 26S, RNG 31E
OSCEOLA COUNTY, FLORIDA

| | |
|---|---|
| PROJECT NO./FILE NAME 14014-19-LGP DETAILS | DSGN SAS |
| AH JOB # AH14014 | DRWN CJF |
| SCALE 1"=200' | CHKD JFA |

SCALE BAR 0 200' 400'

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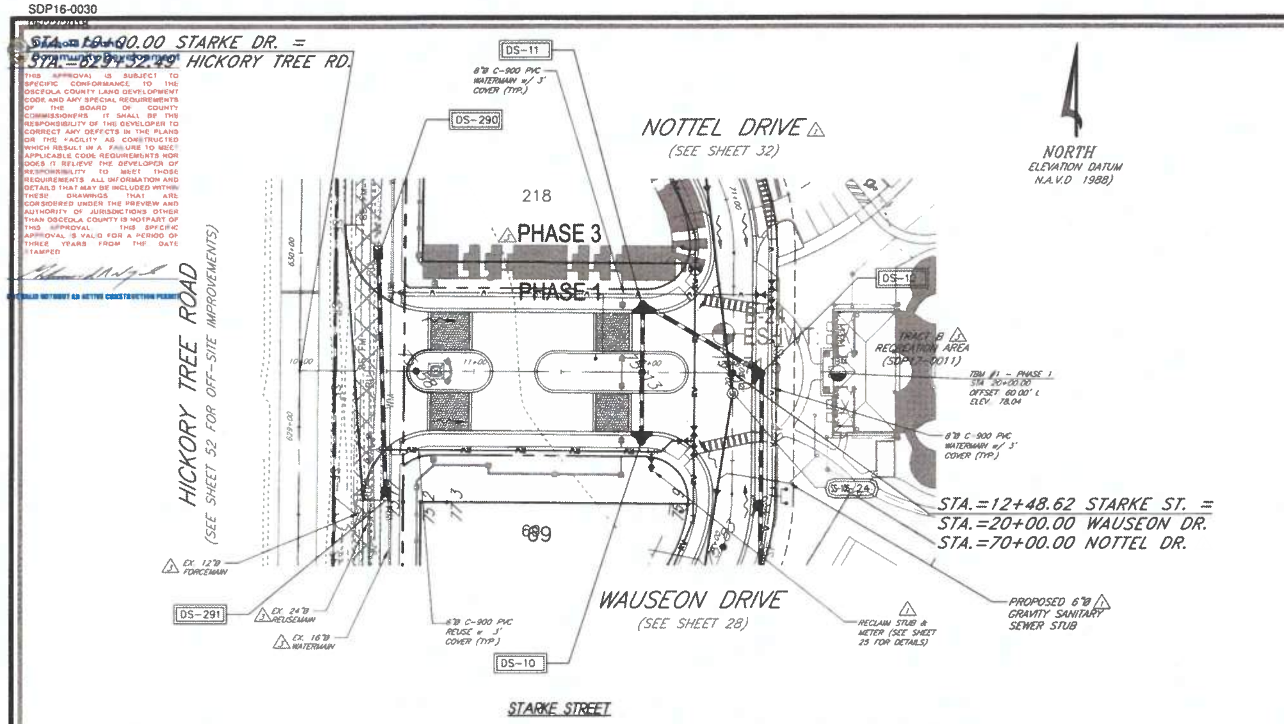
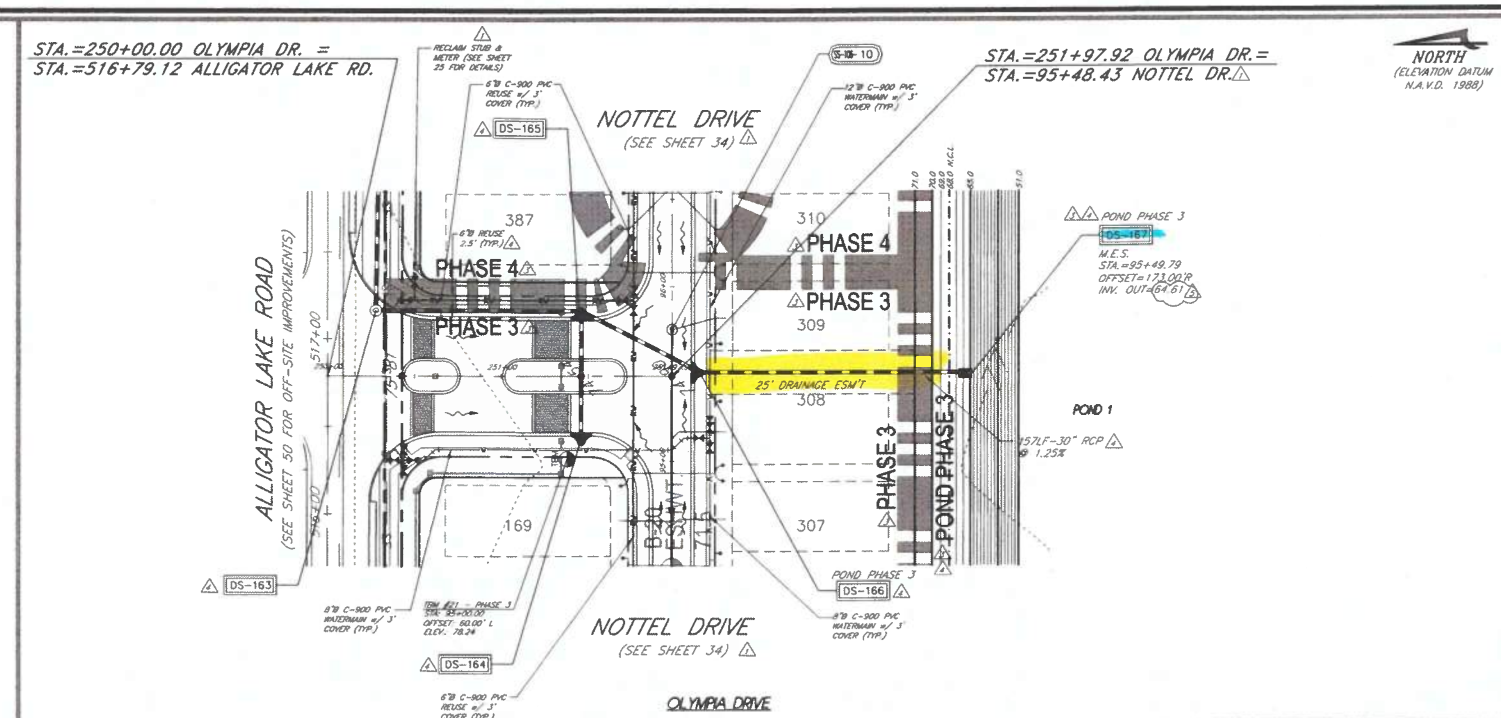
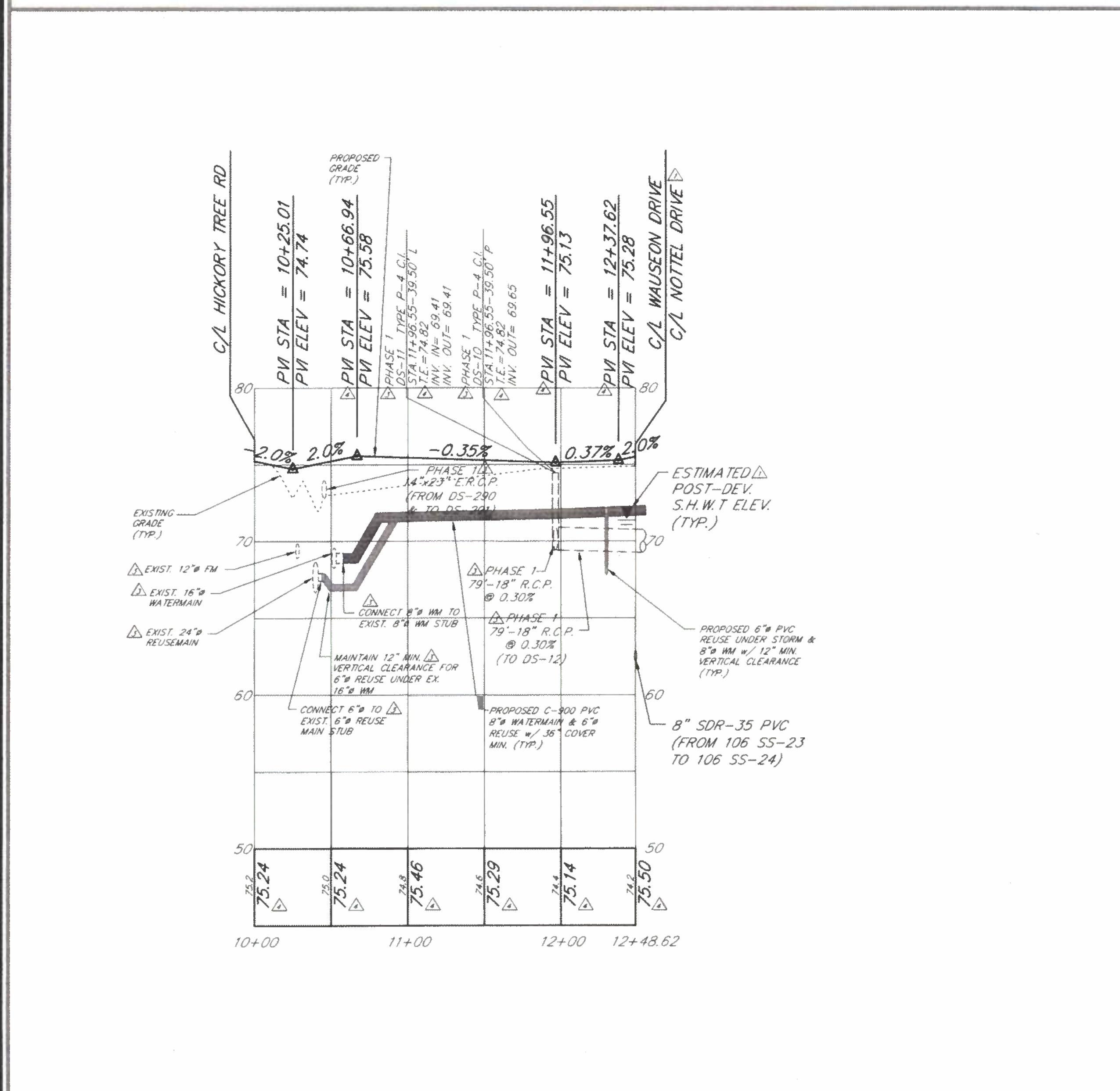
JAMES F. ASKEY, P.E.
FL. REG. NO. 45134

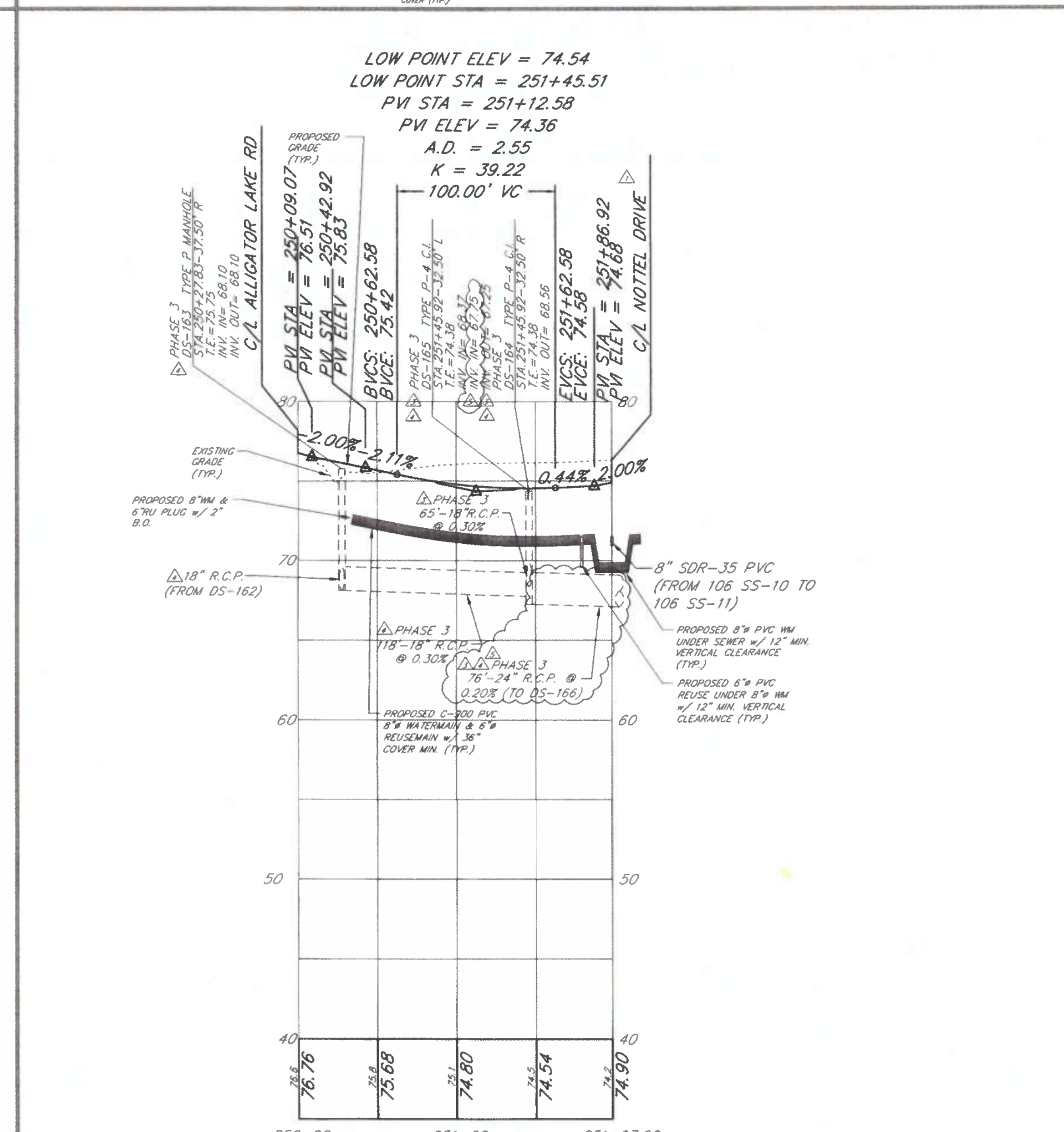
SHEET NO. 19 OF 81

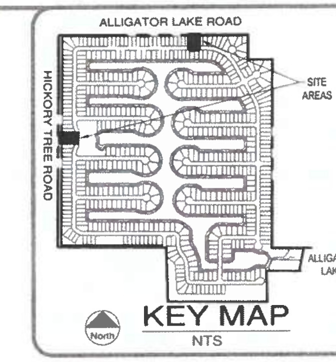
SDP16-0030




## LEGEND

B-20 SOIL BORING LOCATION W/ I.D. PER GEOTECHNICAL REPORT BY NATIVE GEOSCIENCE INC. DATED SEPT. 1, 2015 (REPORT No.: R0177.1)

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NOTE:
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3. GRAVITY SANITARY SEWER SLOPE SHALL BE CONSTRUCTEO AT A MINIMUM OF 0.32% OR GREATER, OTHERWISE IT WILL NOT BE EXCEPTEO BY THE CITY OF ST. CLOUO UTILITIES.

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ZMA13-0060
PS15-00018
SDP16-0030

Askey Hughey, Inc.
Civil Engineering / Land Planning
Certificate of Authorization Number: 26233
25 E. 13th Street Suite 9, St. Cloud, Fl 34769
Phone: (407) 957-3308 • Fax: (407) 957-1019

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| △ | 5/10/18 | REVISED PER CLIENT'S REQUEST | CJF |
| △ | 1/22/18 | REVISED PER CLIENT'S REQUEST | CJF |
| △ | 7/18/17 | REVISED PER CLIENT'S REQUEST | CJF |
| △ | 6/20/16 | REVISED PER GEOTECHNICAL'S UNDERDRAIN RECOMMENDATION | CJF |
| △ | 4/19/16 | REVISED PER OSCEOLA CO. & CITY OF ST. CLOUD COMMENTS | CJF |

# STARKE STREET / OLYMPIA DRIVE PLAN & PROFILE

Hanover Lakes
Hanover Capital Partners, LLC

OSCEOLA COUNTY, FLORIDA
SEC 20, TWP 26S, RNG 31E

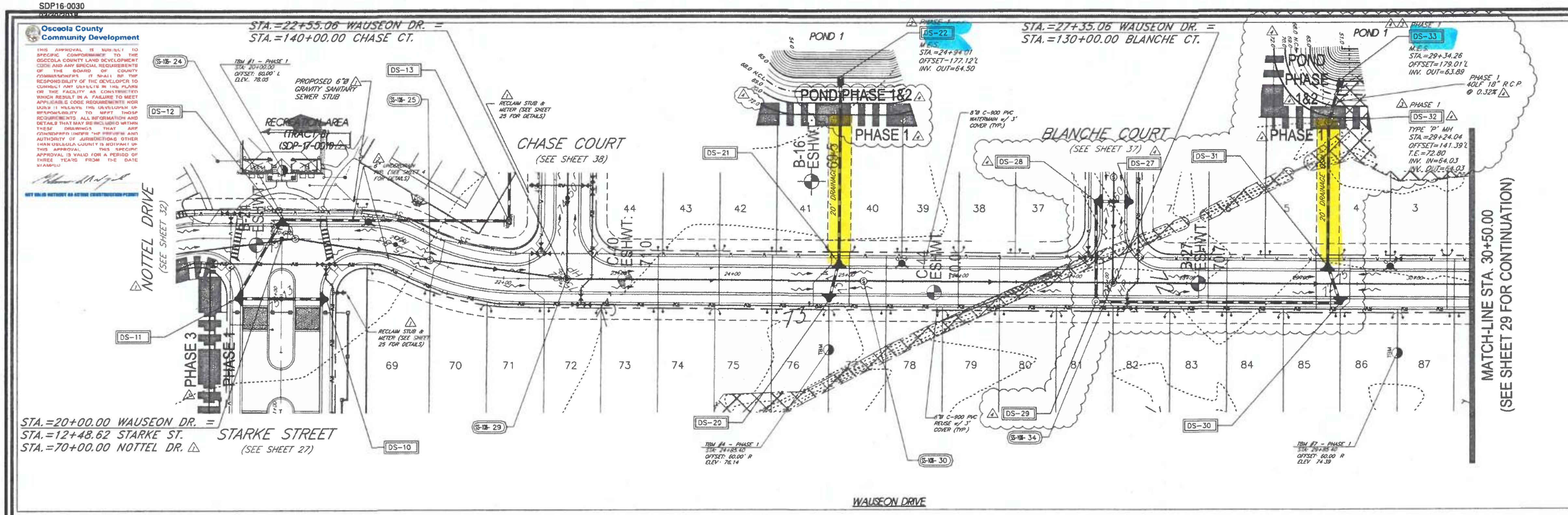
| | |
|---|---|
| PROJECT NO.\FILE NAME 14014-27-PROFILES | DSGN SAS |
| AH JOB # AH14014 | DRWN CJF |
| SCALE 1" = 50' HORZ. 1" = 5' VERT. | CHKD JFA |

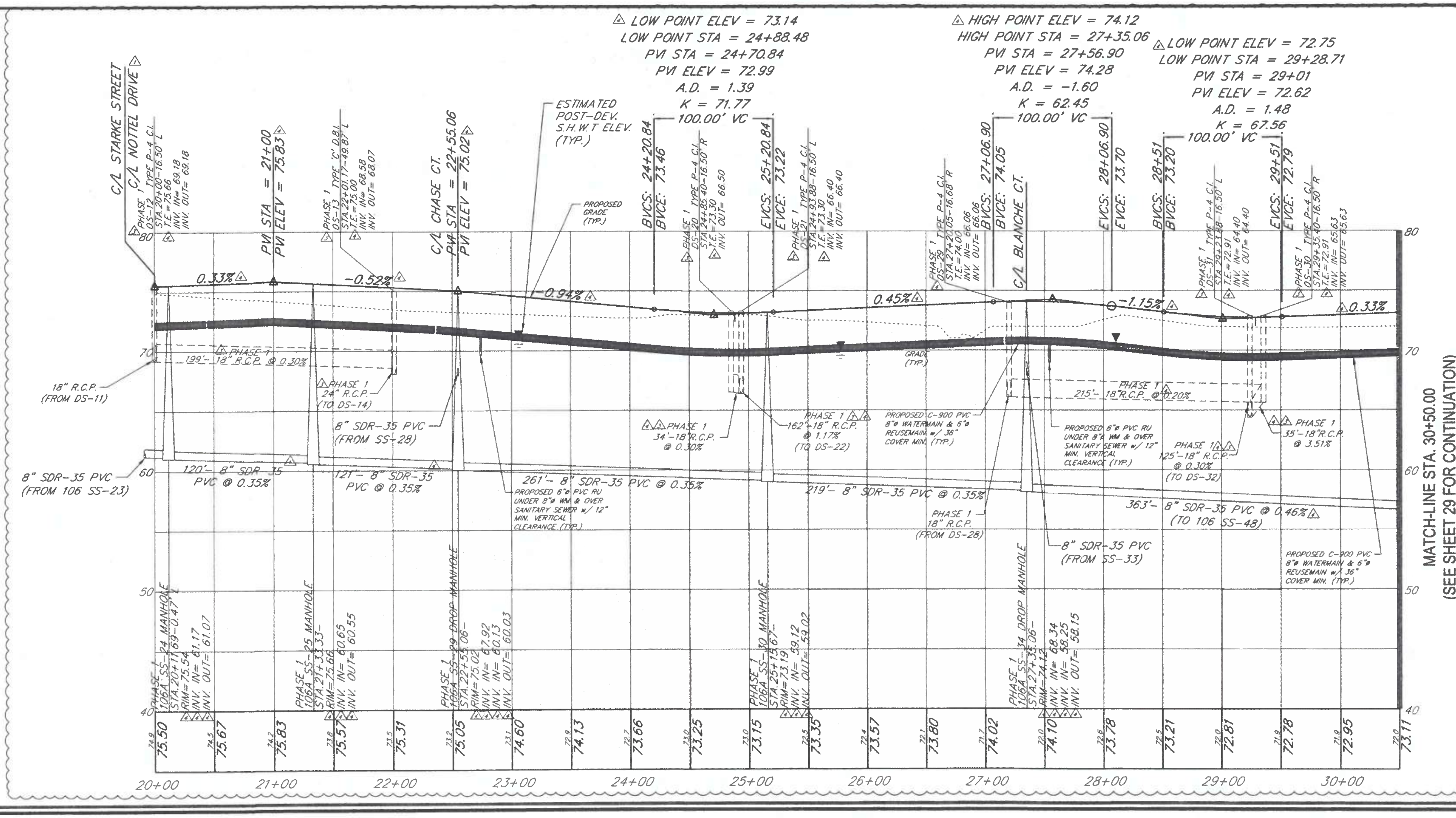
SCALE BAR 0 50' 100'

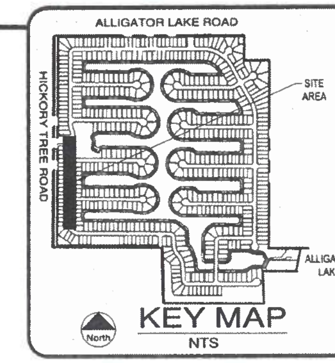
JAMES T. ASKEY, P.E. FL. REG. NO. 45134
DATE JUN 04 2018

SHEET NO. 27 OF 81

SDP16-0030




KEY MAP
NTS

## LEGEND

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5. CONTRACTOR SHALL CONSTRUCT ALL DROP MANHOLES IN ACCORDANCE WITH LATEST CITY OF ST. CLOUD DROP MANHOLE STANDARDS.

ZMA13-0060
PS15-00018
SDP16-0030

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| 1 | 4/19/16 | REVISED PER OSCEOLA CO. & CITY OF ST. CLOUD COMMENTS | CJF |

# WAUSEON DRIVE PLAN & PROFILE

Hanover Lakes
Hanover Capital Partners, LLC

OSCEOLA COUNTY, FLORIDA
SEC 20, TWP 26S, RNG 31E

| | |
|---|---|
| PROJECT NO.\FILE NAME: 14014-28-31-PROFILES | DSGN: SAS |
| AH JOB #: AH14014 | DRWN: CJF |
| SCALE: 1" = 50' HORZ. 1" = 5' VERT. | CHKD: JFA |

SCALE BAR 0 50' 100'

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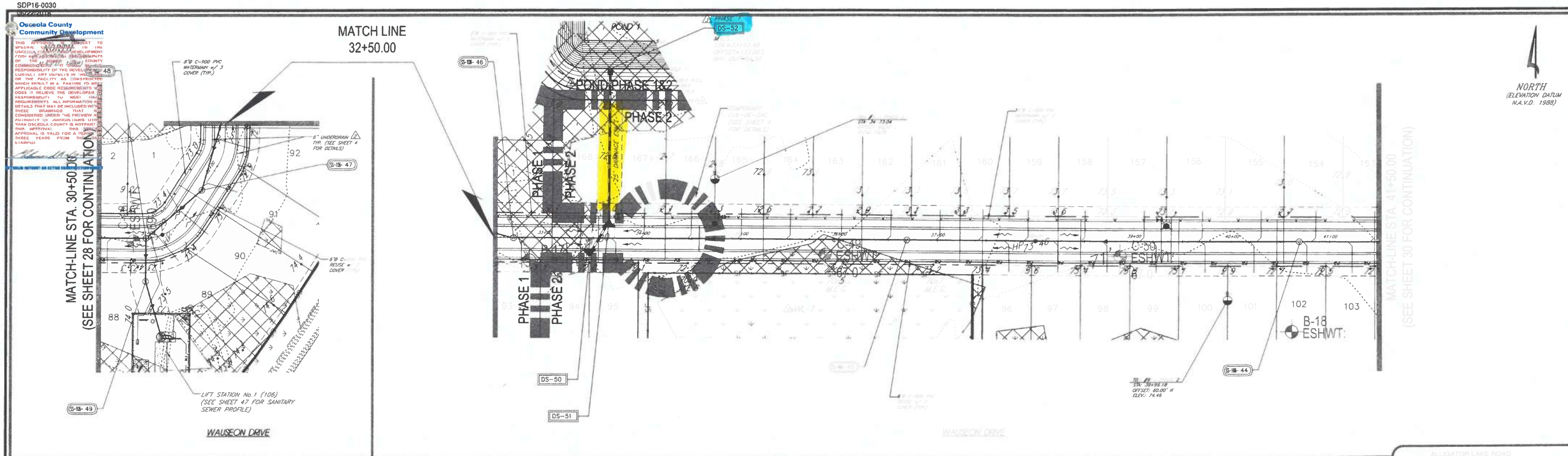
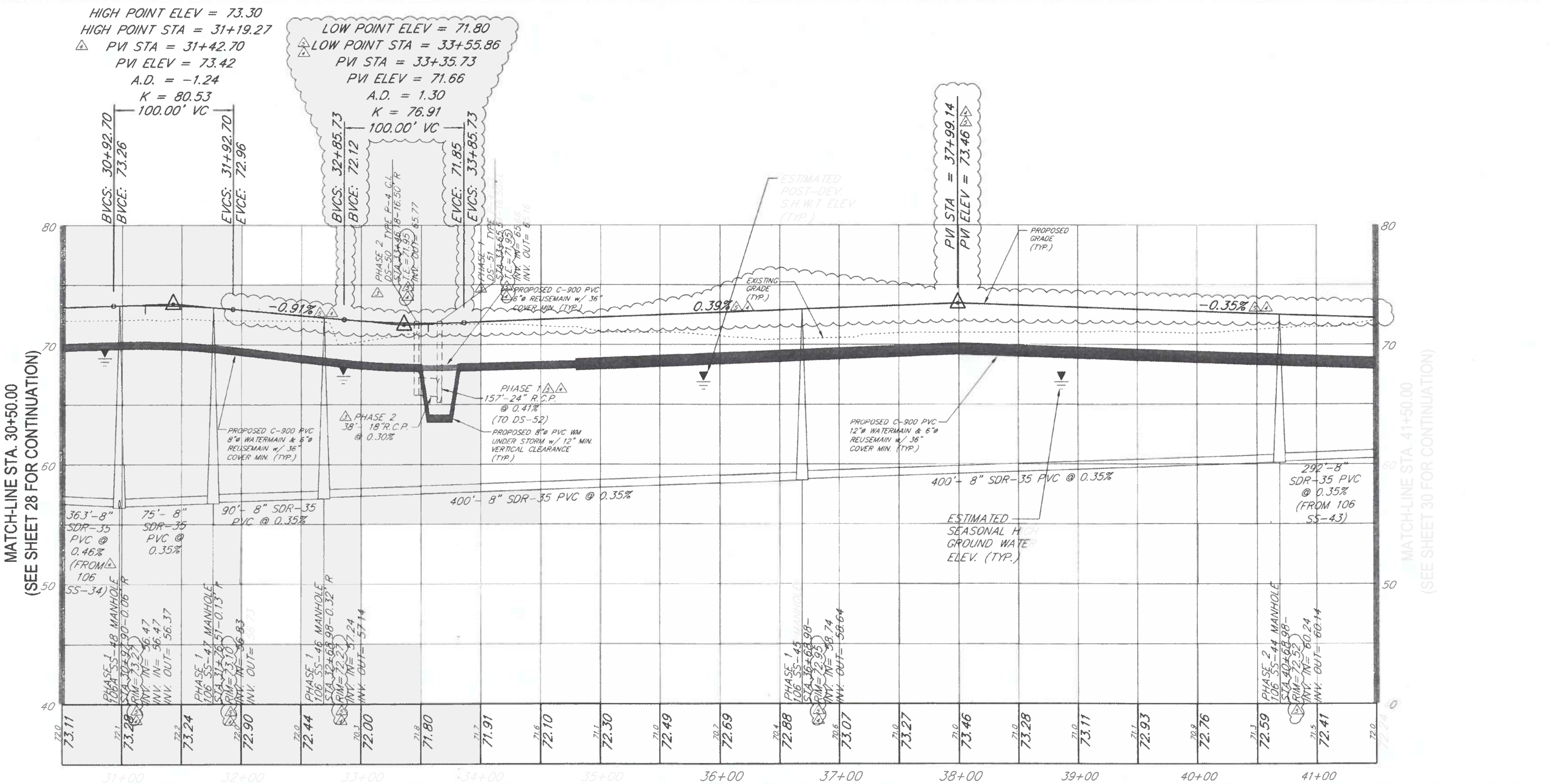
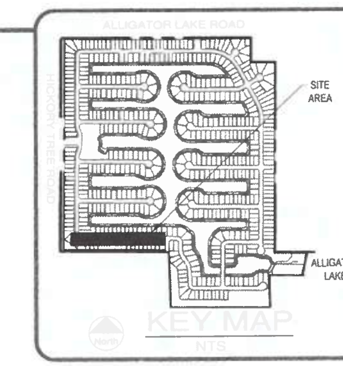
APPROVED BY
JAMES F. ASKEY, P.E.
FL. REG. NO. 45134
DATE FEB 0 7 2018

SHEET NO. 28 OF 81

SDP16-0030

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| 1 | 4/19/16 | REVISED PER OSCEOLA CO. & CITY OF ST. CLOUD COMMENTS | CJF |

# WAUSEON DRIVE PLAN & PROFILE

**Hanover Lakes**
Hanover Capital Partners, LLC

OSCEOLA COUNTY, FLORIDA
SEC 20, TWP 26S, RNG 31E

| | |
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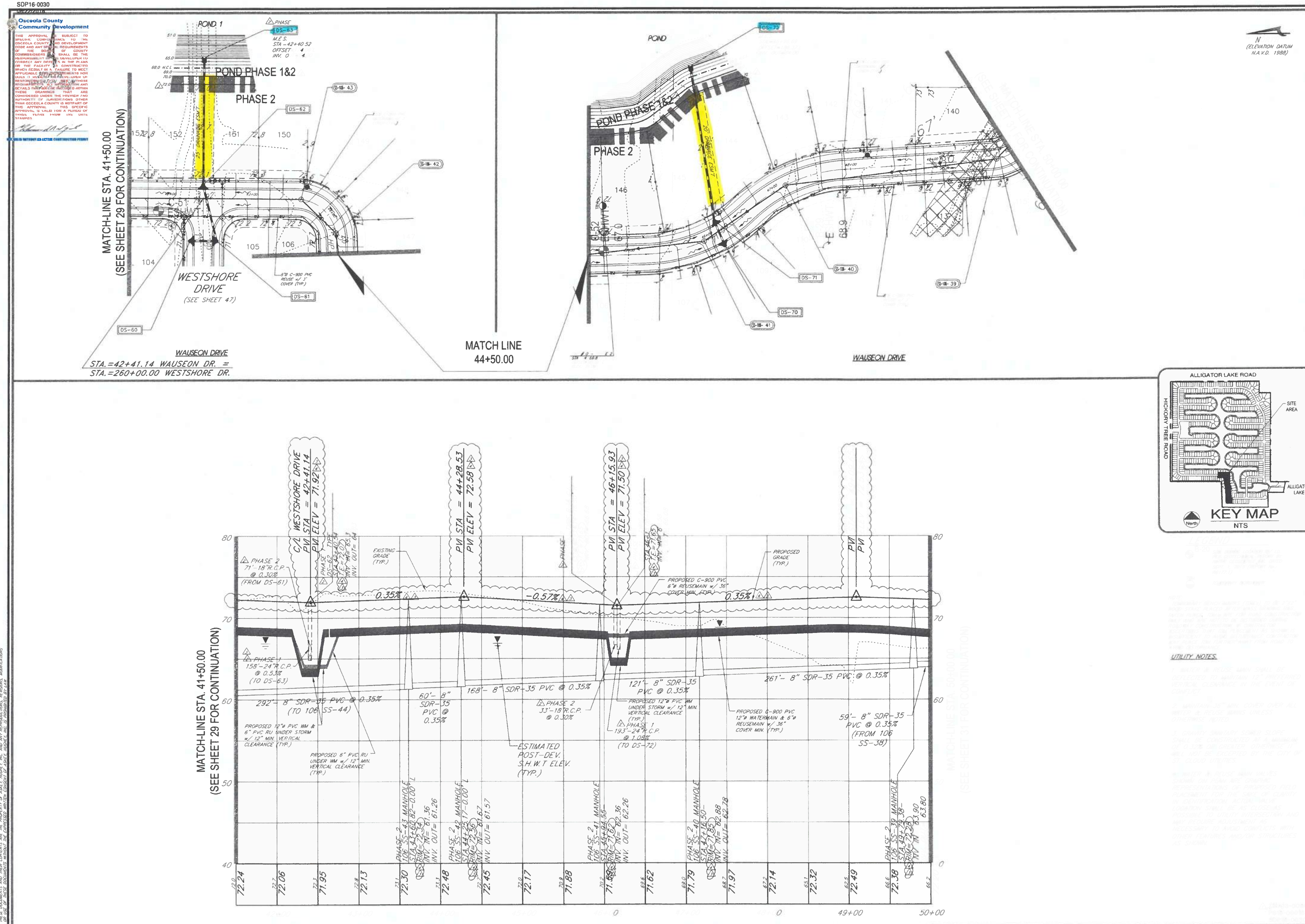
JAMES F. ASKEY, P.E.
FL REG. NO. 45134
DATE JUN 0 4 2018

SHEET NO. 29
OF 81

SDP16-0030

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REVISIONS

WAUSEON DRIVE
PLAN & PROFILE

Hanover Lakes
Hanover Capital Partners, LLC
OSCEOLA COUNTY, FLORIDA
SEC 20, TWP 26S, RNG 31E

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SHEET NO. 30 OF 81

SDP16-0030

Osceola County Community Development

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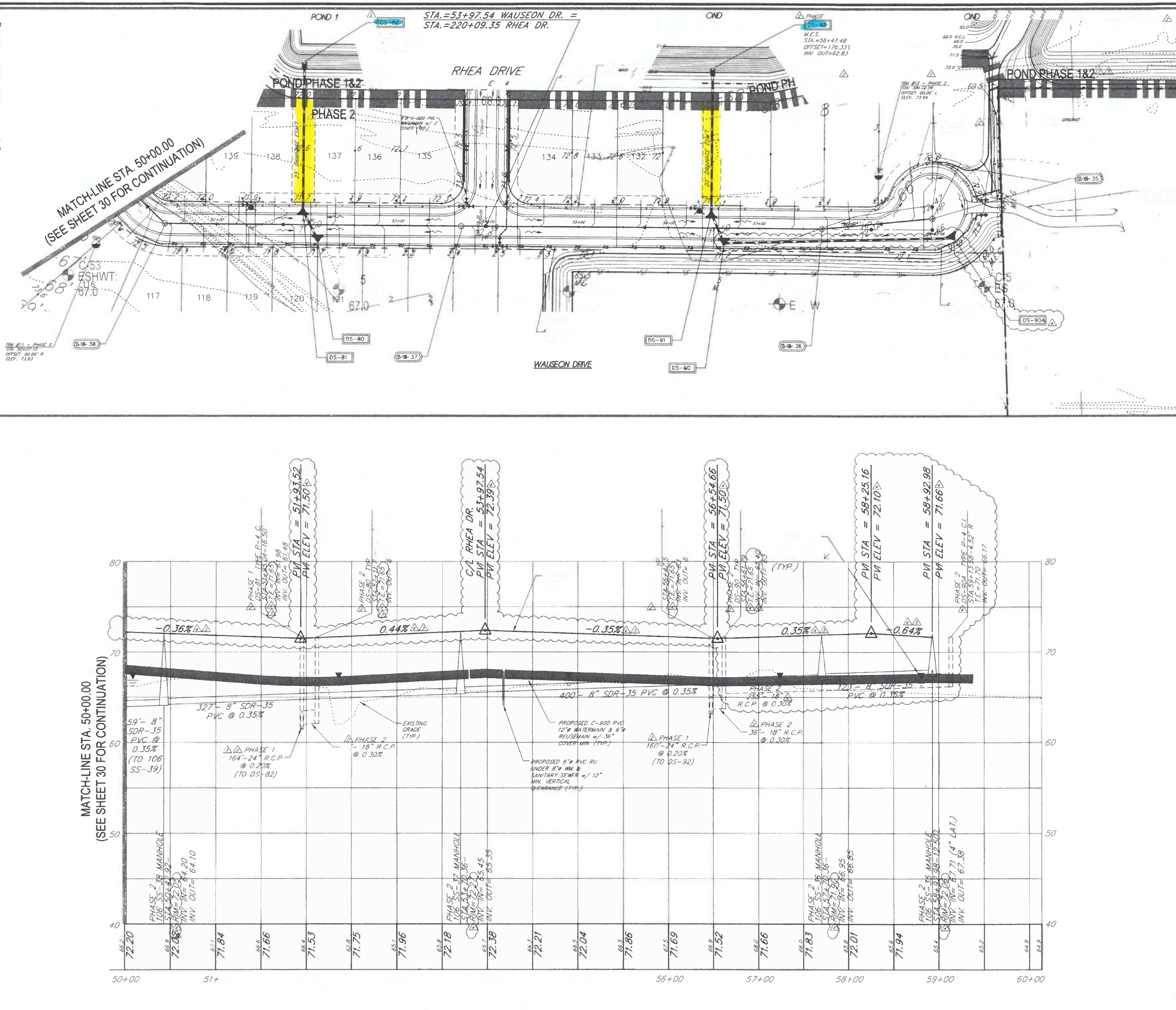


ALLIGATOR LAKE ROAD

HICKORY TREE ROAD

SITE AREA

ALLIGATOR LAKE

North

## KEY MAP

NTS

## LEGEND

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| | 7/18/17 | REVISED PER CLIENT'S REQUEST | CJF |
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# WAUSEON DRIVE PLAN & PROFILE

Hanover Lakes

Hanover Capital Partners, LLC

OSCEOLA COUNTY, FLORIDA

SEC 20, TWP 26S, RNG 31E

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APPROVED BY

JAMES F. ASKEY, P.E. REG. NO. 47341

DATE: JUN 04 2018

SHEET NO. 31 OF 81

SDP16-0030

**Osceola County Community Development**

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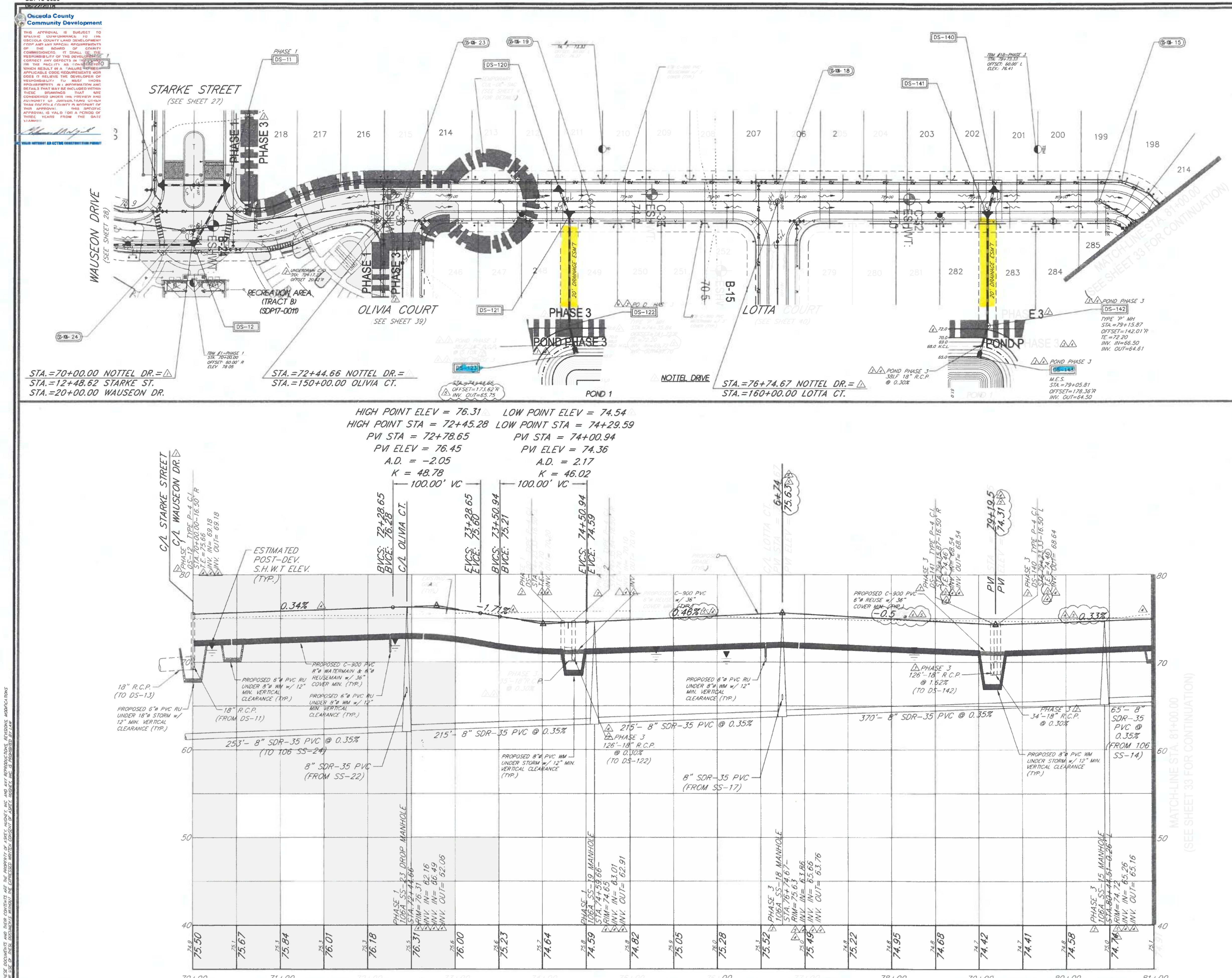



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# NOTTEL DRIVE PLAN & PROFILE

**Hanover Lakes**
*Hanover Capital Partners, LLC*

SEC 20, TWP 26S, RNG 31E
OSCEOLA COUNTY, FLORIDA

| | |
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SCALE BAR 0 50' 100'

SHEET NO. 32 OF 81

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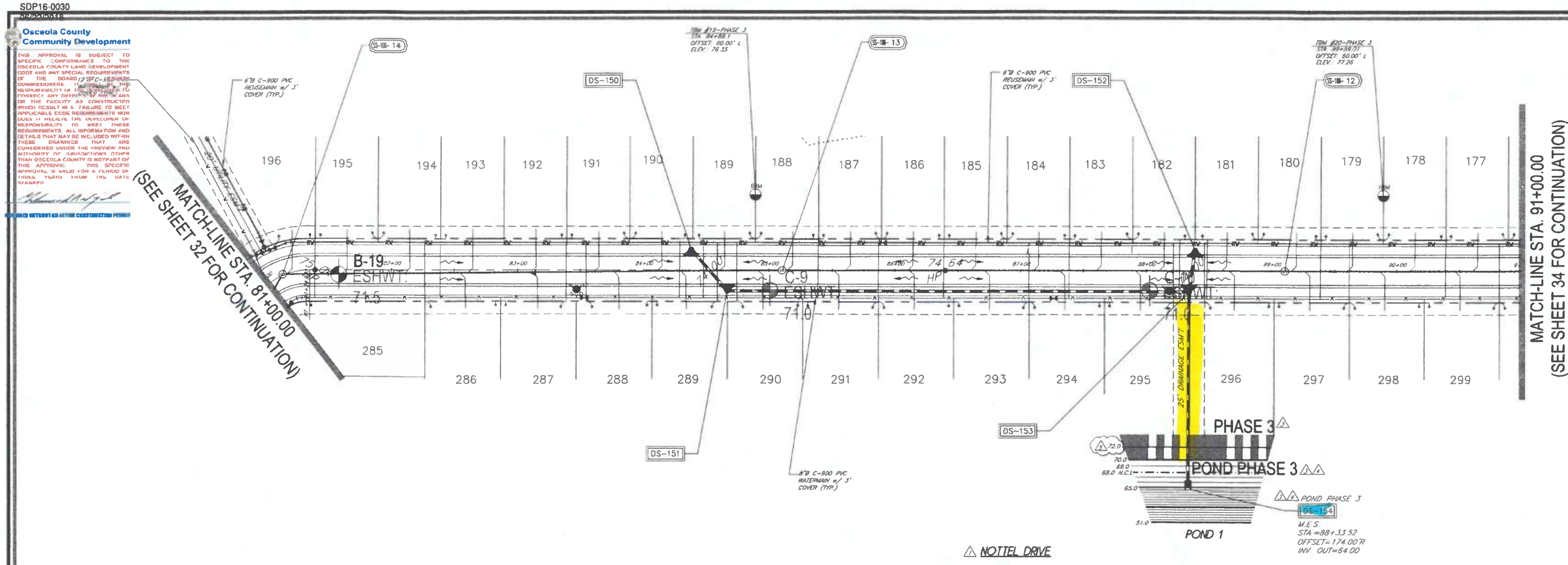


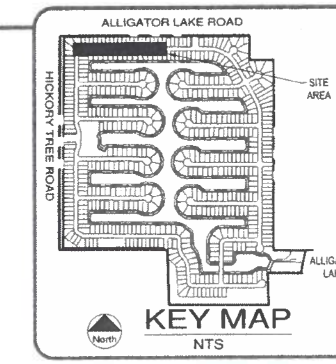


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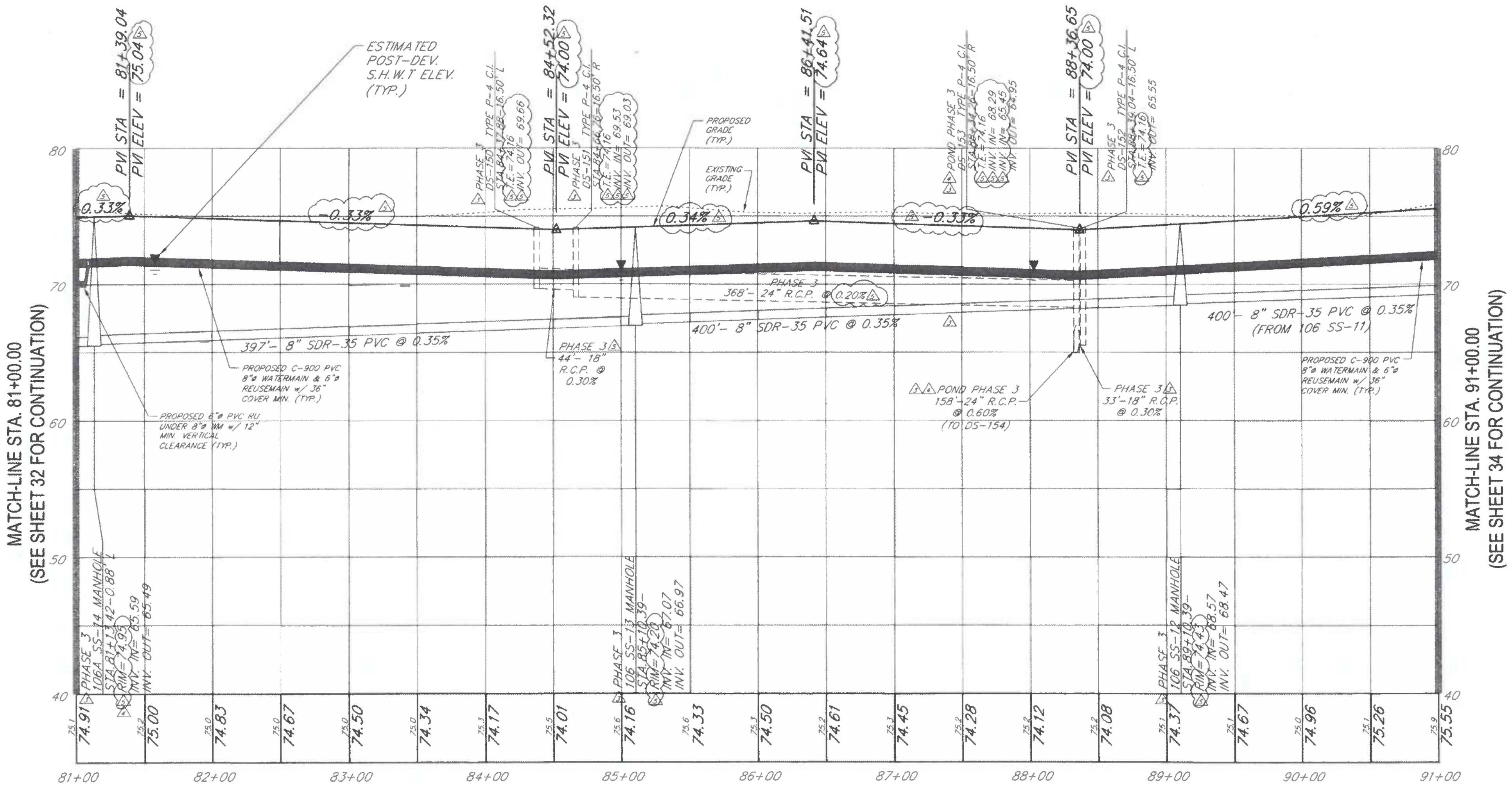


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OSCEOLA COUNTY, FLORIDA
SEC 20, TWP 26S, RNG 31E

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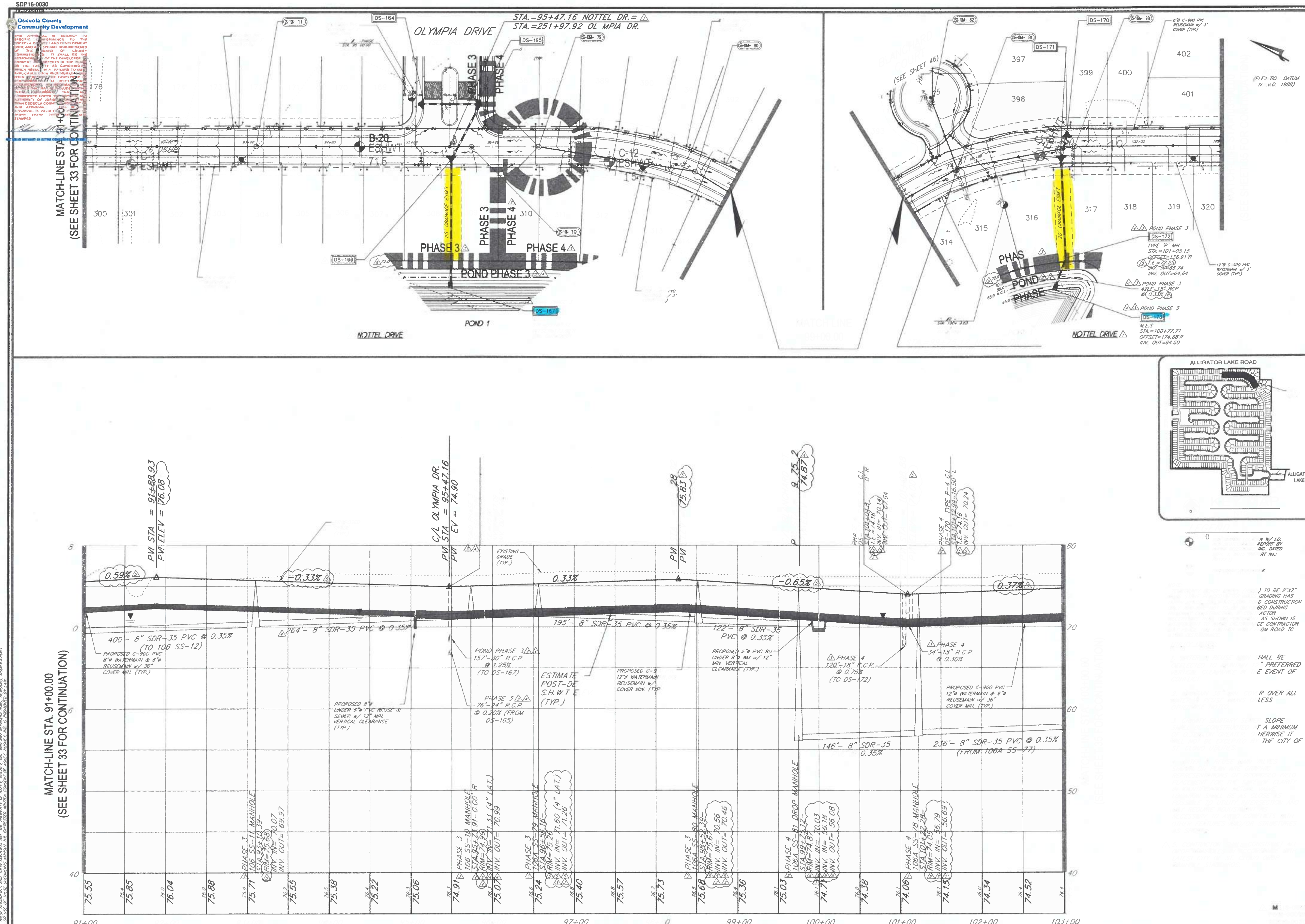



Osceola County Community Development

**Askey Hughey, Inc.**
Civil Engineering / Land Planning
Certificate of Authorization Number: 26233
25 E. 13th Street Suite 9, St. Cloud, Fl 34769
Phone: (407) 957-3308 • Fax: (407) 957-1019

REVISIONS

NOTTEL DRIVE PLAN & PROFILE

Hanover Lakes

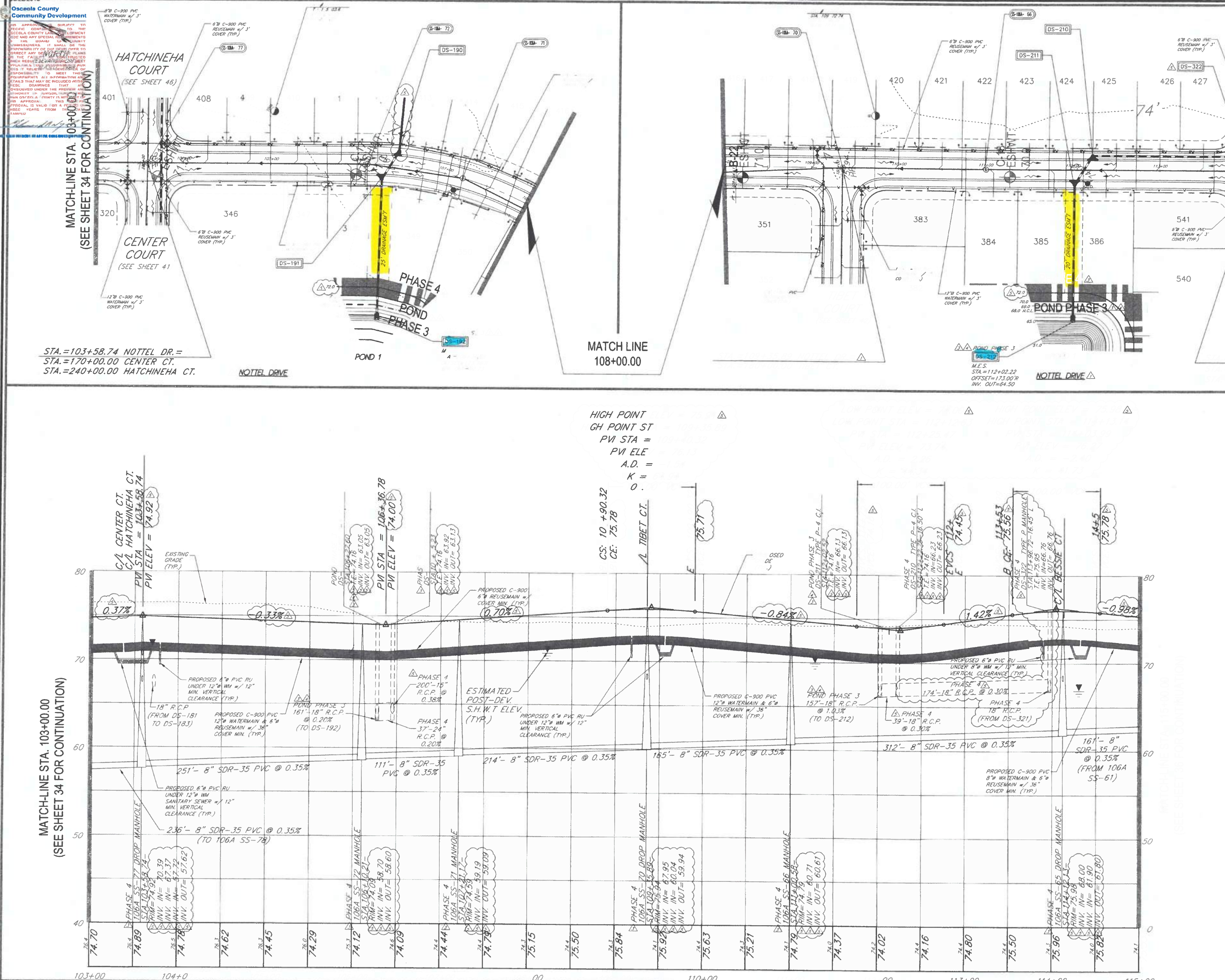
Hanover Capital Partners, LLC

OSCEOLA COUNTY, FLORIDA

SEC 20, TWP 26S, RNG 31E

| | |
|---|---|
| PROJECT NO.\FILE NAME 14014-32-36-PROFILES | DSGN SAS |
| AH JOB # AH14014 | DRWN CJF |
| SCALE 1" = 50' HORZ. 1" = 5' VERT. | CHKD JFA |

SHEET NO. 34 OF 81




ALLIGATOR LAKE ROAD
HICKORY TREE ROAD
SITE AREA
ALLIGATOR LAKE
KEY MAP
NTS

LEGEND

B-20 SOIL BORING LOCATION W/ I.D. PER GEOTECHNICAL REPORT BY NATIVE GEOSCIENCE INC. DATED SEPT. 1, 2015 (REPORT No.: R0177.1)

TBM TEMPORARY BENCHMARK

NOTE:
TEMPORARY BENCH MARKS (TBM's) TO BE 2"X2" WOOD STAKE PLACED AFTER MASS GRADING HAS TAKEN PLACE. TBM's ARE FOR ROAD CONSTRUCTION ONLY AND ARE NOT TO BE DISTURBED DURING ROADWAY CONSTRUCTION. IF CONTRACTOR ASCERTAINS THAT TBM PLACEMENT AS SHOWN IS INSUFFICIENT TO AVOID DISTURBANCE, CONTRACTOR MAY PLACE TBM FURTHER AWAY FROM ROAD TO AVOID DISTURBANCE.

UTILITY NOTES:

1. WATER & REUSE MAIN SHALL BE DEFLECTED TO MAINTAIN 12" PREFERRED VERTICAL CLEARANCE IN THE EVENT OF CONFLICT.
2. MAINTAIN 36" MIN. COVER OVER ALL WATER & REUSE MAINS UNLESS OTHERWISE NOTED.
3. GRAVITY SANITARY SEWER SLOPE SHALL BE CONSTRUCTED AT A OF 0.32% OR GREATER, OTHE WILL NOT BE EXCEPTED BY TH ST. CLOUD UTILITIES.
4. WATER & REUSE MAIN VAL SHOWN ON PLAN ARE GRAPHI REPRESENTATIONS OF PROPOS PLACEMENT FOR THE SAKE OF IN IDENTIFICATION. ACTUAL VAL LOCATION SHALL BE AS CLOS POSSIBLE TO UTILITY INTERSEC MAY REQUIRE ADJUSTMENT AS NECESSARY TO AVOID CONFLIC OTHER FEATURES AND/OR STR AS SHOWN.
5. CONTRACTOR SHALL CONST DROP MANHOLES IN ACCORDA LATEST CITY OF ST. CLOUD MANHOLE STANDARDS.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| | 1/22/18 | REVISED PER CLIENT'S REQUEST | CJF |
| | 7/18/17 | REVISED PER CLIENT'S REQUEST | CJF |
| | 8/20/16 | REVISED PER GEOTECHNICAL'S UNDERDRAIN RECOMMENDATION | CJF |
| | 4/19/16 | REVISED PER OSCEOLA CO. & CITY OF ST. CLOUD COMMENTS | CJF |

# NOTTEL DRIVE PLAN & PROFILE

Hanover Lakes
Hanover Capital Partners, LLC
OSCEOLA COUNTY, FLORIDA
SEC 20, TWP 26S, RNG 31E

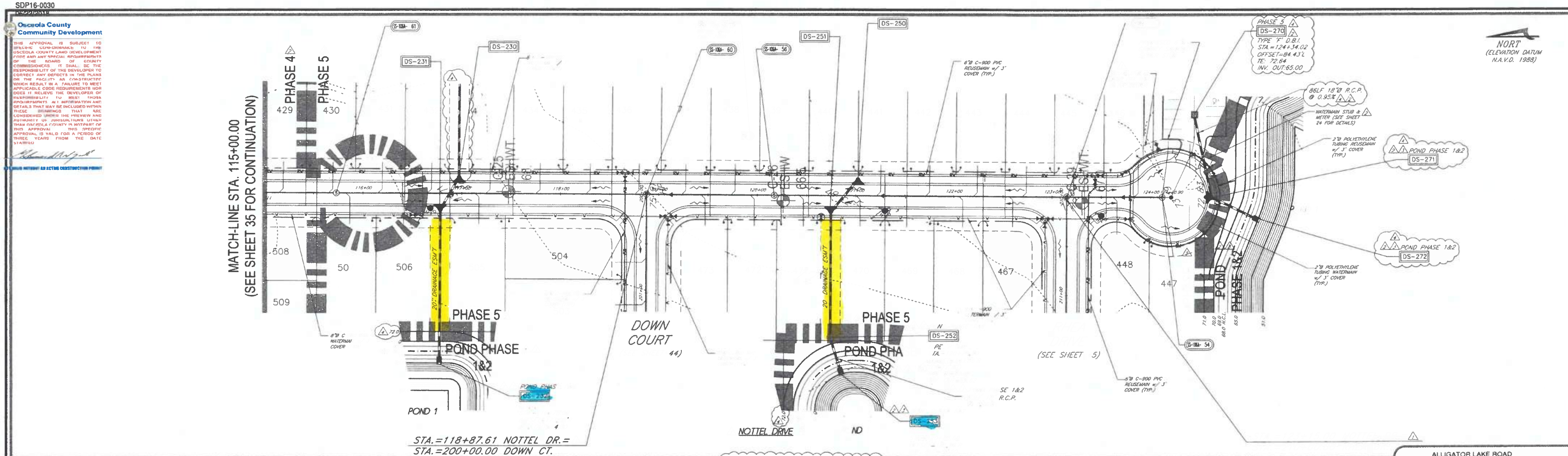
| | |
|---|---|
| PROJECT NO./FILE NAME: 14014-32-36-PROFILES | DSGN: SAS |
| AH JOB #: AH14014 | DRWN: CJF |
| SCALE: 1" = 50' HORZ, 1" = 5' VERT | CHKD: JFA |

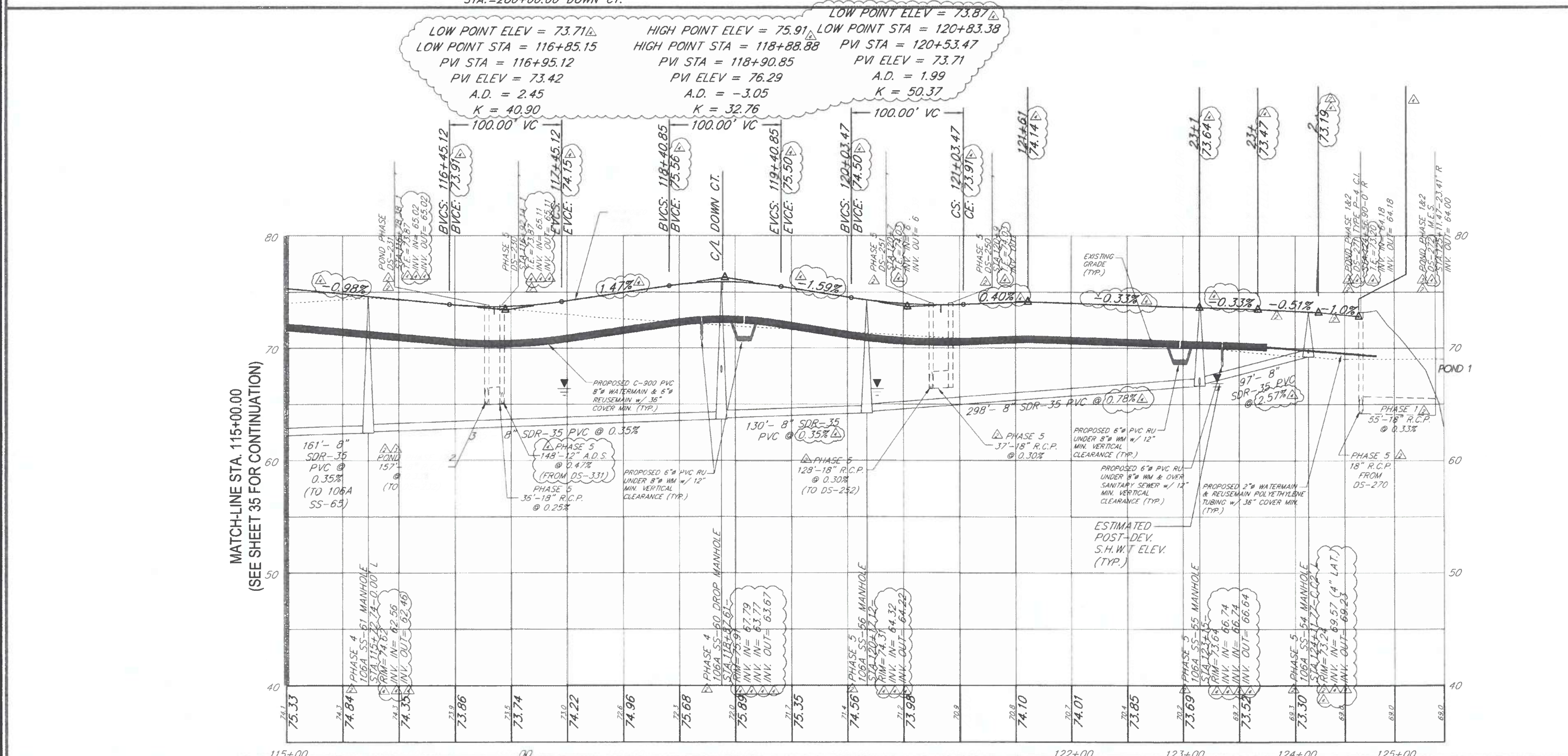
JAMES F. ASKEY, P.E.
FL. REG. NO. 45734

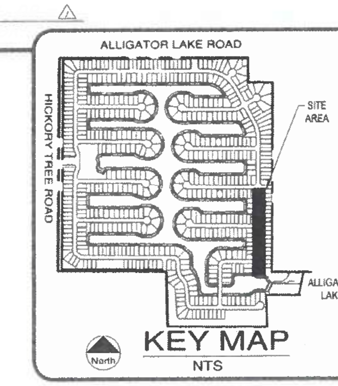
SHEET NO. 35 OF 81

SDP16-0030

Osceola County Community Development

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| △ | 7/18/17 | REVISED PER CLIENT'S REQUEST | CJF |
| △ | 4/19/16 | REVISED PER OSCEOLA CO. & CITY OF ST. CLOUD COMMENTS | CJF |

# NOTTEL DRIVE PLAN & PROFILE

**Hanover Lakes**

Hanover Capital Partners, LLC

OSCEOLA COUNTY, FLORIDA

SEC 20, TWP 26S, RNG 31E

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|---|---|
| PROJECT NO.\FILE NAME 14014-32-36-PROFILES | DSGN SAS |
| AH JOB # AH14014 | DRWN CJF |
| SCALE 1" = 50' HORZ. 1" = 5' VERT. | CHKD JFA |

SCALE BAR 0 50' 100'

JAMES F. ASKEY, PE
FL REG NO. 45134
DATE JUN 04 2018

SHEET NO. 36 OF 81

SDP16-0030

**Osceola County Community Development**

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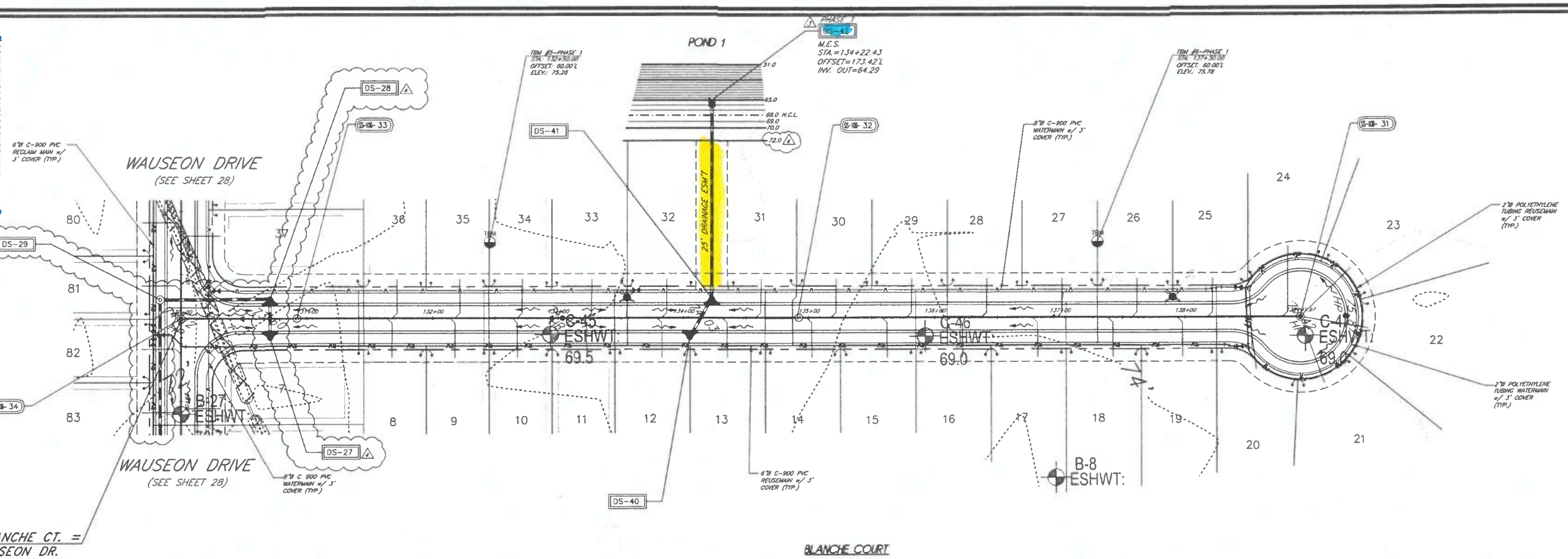
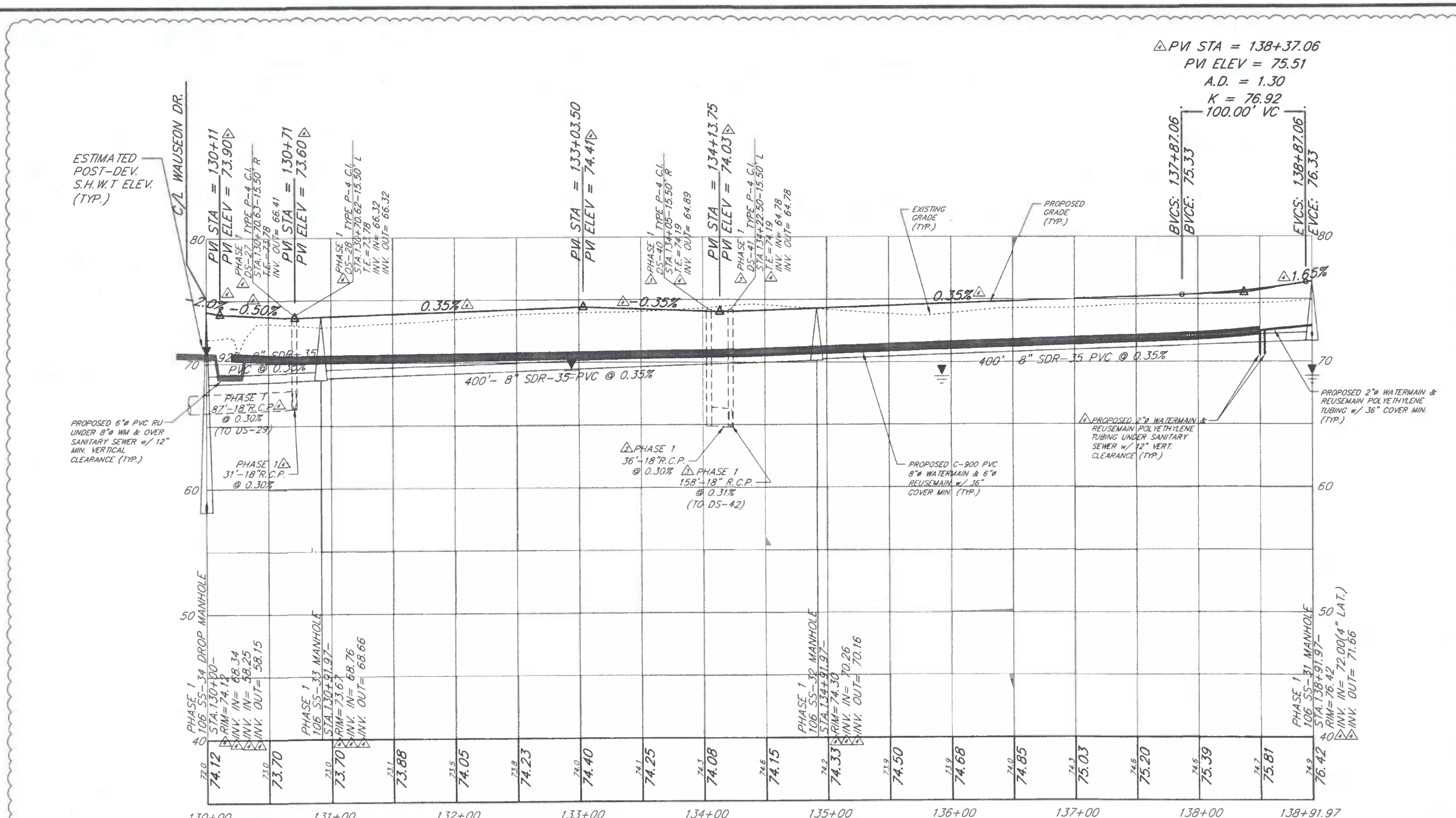
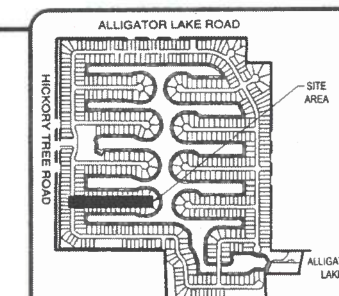
NOT VALID WITHOUT AN ACTIVE CONSTRUCTION PERMIT




KEY MAP

NTS

LEGEND

B-20 SOIL BORING LOCATION W/ I.D. PER GEOTECHNICAL REPORT BY NATIVE GEOSCIENCE INC. DATED SEPT. 1, 2015 (REPORT No.: R0177.1)

TBM TEMPORARY BENCHMARK

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4. WATER & REUSE MAIN VALVES SHOWN ON PLAN ARE GRAPHIC REPRESENTATIONS OF PROPOSED FIELD PLACEMENT FOR THE SAKE OF CLARITY IN IDENTIFICATION. ACTUAL VALVE LOCATION SHALL BE AS CLOSE AS POSSIBLE TO UTILITY INTERSECTION AND MAY REQUIRE ADJUSTMENT AS NECESSARY TO AVOID CONFLICTS WITH OTHER FEATURES AND/OR STRUCTURES AS SHOWN.

5. CONTRACTOR SHALL CONSTRUCT ALL DROP MANHOLES IN ACCORDANCE WITH LATEST CITY OF ST. CLOUD DROP MANHOLE STANDARDS.

ZMA13-0060
PS15-00018
SDP16-0030


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REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 4 | 1/22/18 | REVISED PER CLIENT'S REQUEST | CJF |
| 3 | 7/18/17 | REVISED PER CLIENT'S REQUEST | CJF |
| 2 | 6/20/16 | REVISED PER GEOTECHNICAL'S UNDERDRAIN RECOMMENDATION | CJF |
| 1 | 4/19/16 | REVISED PER OSCEOLA CO. & CITY OF ST. CLOUD COMMENTS | CJF |

# BLANCHE COURT PLAN & PROFILE

**Hanover Lakes**

*Hanover Capital Partners, LLC*

OSCEOLA COUNTY, FLORIDA

SEC 20, TWP 26S, RNG 31E

| | |
|---|---|
| PROJECT NO.\FILE NAME: 14014-37-38-PROFILES | DSGN: SAS |
| AH JOB #: AH14014 | DRWN: CJF |
| SCALE: 1" = 50' HORZ. 1" = 5' VERT. | CHKD: JFA |

SCALE BAR 0 50' 100'

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APPROVED BY

JAMES F. ASKEY, P.E.
FL. REG. NO. 45134
FEB 07 2018

SHEET NO. 37 OF 81

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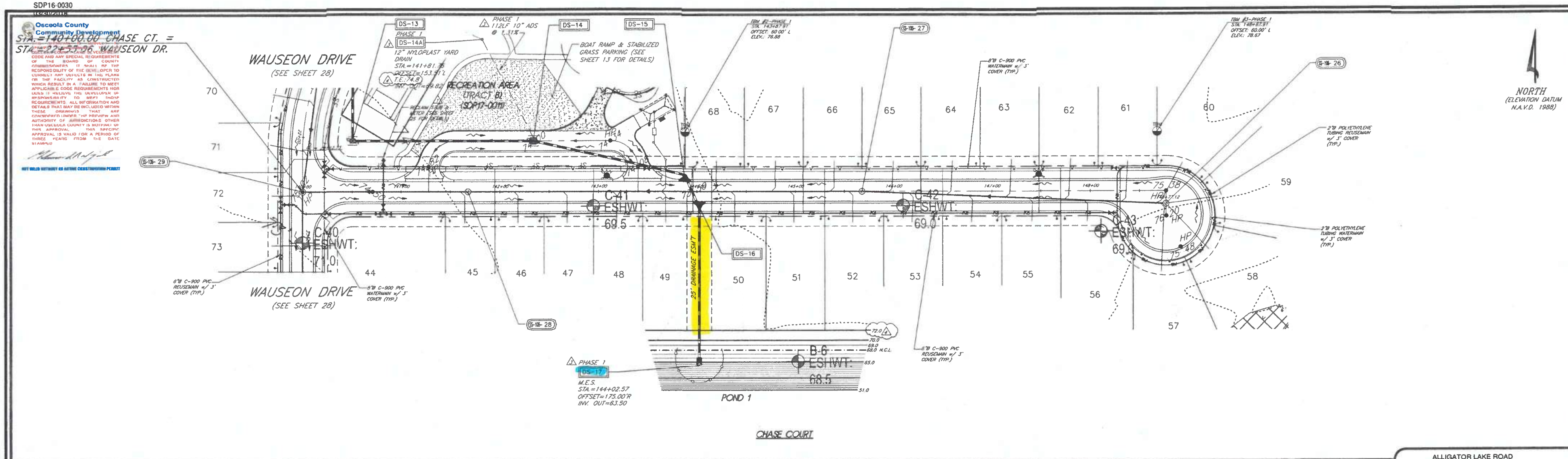
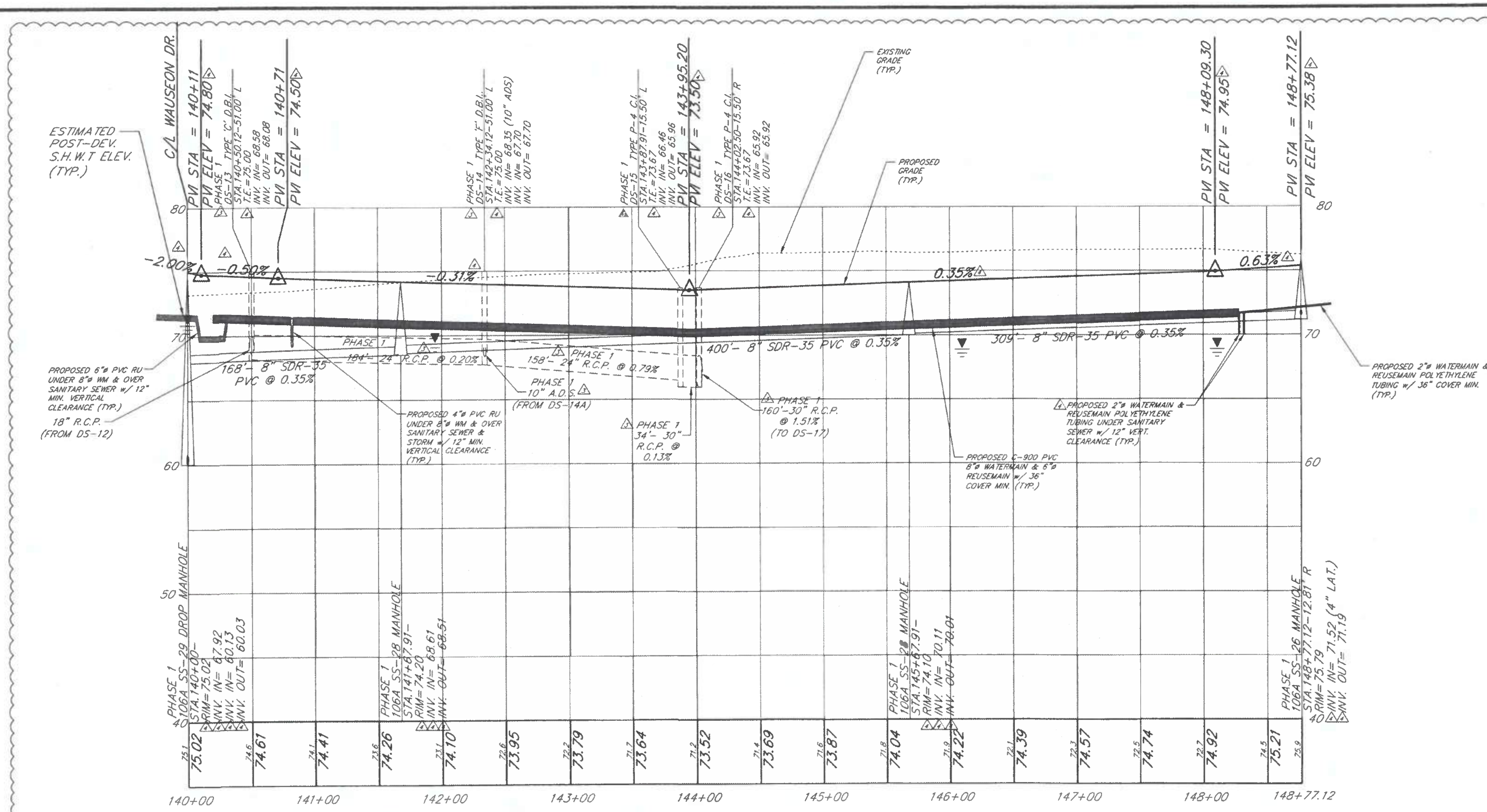
SDP16-0030





## LEGEND

B-20 SOIL BORING LOCATION W/ I.D. PER GEOTECHNICAL REPORT BY NATIVE GEOSCIENCE INC. DATED SEPT. 1, 2015 (REPORT No.: R0177.1)

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ZMA13-0060
PS15-00018
SDP16-0030

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REVISIONS

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| 4 | 1/22/18 | REVISED PER CLIENT'S REQUEST | CJF |
| 3 | 7/18/17 | REVISED PER CLIENT'S REQUEST | CJF |
| 2 | 6/20/16 | REVISED PER GEOTECHNICAL'S UNDERDRAIN RECOMMENDATION | CJF |
| 1 | 4/19/16 | REVISED PER OSCEOLA CO. & CITY OF ST. CLOUD COMMENTS | CJF |

# CHASE COURT PLAN & PROFILE

**Hanover Lakes**
Hanover Capital Partners, LLC

OSCEOLA COUNTY, FLORIDA
SEC 20, TWP 26S, RNG 31E

| | |
|---|---|
| PROJECT NO.\FILE NAME: 14014-37-38-PROFILES | DSGN: SAS |
| AH JOB #: AH14014 | DRWN: CJF |
| SCALE: 1" = 50' HORZ. 1" = 5' VERT. | CHKD: JFA |

SCALE BAR 0 50' 100'

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APPROVED BY
JAMES F. ASKEY, P.E.
FL. REG. NO. 45134
DATE FEB 07 2018

SHEET NO. 38 OF 81

SDP16-0030

**Osceola County Community Development**

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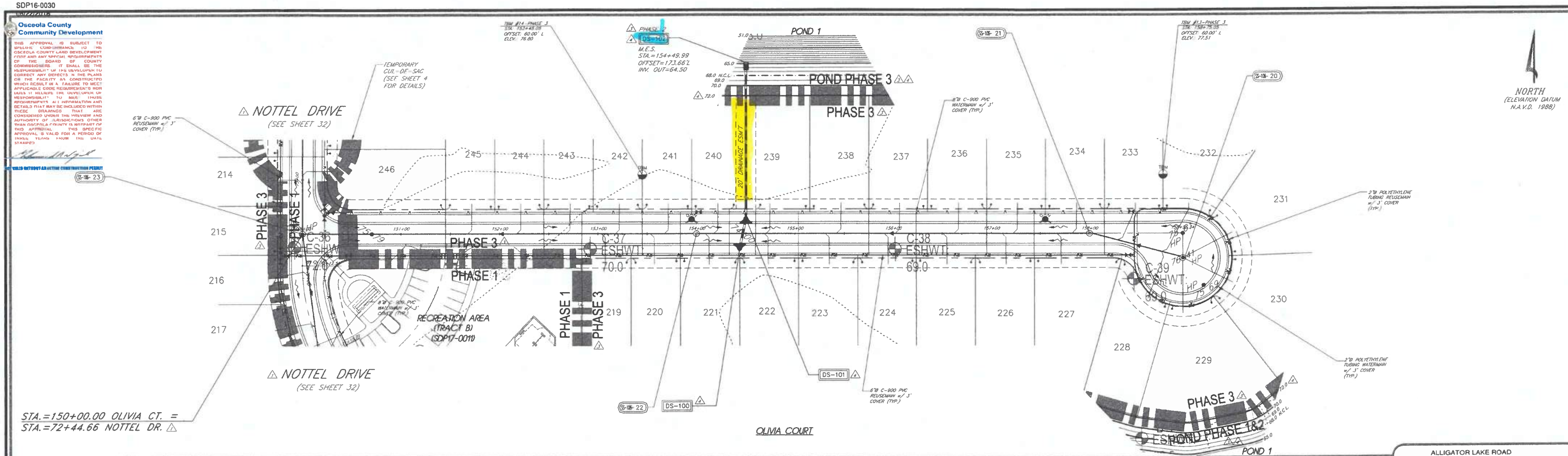


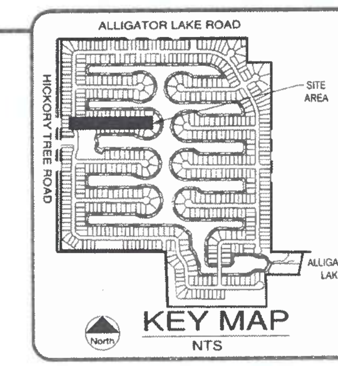


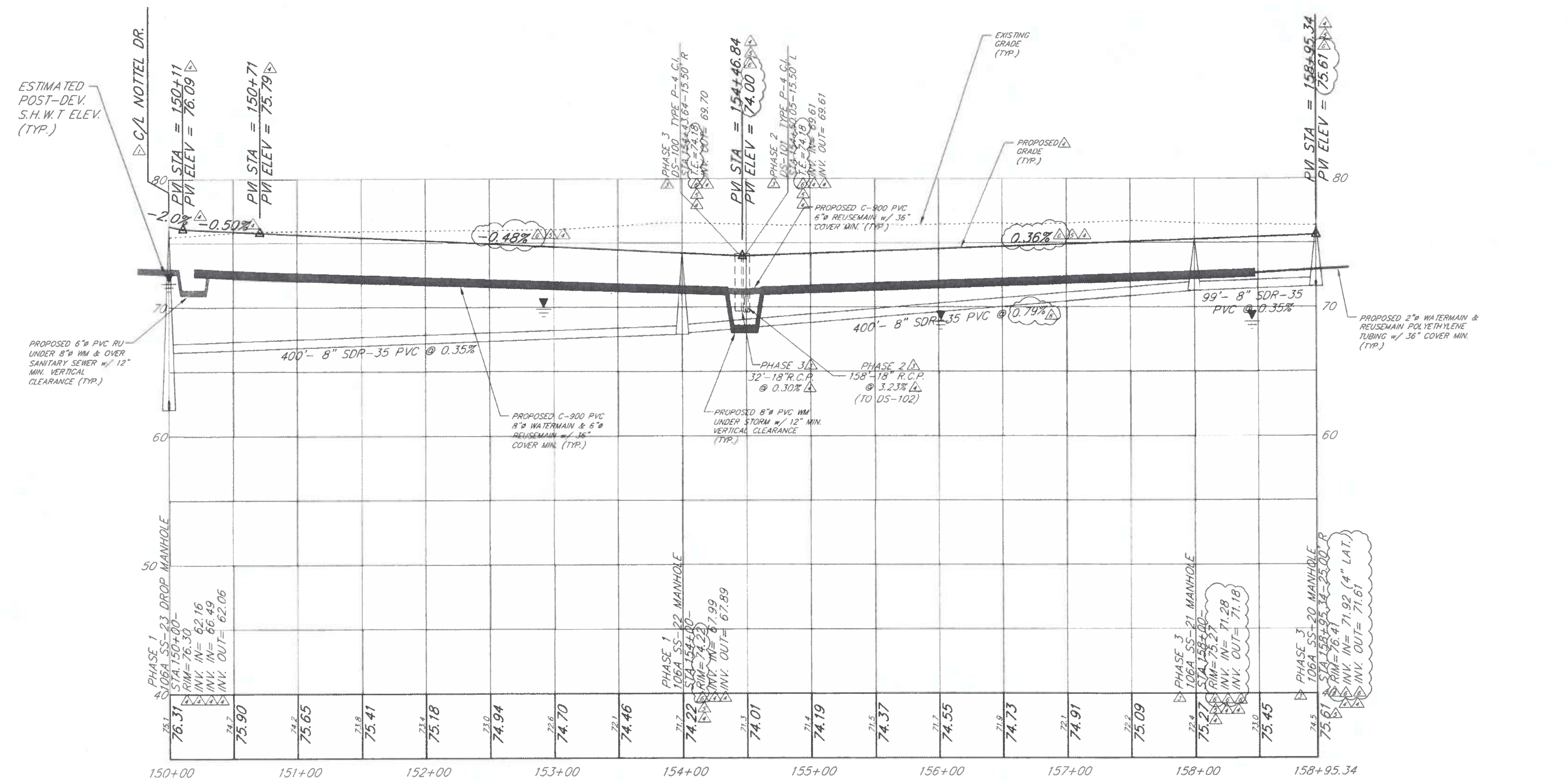


## LEGEND

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ZMA19-0060
PS15-00016
SDP16-0030

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| 1 | 4/19/16 | REVISED PER OSCEOLA CO. & CITY OF ST. CLOUD COMMENTS | CJF |

## OLIVIA COURT PLAN & PROFILE

Hanover Lakes
Hanover Capital Partners, LLC

SEC 20, TWP 26S, RNG 31E
OSCEOLA COUNTY, FLORIDA

| | |
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| PROJECT NO.\FILE NAME 14014-39-40-PROFILES | DSGN SAS |
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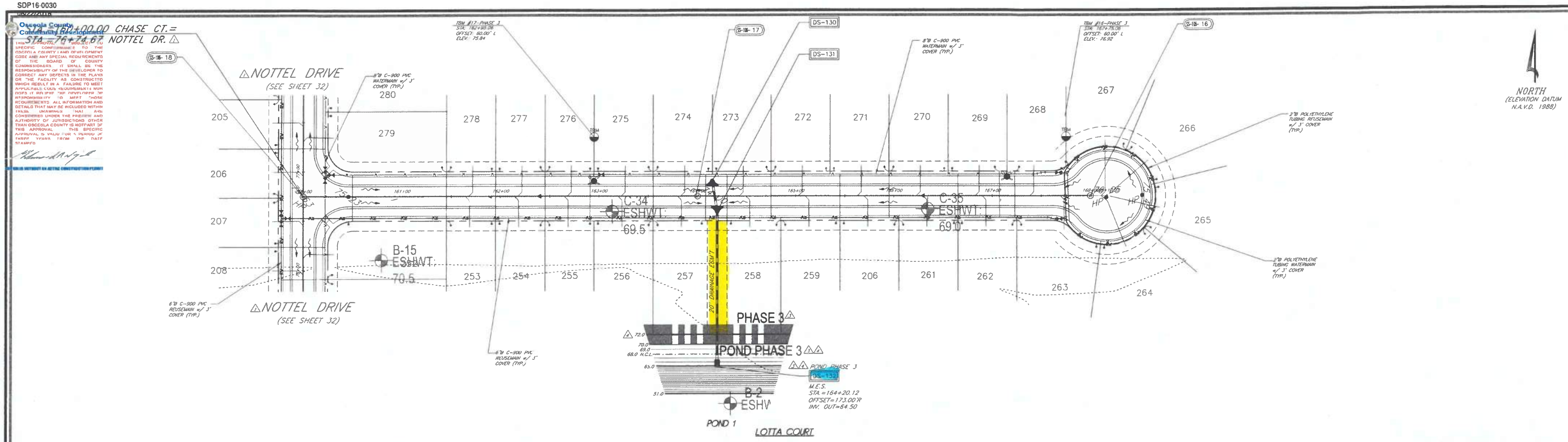
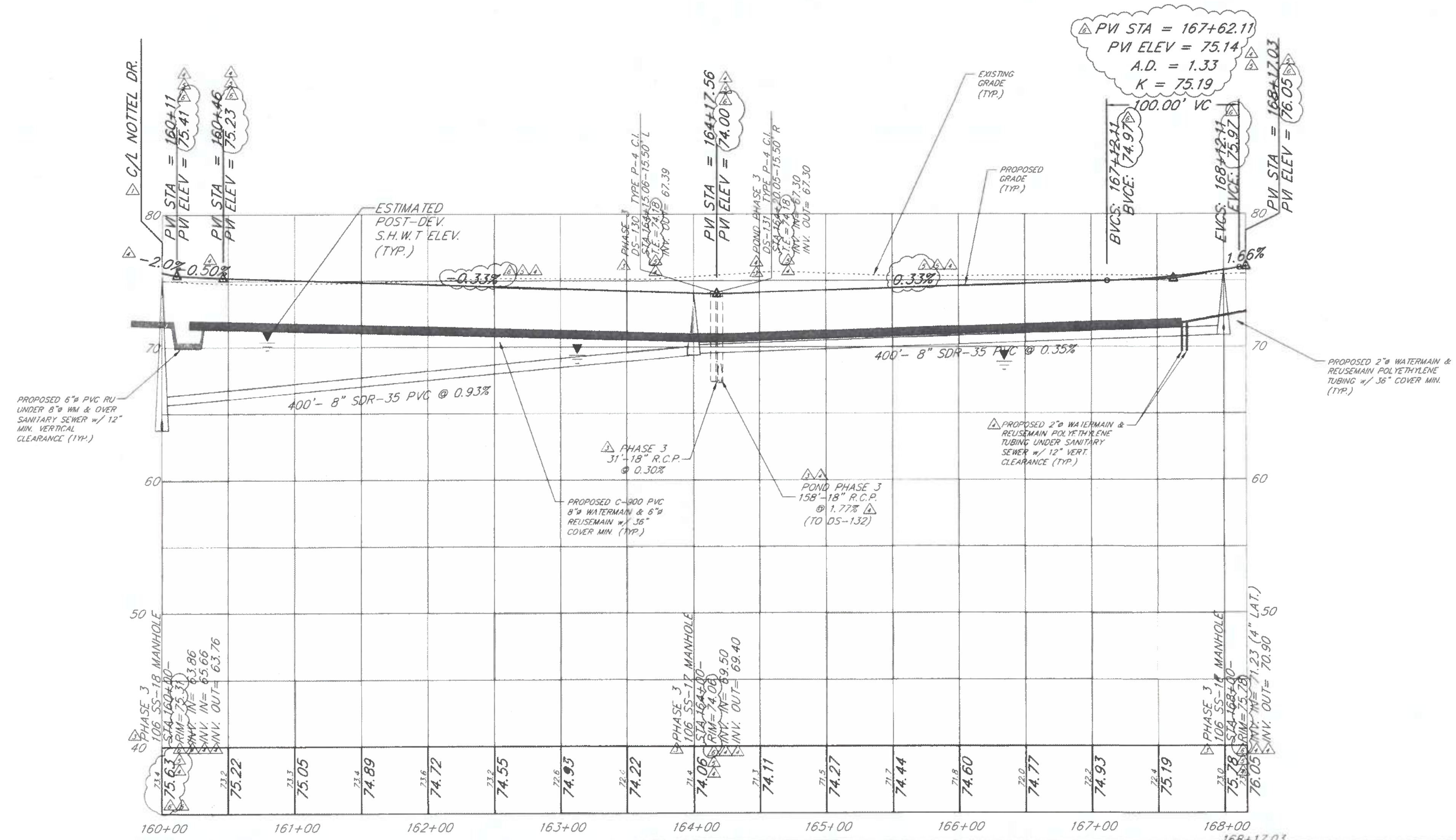
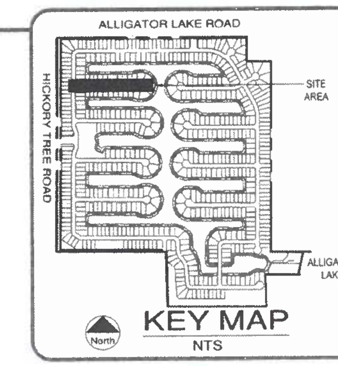
APPROVED BY
JAMES P. ASKEY, P.E.
FL. REG. NO. 45134
DATE: JUN 04 2018

SHEET NO. 39 OF 81

SDP16-0030

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ZMA13-0060
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# LOTTA COURT PLAN & PROFILE

Hanover Lakes
Hanover Capital Partners, LLC

OSCEOLA COUNTY, FLORIDA
SEC 20, TWP 26S, RNG 31E

| | |
|---|---|
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JAMES F. ASKEY, P.E.
FL REG. NO. 45134

SHEET NO. 40 OF 81

SDP16-0030

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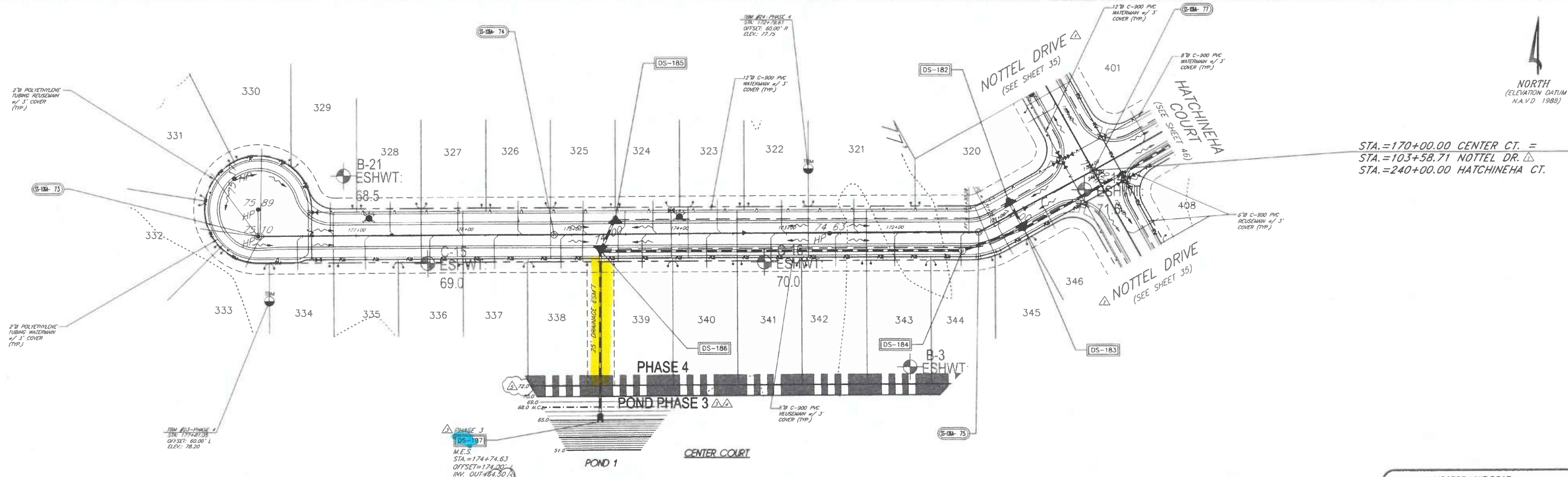


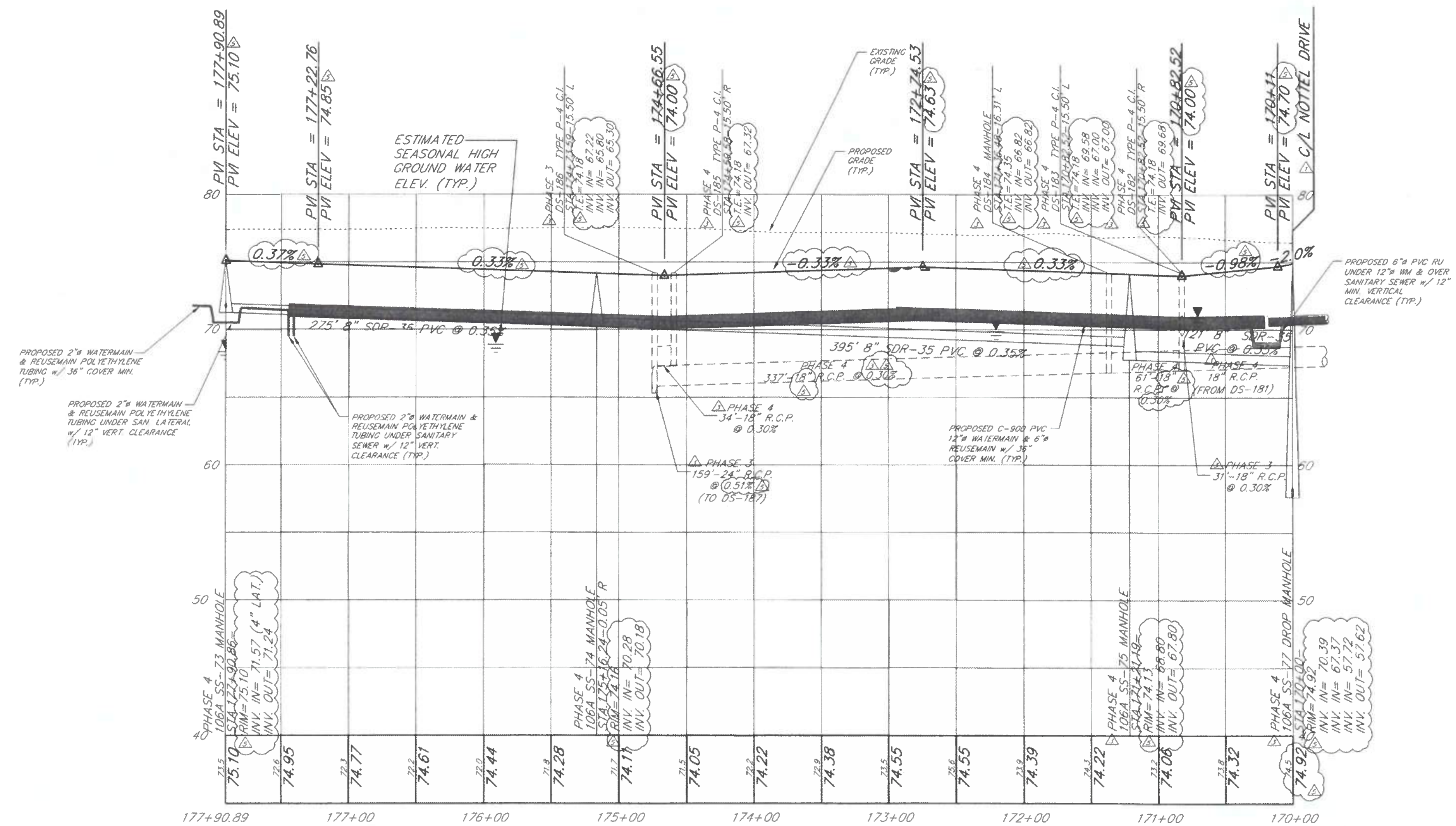


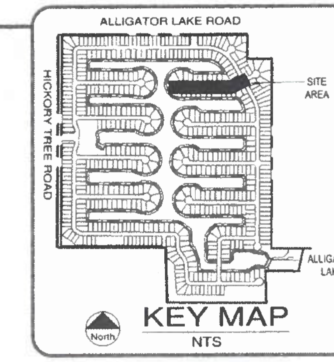


## LEGEND

B-20 SOIL BORING LOCATION W/ I.D. PER GEOTECHNICAL REPORT BY NATIVE GEOSCIENCE INC. DATED SEPT. 1, 2015 (REPORT No.: R0177.1)

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5. CONTRACTOR SHALL CONSTRUCT ALL DROP MANHOLES IN ACCORDANCE WITH LATEST CITY OF ST. CLOUD DROP MANHOLE STANDARDS.

ZMA13-0060
PS15-00018
SDP16-0030

**Askey Hughey, Inc.**
Civil Engineering / Land Planning
Certificate of Authorization Number: 26233
25 E. 13th Street Suite 9, St. Cloud, Fl 34769
Phone: (407) 957-3308 • Fax: (407) 957-1019

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 5 | 5/10/18 | REVISED PER CLIENT'S REQUEST | CJF |
| 4 | 1/22/18 | REVISED PER CLIENT'S REQUEST | CJF |
| 3 | 7/18/17 | REVISED PER CLIENT'S REQUEST | CJF |
| 2 | 6/20/16 | REVISED PER GEOTECHNICAL'S UNDERDRAIN RECOMMENDATION | CJF |
| 1 | 4/19/16 | REVISED PER OSCEOLA CO. & CITY OF ST. CLOUD COMMENTS | CJF |

# CENTER COURT PLAN & PROFILE

**Hanover Lakes**
Hanover Capital Partners, LLC

OSCEOLA COUNTY, FLORIDA
SEC 20, TWP 26S, RNG 31E

| | |
|---|---|
| PROJECT NO.\FILE NAME: 14014-41-42-PROFILES | DSGN: SAS |
| AH JOB #: AH14014 | DRWN: CJF |
| SCALE: 1" = 50' HORZ. 1" = 5' VERT. | CHKD: JFA |

SCALE BAR 0 50' 100'

INFORMATIONAL COPY ONLY, UNLESS EMBOSSED WITH PROFESSIONAL ENGINEERS SEAL

APPROVED BY: JAMES F. ASKEY, P.E. FL. REG. NO. 65134

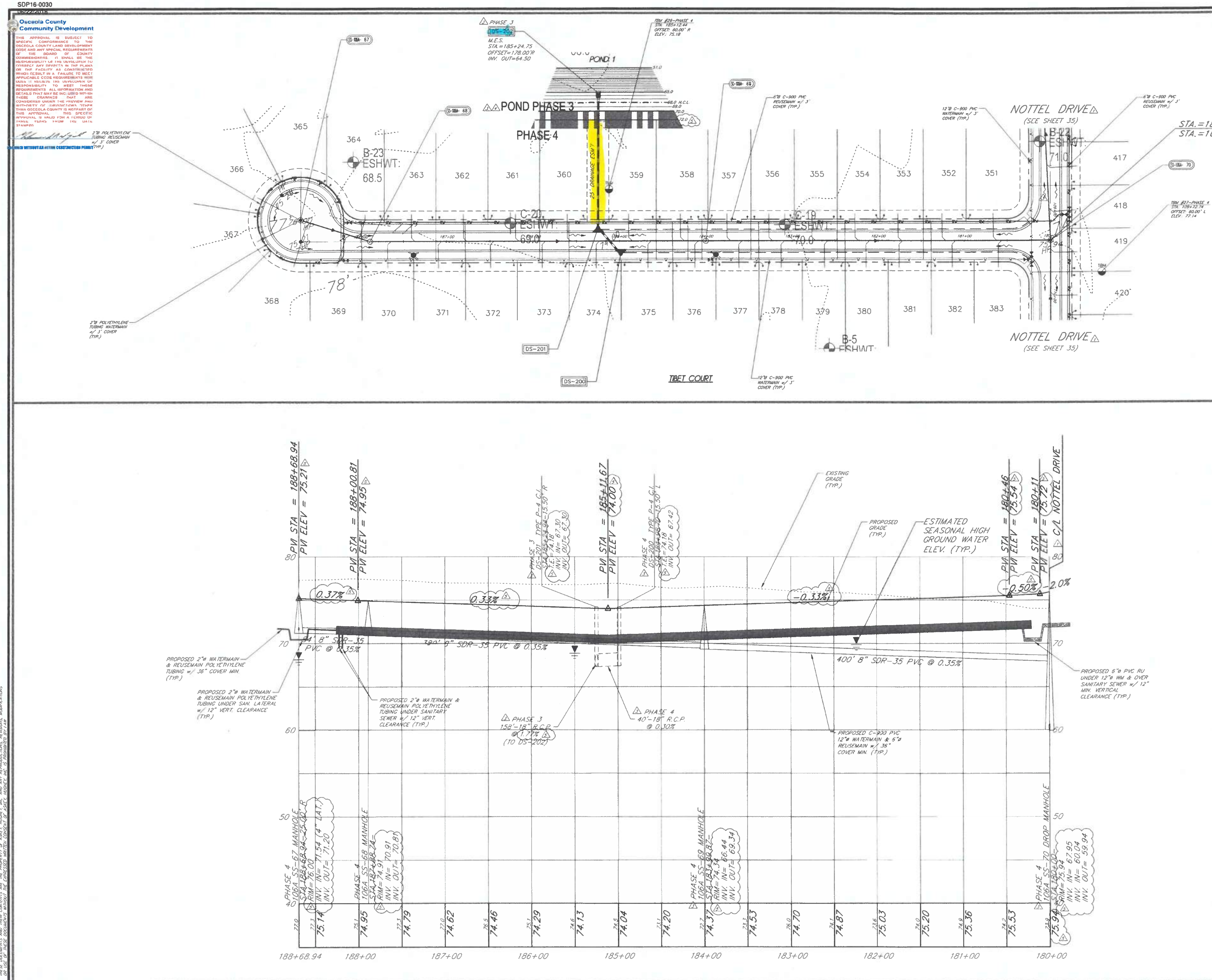
SHEET NO. 41 OF 81

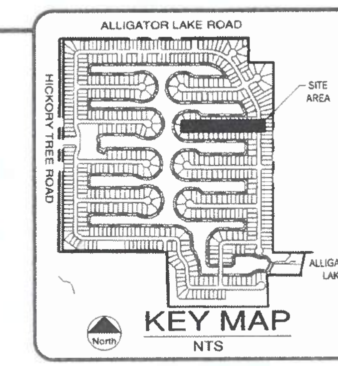
SDP16-0030

Osceola County Community Development

THE APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. ALL INFORMATION AND DETAILS THAT MAY BE INCLUDED WITHIN THESE DRAWINGS THAT ARE CONSIDERED UNDER THE PREVIEW AND AUTHORITY OF JURISDICTIONS OTHER THAN OSCEOLA COUNTY IS NOT PART OF THIS APPROVAL. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE STAMPED.

NOT VALID WITHOUT AN ACTIVE CONSTRUCTION PERMIT




## LEGEND

B-20 SOIL BORING LOCATION W/ I.D. PER GEOTECHNICAL REPORT BY NATIVE GEOSCIENCE INC. DATED SEPT. 1, 2015 (REPORT No. R0177.1)

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ZMA13-0080
PS16-00015
SDP16-0030

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# TIBET COURT PLAN & PROFILE

Hanover Lakes
Hanover Capital Partners, LLC

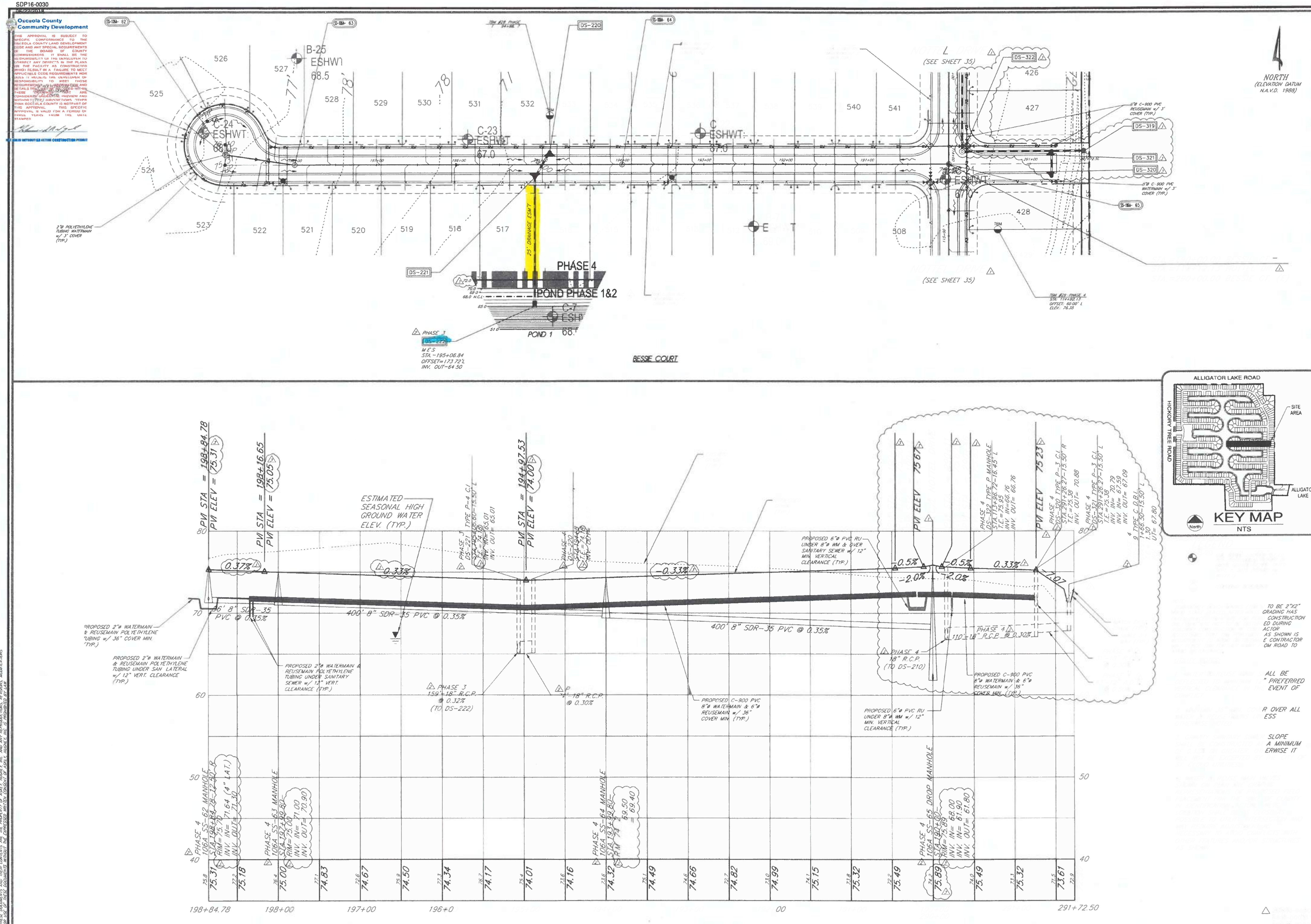
SEC 20, TWP 26S, RNG 31E
OSCEOLA COUNTY, FLORIDA

| | |
|---|---|
| PROJECT NO./FILE NAME: 14014-41-42-PROFILES | DSGN: SAS |
| AH JOB #: AH14014 | DRWN: CJF |
| SCALE: 1" = 50' HORZ. 1" = 5' VERT. | CHKD: JFA |

JAMES F. ASKEY, P.E. FL. REG. NO. 45134
DATE: JUN 04 2018

SHEET NO. 42 OF 81

SDP16-0030

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REVISIONS

BESSIE COURT
PLAN & PROFILE

**Hanover Lakes**
Hanover Capital Partners, LLC

OSCEOLA COUNTY, FLORIDA
SEC 20, TWP 26S, RNG 31E

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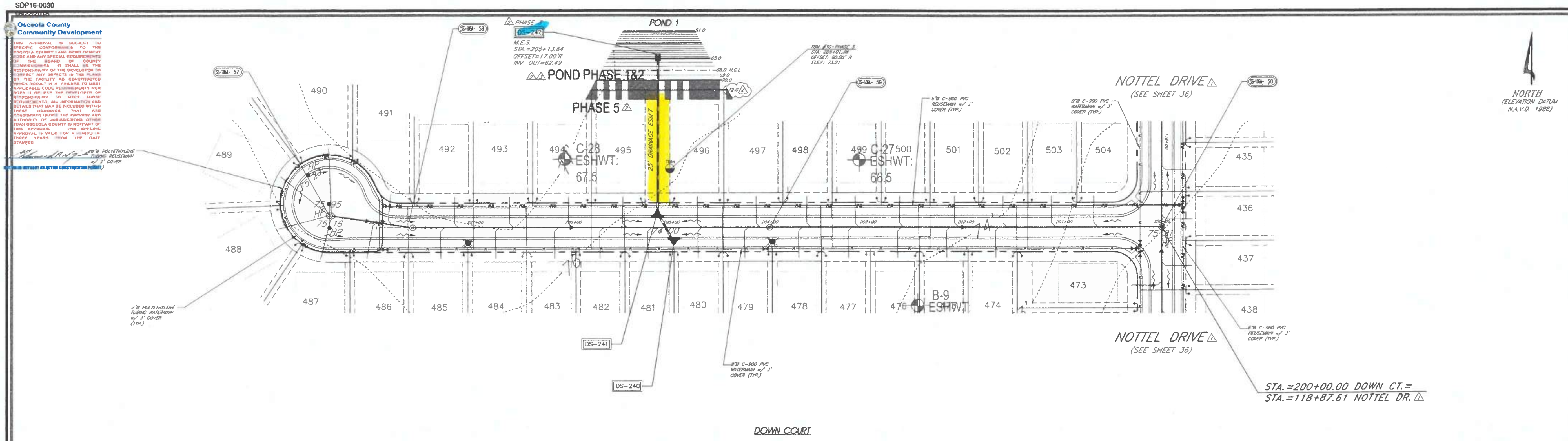
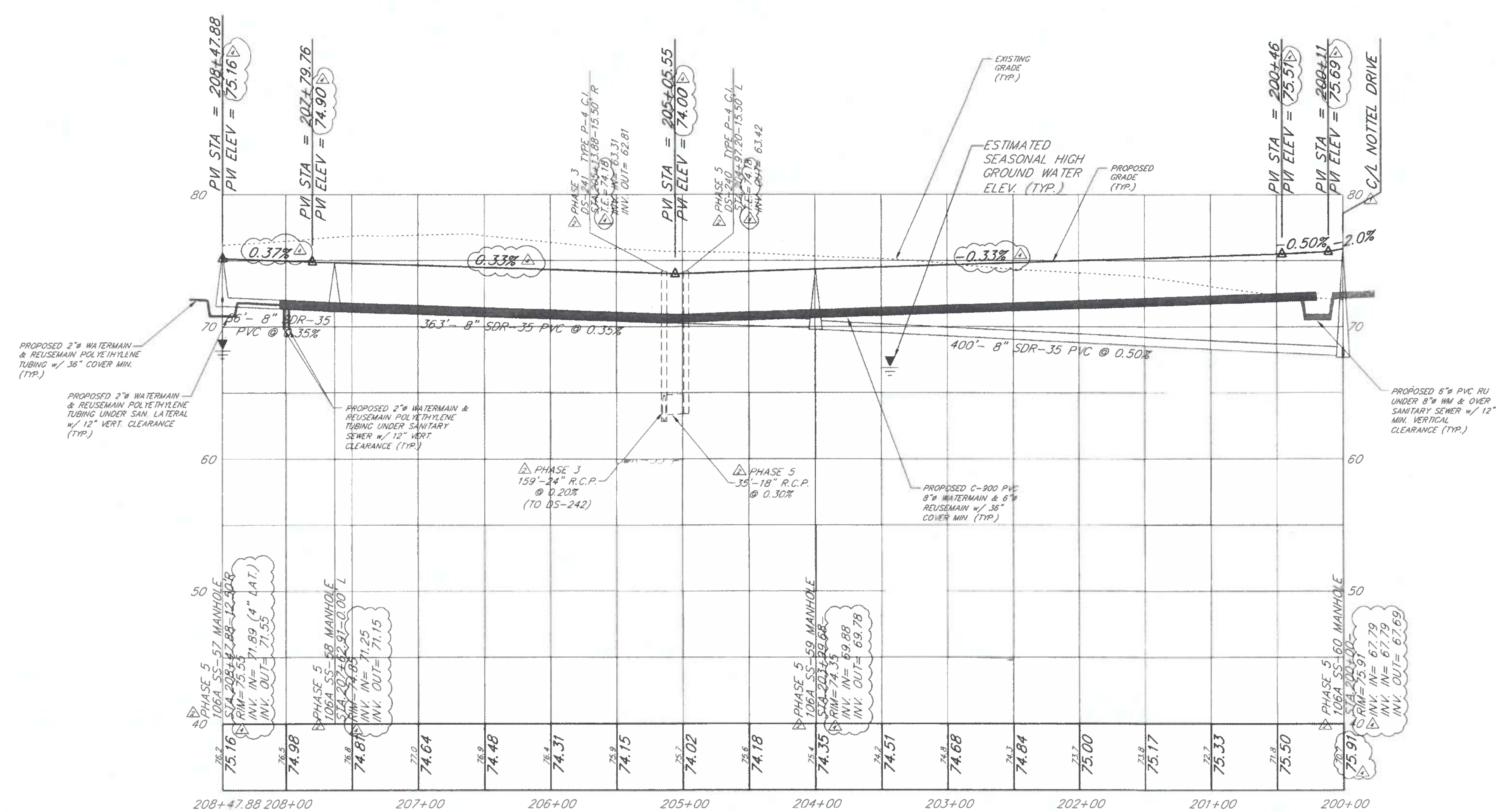
SHEET NO. 43 OF 81

SDP16-0030




DOWN COURT





KEY MAP
NTS

## LEGEND

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ZMA13-0060
PS15-00018
SDP16-0030

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DOWN COURT
PLAN & PROFILE

Hanover Lakes
Hanover Capital Partners, LLC

OSCEOLA COUNTY, FLORIDA
SEC 20 TWP 26S RNG 31E

| PROJECT NO.\FILE NAME | DSGN |
|---|---|
| 14014-43-44-PROFILES | SAS |
| AH JOB # AH14014 | DRWN CJF |
| SCALE 1" = 50' HORZ. 1" = 5' VERT. | CHKD JFA |

SCALE BAR 0 50' 100'

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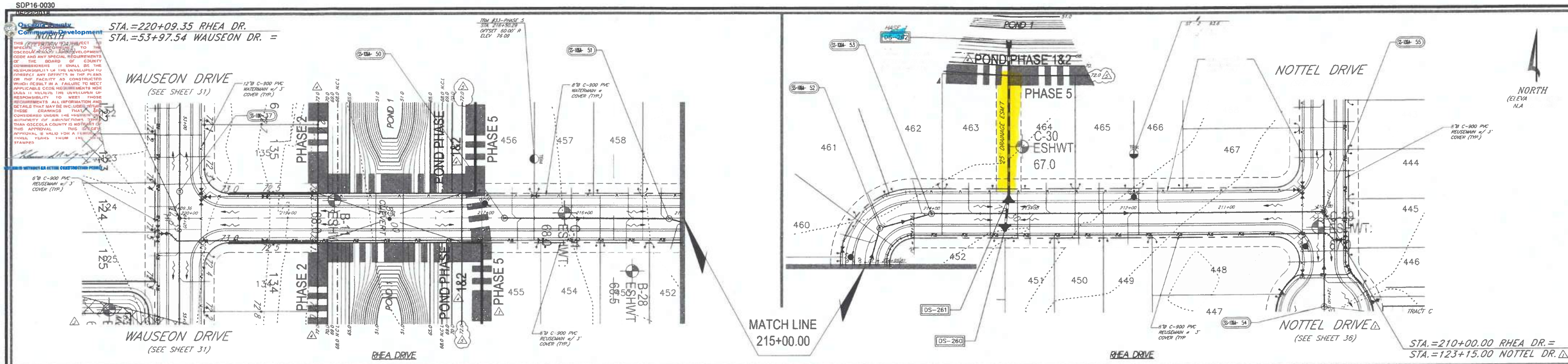
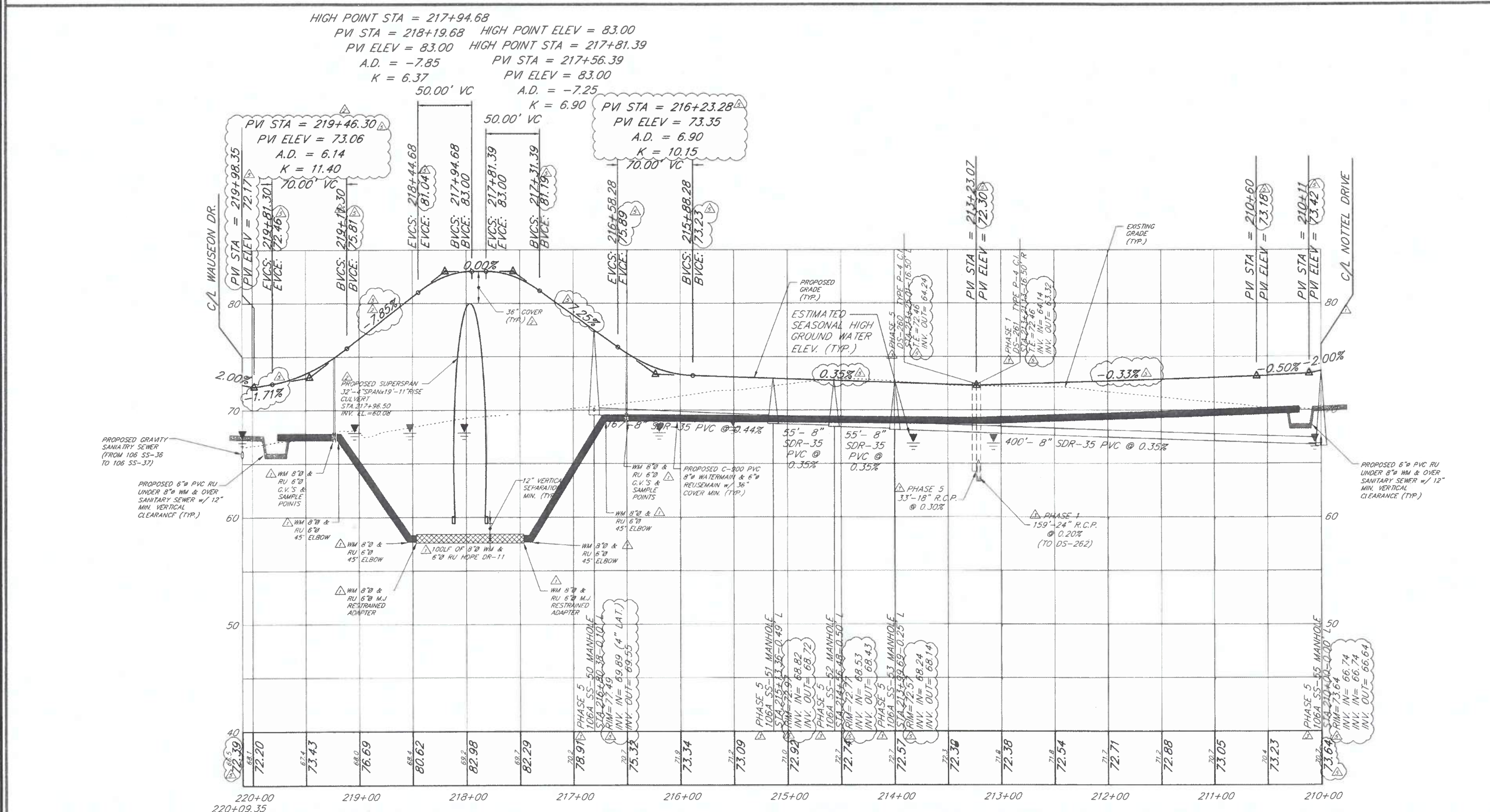
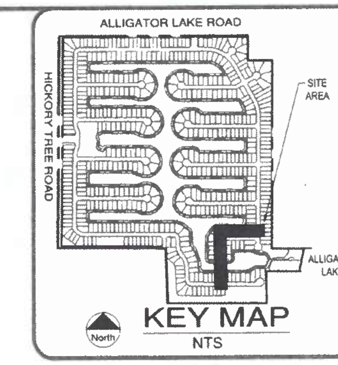
APPROVED BY
JAMES F. ASKEY, P.E.
FL. REG. NO. 45134
DATE JUN 04 2018

SHEET NO. 44 OF 81

SDP16-0030

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| 1 | 4/19/16 | REVISED PER OSCEOLA CO. & CITY OF ST. CLOUD COMMENTS | CJF |

RHEA DRIVE
PLAN & PROFILE

Hanover Lakes
Hanover Capital Partners, LLC

SEC 20, TWP 26S, RNG 31E
OSCEOLA COUNTY, FLORIDA

| | |
|---|---|
| PROJECT NO./FILE NAME: 14014-45-46-PROFILES | DSGN: SAS |
| AH JOB #: AH14014 | DRWN: CJF |
| SCALE: 1" = 50' HORZ. 1" = 5' VERT. | CHKD: JFA |

SCALE BAR: 0 50' 100

JAMES F. ASKEY, P.E.
REG. NO. 48314

# Osceola Chain of Lakes

## Community Development District

### Proposed Budget

### FY 2026

# Table of Contents

# Osceola Chain of Lakes

## Community Development District

### Proposed Budget

### General Fund

| Description | Adopted Budget FY2025 | Actuals Thru 3/31/25 | Projected Next 6 Months | Projected Thru 9/30/25 | Proposed Budget FY2026 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Assessments | $ 288,775 | $ 283,329 | $ 5,446 | $ 288,775 | $ 288,775 |
| Interest Income | $ - | $ 223 | $ 112 | $ 335 | $ - |
| **Total Revenues** | **$ 288,775** | **$ 283,552** | **$ 5,558** | **$ 289,110** | **$ 288,775** |
| **Expenditures** | | | | | |
| *General & Administrative* | | | | | |
| Supervisor Fees | $ 1,200 | $ - | $ 600 | $ 600 | $ 4,000 |
| FICA Expense | $ 92 | $ - | $ 46 | $ 46 | $ 306 |
| Engineering | $ 8,000 | $ - | $ 300 | $ 300 | $ 8,000 |
| Attorney | $ 20,000 | $ 1,380 | $ 6,000 | $ 7,380 | $ 20,000 |
| Annual Audit | $ 6,000 | $ 3,800 | $ - | $ 3,800 | $ 3,900 |
| Assessment Administration | $ 5,565 | $ 5,565 | $ - | $ 5,565 | $ 5,732 |
| Dissemination | $ 3,675 | $ 1,938 | $ 1,838 | $ 3,775 | $ 3,785 |
| Trustee Fees | $ 8,500 | $ 5,899 | $ 2,601 | $ 8,500 | $ 9,350 |
| Arbitrage Report | $ 900 | $ 900 | $ - | $ 900 | $ 900 |
| Management Fees | $ 42,500 | $ 21,250 | $ 21,250 | $ 42,500 | $ 43,775 |
| Information Technology | $ 1,182 | $ 591 | $ 591 | $ 1,182 | $ 1,217 |
| Website Maintenance | $ 788 | $ 394 | $ 394 | $ 788 | $ 812 |
| Telephone | $ 200 | $ - | $ 100 | $ 100 | $ 200 |
| Postage & Delivery | $ 500 | $ 12 | $ 250 | $ 262 | $ 500 |
| Printing & Binding | $ 750 | $ 4 | $ 375 | $ 379 | $ 750 |
| Insurance | $ 6,426 | $ 6,251 | $ - | $ 6,251 | $ 8,382 |
| Legal Advertising | $ 3,000 | $ 714 | $ 2,250 | $ 2,964 | $ 3,000 |
| Contingency | $ 3,000 | $ 258 | $ 290 | $ 548 | $ 1,000 |
| Property Appraiser | $ 300 | $ 197 | $ - | $ 197 | $ 300 |
| Office Supplies | $ 150 | $ 0 | $ 75 | $ 75 | $ 150 |
| Travel Per Diem | $ 100 | $ - | $ - | $ - | $ - |
| Dues, Licenses & Subscriptions | $ 175 | $ 175 | $ - | $ 175 | $ 175 |
| **Total General & Administrative:** | **$ 113,003** | **$ 49,329** | **$ 36,959** | **$ 86,288** | **$ 116,234** |
| *Operations & Maintenance* | | | | | |
| Field Management | $ 10,000 | $ 5,000 | $ 5,000 | $ 10,000 | $ 10,300 |
| Property Insurance | $ 8,950 | $ 9,471 | $ - | $ 9,471 | $ 10,229 |
| Pond Bank Mowing | $ 53,027 | $ 25,776 | $ 26,157 | $ 51,933 | $ 55,149 |
| Pond Maintenance | $ 14,795 | $ 5,982 | $ 5,982 | $ 11,964 | $ 14,795 |
| Midge Management | $ 49,000 | $ 22,273 | $ 26,727 | $ 49,000 | $ 50,960 |
| Additional Littoral Planting | $ 5,000 | $ - | $ 5,000 | $ 5,000 | $ 5,000 |
| General Repairs & Maintenance | $ 35,000 | $ - | $ 17,500 | $ 17,500 | $ 26,108 |
| Contingency | $ - | $ 49 | $ - | $ 49 | $ - |
| **Total Operations & Maintenance:** | **$ 175,772** | **$ 68,551** | **$ 86,366** | **$ 154,917** | **$ 172,540** |
| **Total Expenditures** | **$ 288,775** | **$ 117,880** | **$ 123,325** | **$ 241,205** | **$ 288,775** |
| **Excess Revenues/(Expenditures)** | $ - | $ 165,672 | $ (117,767) | $ 47,905 | $ - |

**Assessments - O&M**

| Type | Units | ERU/Unit | ERU's | Per Unit - Gross | Per Unit - Net | Total Gross Assessments | Total Net Assessments |
|---|---|---|---|---|---|---|---|
| Platted - 50' | 336 | 1 | 336 | $527.85 | $496.18 | $177,356.71 | $166,715.31 |
| Platted - 60' | 205 | 1.2 | 246 | $633.42 | $595.41 | $129,850.45 | $122,059.42 |
| **Total** | **541** | | **582** | | | **$307,207.16** | **$288,774.73** |

| Product | FY 2026 Gross Per Unit | FY 2025 Gross Per Unit | Increase/(Decrease) |
|---|---|---|---|
| Platted - 50' | $527.85 | $527.85 | $0.00 |
| Platted - 60' | $633.42 | $633.42 | $0.00 |

# Osceola Chain of Lakes
## Community Development District
GENERAL FUND BUDGET

**REVENUES:**

*Assessments*

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

---

**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

Chapter 190, Florida Statutes, allows for each Board member to receive $200 per meeting, not to exceed $4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

*FICA Expense*

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

*Engineering*

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager. The district is contracted with Dewberry Engineers, Inc.

*Attorney*

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager. The district is contracted with Kutak Rock LLP.

*Annual Audit*

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The district is contracted with Grau and Associates.

*Assessment Administration*

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

# Osceola Chain of Lakes
## Community Development District
GENERAL FUND BUDGET

*<u>Dissemination</u>*

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This service is handled by Governmental Management Services – Central Florida, LLC.

*<u>Trustee Fees</u>*

The District will incur trustee related costs with the Series 2018 and Series 2020 bonds with US Bank.

*<u>Arbitrage Report</u>*

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2018 and 2020 bonds. The district is contracted with AMTEC.

*<u>Management Fees</u>*

The District has contracted with Governmental Management Services – Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

*<u>Information Technology</u>*

Represents various cost of information technology with Governmental Management Services-Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

*<u>Website Maintenance</u>*

Represents the costs with Governmental Management Services – Central Florida LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

*<u>Telephone</u>*

Telephone and fax machine.

*<u>Postage & Delivery</u>*

The District incurs charges for mailing overnight deliveries and correspondence, etc.

*<u>Printing & Binding</u>*

Printing and binding for board meetings, printing of computerized checks, stationary, envelopes etc.

# Osceola Chain of Lakes
## Community Development District
GENERAL FUND BUDGET

*Insurance*

The District's general liability, public official's liability insurance and property insurance coverages with Florida Insurance Alliance.

*Legal Advertising*

The District is required to advertise various notices for Board meetings, public hearings, etc. in a newspaper of general circulation.

*Contingency*

Bank charges and any other miscellaneous administrative expenditures incurred during the year.

*Property Appraiser*

Represents the fees to be paid to the Osceola County Property Appraiser for annual assessment roll administration.

*Office Supplies*

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

*Dues, Licenses & Subscriptions*

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for $175. This is the only expenditure under this category for the District.

**Operations & Maintenance:**

*Field Management*

Represents onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, attend Board meetings and receive and respond to property owner phone calls and emails. This service is contracted with Governmental Management Services-Central Florida, LLC.

*Property Insurance*

The District's property insurance coverages with Florida Insurance Alliance.

# Osceola Chain of Lakes
## Community Development District
GENERAL FUND BUDGET

*Pond Bank Mowing*

Scheduled maintenance will consist of mowing pond banks monthly pursuant to a contract with Down to Earth along with a contingency for unscheduled maintenance or fuel surcharges.

| Description | Monthly Amount | Annual Amount |
|---|---|---|
| Pond Bank Mowing | $4,596 | $55,149 |
| Contingency | | $0 |
| | | $55,149 |

*Pond Maintenance*

Represents costs with The Lake Doctors for maintenance to all lakes the District must maintain within District boundaries along with trash collection 4 times in the fiscal year.

| Description | Monthly Amount | Annual Amount |
|---|---|---|
| Littoral Zone Maintenance | $997 | $11,964 |
| Trash Pick Up | | $2,831 |
| | | $14,795 |

*Midge Management*

Represents the cost of treating larval and adult midges in the stormwater pond and in the air on District property.

| Description | Monthly Amount | Annual Amount |
|---|---|---|
| Midge Management | $4,247 | $50,960 |
| | | $50,960 |

*Additional Littoral Planting*

Represents costs associated with additional planting in the District's lakes littoral zone

*General Repairs & Maintenance*

Represents funds allocated to expenditures that the District could incur throughout the fiscal year that do not fit into any field category.

# Osceola Chain of Lakes

## Community Development District

### Proposed Budget

### Debt Service Fund Series 2018

| Description | Adopted Budget FY2025 | Actuals Thru 3/31/25 | Projected Next 6 Months | Projected Thru 9/30/25 | Proposed Budget FY2026 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Assessments | $ 147,204 | $ 145,091 | $ 2,113 | $ 147,204 | $ 147,881 |
| Interest | $ - | $ 3,539 | $ 1,770 | $ 5,309 | $ - |
| Carry Forward Surplus | $ 97,141 | $ 99,094 | $ - | $ 99,094 | $ 103,463 |
| **Total Revenues** | **$ 244,345** | **$ 247,725** | **$ 3,882** | **$ 251,607** | **$ 251,344** |
| **Expenditures** | | | | | |
| Interest - 11/1 | $ 51,572 | $ 51,572 | $ - | $ 51,572 | $ 50,419 |
| Principal - 5/1 | $ 45,000 | $ - | $ 45,000 | $ 45,000 | $ 45,000 |
| Interest - 5/1 | $ 51,572 | $ - | $ 51,572 | $ 51,572 | $ 50,419 |
| **Total Expenditures** | **$ 148,144** | **$ 51,572** | **$ 96,572** | **$ 148,144** | **$ 145,838** |
| **Excess Revenues/(Expenditures)** | $ 96,201 | $ 196,153 | $ (92,689) | $ 103,463 | $ 105,507 |

| | |
|---|---|
| **Interest - 11/1/26** | **$ 49,266** |
| **Total** | **$ 49,266** |

**Assessments - Debt Service Series 2018**

| Type | Platted Units | Gross Per Unit Assessment | Net Per Unit Assessment | Total Gross Platted Assessments | Total Net Platted Assessments |
|---|---|---|---|---|---|
| 50' - Interior | 67 | $720.00 | $676.80 | $48,240.00 | $45,345.60 |
| 50' - Lakeside | 39 | $1,080.00 | $1,015.20 | $42,120.00 | $39,592.80 |
| 60' - Lakeside | 62 | $1,080.00 | $1,015.20 | $66,960.00 | $62,942.40 |
| **Total** | **168** | | | **$157,320.00** | **$147,880.80** |

# Osceola Chain of Lakes

## Community Development District

### Series 2018 Capital Improvement Bonds

### Amortization Schedule

| Date | | Balance | | Principal | | Interest | | Total |
|---|---|---|---|---|---|---|---|---|
| 11/01/25 | $ | 1,940,000.00 | $ | - | $ | 50,418.75 | $ | 146,990.63 |
| 05/01/26 | $ | 1,940,000.00 | $ | 45,000.00 | $ | 50,418.75 | $ | - |
| 11/01/26 | $ | 1,895,000.00 | $ | - | $ | 49,265.63 | $ | 144,684.38 |
| 05/01/27 | $ | 1,895,000.00 | $ | 45,000.00 | $ | 49,265.63 | $ | - |
| 11/01/27 | $ | 1,850,000.00 | $ | - | $ | 48,112.50 | $ | 142,378.13 |
| 05/01/28 | $ | 1,850,000.00 | $ | 50,000.00 | $ | 48,112.50 | $ | - |
| 11/01/28 | $ | 1,800,000.00 | $ | - | $ | 46,831.25 | $ | 144,943.75 |
| 05/01/29 | $ | 1,800,000.00 | $ | 50,000.00 | $ | 46,831.25 | $ | - |
| 11/01/29 | $ | 1,750,000.00 | $ | - | $ | 45,550.00 | $ | 142,381.25 |
| 05/01/30 | $ | 1,750,000.00 | $ | 55,000.00 | $ | 45,550.00 | $ | - |
| 11/01/30 | $ | 1,695,000.00 | $ | - | $ | 44,140.63 | $ | 144,690.63 |
| 05/01/31 | $ | 1,695,000.00 | $ | 60,000.00 | $ | 44,140.63 | $ | - |
| 11/01/31 | $ | 1,635,000.00 | $ | - | $ | 42,603.13 | $ | 146,743.75 |
| 05/01/32 | $ | 1,635,000.00 | $ | 60,000.00 | $ | 42,603.13 | $ | - |
| 11/01/32 | $ | 1,575,000.00 | $ | - | $ | 41,065.63 | $ | 143,668.75 |
| 05/01/33 | $ | 1,575,000.00 | $ | 65,000.00 | $ | 41,065.63 | $ | - |
| 11/01/33 | $ | 1,510,000.00 | $ | - | $ | 39,400.00 | $ | 145,465.63 |
| 05/01/34 | $ | 1,510,000.00 | $ | 70,000.00 | $ | 39,400.00 | $ | - |
| 11/01/34 | $ | 1,440,000.00 | $ | - | $ | 37,606.25 | $ | 147,006.25 |
| 05/01/35 | $ | 1,440,000.00 | $ | 70,000.00 | $ | 37,606.25 | $ | - |
| 11/01/35 | $ | 1,370,000.00 | $ | - | $ | 35,812.50 | $ | 143,418.75 |
| 05/01/36 | $ | 1,370,000.00 | $ | 75,000.00 | $ | 35,812.50 | $ | - |
| 11/01/36 | $ | 1,295,000.00 | $ | - | $ | 33,890.63 | $ | 144,703.13 |
| 05/01/37 | $ | 1,295,000.00 | $ | 80,000.00 | $ | 33,890.63 | $ | - |
| 11/01/37 | $ | 1,215,000.00 | $ | - | $ | 31,840.63 | $ | 145,731.25 |
| 05/01/38 | $ | 1,215,000.00 | $ | 85,000.00 | $ | 31,840.63 | $ | - |
| 11/01/38 | $ | 1,130,000.00 | $ | - | $ | 29,662.50 | $ | 146,503.13 |
| 05/01/39 | $ | 1,130,000.00 | $ | 90,000.00 | $ | 29,662.50 | $ | - |
| 11/01/39 | $ | 1,040,000.00 | $ | - | $ | 27,300.00 | $ | 146,962.50 |
| 05/01/40 | $ | 1,040,000.00 | $ | 95,000.00 | $ | 27,300.00 | $ | - |
| 11/01/40 | $ | 945,000.00 | $ | - | $ | 24,806.25 | $ | 147,106.25 |
| 05/01/41 | $ | 945,000.00 | $ | 95,000.00 | $ | 24,806.25 | $ | - |
| 11/01/41 | $ | 850,000.00 | $ | - | $ | 22,312.50 | $ | 142,118.75 |
| 05/01/42 | $ | 850,000.00 | $ | 105,000.00 | $ | 22,312.50 | $ | - |
| 11/01/42 | $ | 745,000.00 | $ | - | $ | 19,556.25 | $ | 146,868.75 |
| 05/01/43 | $ | 745,000.00 | $ | 110,000.00 | $ | 19,556.25 | $ | - |
| 11/01/43 | $ | 635,000.00 | $ | - | $ | 16,668.75 | $ | 146,225.00 |
| 05/01/44 | $ | 635,000.00 | $ | 115,000.00 | $ | 16,668.75 | $ | - |
| 11/01/44 | $ | 520,000.00 | $ | - | $ | 13,650.00 | $ | 145,318.75 |
| 05/01/45 | $ | 520,000.00 | $ | 120,000.00 | $ | 13,650.00 | $ | - |
| 11/01/45 | $ | 400,000.00 | $ | - | $ | 10,500.00 | $ | 144,150.00 |
| 05/01/46 | $ | 400,000.00 | $ | 125,000.00 | $ | 10,500.00 | $ | - |
| 11/01/46 | $ | 275,000.00 | $ | - | $ | 7,218.75 | $ | 142,718.75 |
| 05/01/47 | $ | 275,000.00 | $ | 135,000.00 | $ | 7,218.75 | $ | - |
| 11/01/47 | $ | 140,000.00 | $ | - | $ | 3,675.00 | $ | 145,893.75 |
| 05/01/48 | $ | 140,000.00 | $ | 140,000.00 | $ | 3,675.00 | $ | 143,675.00 |
| | | | **$** | **2,025,000.00** | **$** | **1,652,112.50** | **$** | **3,677,112.50** |

# Osceola Chain of Lakes

## Community Development District

### Proposed Budget

### Debt Service Fund Series 2020

| Description | Adopted Budget FY2025 | Actuals Thru 3/31/25 | Projected Next 6 Months | Projected Thru 9/30/25 | Proposed Budget FY2026 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Assessments | $ 342,994 | $ 335,777 | $ 7,217 | $ 342,994 | $ 343,326 |
| Interest | $ - | $ 7,057 | $ 3,529 | $ 10,586 | $ - |
| Carry Forward Surplus | $ 176,142 | $ 179,629 | $ - | $ 179,629 | $ 192,246 |
| **Total Revenues** | **$ 519,135** | **$ 522,463** | **$ 10,745** | **$ 533,208** | **$ 535,572** |
| **Expenditures** | | | | | |
| Interest - 11/1 | $ 107,981 | $ 107,981 | $ - | $ 107,981 | $ 105,950 |
| Special Call 11/1 | $ - | $ 20,000 | $ - | $ - | $ - |
| Principal - 5/1 | $ 125,000 | $ - | $ 125,000 | $ 125,000 | $ 130,000 |
| Interest - 5/1 | $ 107,981 | $ - | $ 107,981 | $ 107,981 | $ 105,950 |
| **Total Expenditures** | **$ 340,963** | **$ 127,981** | **$ 232,981** | **$ 340,963** | **$ 341,900** |
| **Excess Revenues/(Expenditures)** | $ 178,173 | $ 394,482 | $ (222,236) | $ 192,246 | $ 193,672 |

| | |
|---|---|
| **Interest - 11/1/26** | **$ 103,675** |
| **Total** | **$ 103,675** |

**Assessments - Debt Service Series 2020**

| Type | Platted Units | Gross Per Unit Assessments | Net Per Unit Assessments | Total Gross Platted Assessments | Total Net Platted Assessments |
|---|---|---|---|---|---|
| **Level 1 Units** | | | | | |
| 50' - Interior | 57 | $720.00 | $676.80 | $41,040.00 | $38,577.60 |
| 50' - Lakeside | 23 | $720.00 | $676.80 | $16,560.00 | $15,566.40 |
| 60' - Lakeside | 51 | $1,080.00 | $1,015.20 | $55,080.00 | $51,775.20 |
| **Level 2 Units** | | | | | |
| 50' - Interior | 82 | $809.59 | $761.01 | $66,386.38 | $62,403.20 |
| 50' - Lakeside | 68 | $1,163.59 | $1,093.77 | $79,124.12 | $74,376.67 |
| 60' - Lakeside | 92 | $1,163.59 | $1,093.77 | $107,050.28 | $100,627.26 |
| **Total** | **373** | | | **$365,240.78** | **$343,326.33** |

# Osceola Chain of Lakes

## Community Development District

### Series 2020 Capital Improvement Bonds

### Amortization Schedule

| Date | | Balance | | Principal | | Interest | | Total |
|---|---|---|---|---|---|---|---|---|
| 11/01/25 | $ | 5,385,000.00 | $ | - | $ | 105,950.00 | $ | 338,931.25 |
| 05/01/26 | $ | 5,385,000.00 | $ | 130,000.00 | $ | 105,950.00 | $ | - |
| 11/01/26 | $ | 5,255,000.00 | $ | - | $ | 103,675.00 | $ | 339,625.00 |
| 05/01/27 | $ | 5,255,000.00 | $ | 135,000.00 | $ | 103,675.00 | $ | - |
| 11/01/27 | $ | 5,120,000.00 | $ | - | $ | 101,312.50 | $ | 339,987.50 |
| 05/01/28 | $ | 5,120,000.00 | $ | 140,000.00 | $ | 101,312.50 | $ | - |
| 11/01/28 | $ | 4,980,000.00 | $ | - | $ | 98,862.50 | $ | 340,175.00 |
| 05/01/29 | $ | 4,980,000.00 | $ | 145,000.00 | $ | 98,862.50 | $ | - |
| 11/01/29 | $ | 4,835,000.00 | $ | - | $ | 96,325.00 | $ | 340,187.50 |
| 05/01/30 | $ | 4,835,000.00 | $ | 150,000.00 | $ | 96,325.00 | $ | - |
| 11/01/30 | $ | 4,685,000.00 | $ | - | $ | 93,700.00 | $ | 340,025.00 |
| 05/01/31 | $ | 4,685,000.00 | $ | 155,000.00 | $ | 93,700.00 | $ | - |
| 11/01/31 | $ | 4,530,000.00 | $ | - | $ | 90,600.00 | $ | 339,300.00 |
| 05/01/32 | $ | 4,530,000.00 | $ | 160,000.00 | $ | 90,600.00 | $ | - |
| 11/01/32 | $ | 4,370,000.00 | $ | - | $ | 87,400.00 | $ | 338,000.00 |
| 05/01/33 | $ | 4,370,000.00 | $ | 170,000.00 | $ | 87,400.00 | $ | - |
| 11/01/33 | $ | 4,200,000.00 | $ | - | $ | 84,000.00 | $ | 341,400.00 |
| 05/01/34 | $ | 4,200,000.00 | $ | 175,000.00 | $ | 84,000.00 | $ | - |
| 11/01/34 | $ | 4,025,000.00 | $ | - | $ | 80,500.00 | $ | 339,500.00 |
| 05/01/35 | $ | 4,025,000.00 | $ | 185,000.00 | $ | 80,500.00 | $ | - |
| 11/01/35 | $ | 3,840,000.00 | $ | - | $ | 76,800.00 | $ | 342,300.00 |
| 05/01/36 | $ | 3,840,000.00 | $ | 190,000.00 | $ | 76,800.00 | $ | - |
| 11/01/36 | $ | 3,650,000.00 | $ | - | $ | 73,000.00 | $ | 339,800.00 |
| 05/01/37 | $ | 3,650,000.00 | $ | 200,000.00 | $ | 73,000.00 | $ | - |
| 11/01/37 | $ | 3,450,000.00 | $ | - | $ | 69,000.00 | $ | 342,000.00 |
| 05/01/38 | $ | 3,450,000.00 | $ | 205,000.00 | $ | 69,000.00 | $ | - |
| 11/01/38 | $ | 3,245,000.00 | $ | - | $ | 64,900.00 | $ | 338,900.00 |
| 05/01/39 | $ | 3,245,000.00 | $ | 215,000.00 | $ | 64,900.00 | $ | - |
| 11/01/39 | $ | 3,030,000.00 | $ | - | $ | 60,600.00 | $ | 340,500.00 |
| 05/01/40 | $ | 3,030,000.00 | $ | 225,000.00 | $ | 60,600.00 | $ | - |
| 11/01/40 | $ | 2,805,000.00 | $ | - | $ | 56,100.00 | $ | 341,700.00 |
| 05/01/41 | $ | 2,805,000.00 | $ | 235,000.00 | $ | 56,100.00 | $ | - |
| 11/01/41 | $ | 2,570,000.00 | $ | - | $ | 51,400.00 | $ | 342,500.00 |
| 05/01/42 | $ | 2,570,000.00 | $ | 240,000.00 | $ | 51,400.00 | $ | - |
| 11/01/42 | $ | 2,330,000.00 | $ | - | $ | 46,600.00 | $ | 338,000.00 |
| 05/01/43 | $ | 2,330,000.00 | $ | 250,000.00 | $ | 46,600.00 | $ | - |
| 11/01/43 | $ | 2,080,000.00 | $ | - | $ | 41,600.00 | $ | 338,200.00 |
| 05/01/44 | $ | 2,080,000.00 | $ | 260,000.00 | $ | 41,600.00 | $ | - |
| 11/01/44 | $ | 1,820,000.00 | $ | - | $ | 36,400.00 | $ | 338,000.00 |
| 05/01/45 | $ | 1,820,000.00 | $ | 275,000.00 | $ | 36,400.00 | $ | - |
| 11/01/45 | $ | 1,545,000.00 | $ | - | $ | 30,900.00 | $ | 342,300.00 |
| 05/01/46 | $ | 1,545,000.00 | $ | 285,000.00 | $ | 30,900.00 | $ | - |
| 11/01/46 | $ | 1,260,000.00 | $ | - | $ | 25,200.00 | $ | 341,100.00 |
| 05/01/47 | $ | 1,260,000.00 | $ | 295,000.00 | $ | 25,200.00 | $ | - |
| 11/01/47 | $ | 965,000.00 | $ | - | $ | 19,300.00 | $ | 339,500.00 |
| 05/01/48 | $ | 965,000.00 | $ | 310,000.00 | $ | 19,300.00 | $ | - |
| 11/01/48 | $ | 655,000.00 | $ | - | $ | 13,100.00 | $ | 342,400.00 |
| 05/01/49 | $ | 655,000.00 | $ | 320,000.00 | $ | 13,100.00 | $ | - |
| 11/01/49 | $ | 335,000.00 | $ | - | $ | 6,700.00 | $ | 339,800.00 |
| 05/01/50 | $ | 335,000.00 | $ | 335,000.00 | $ | 6,700.00 | $ | 341,700.00 |
| | | | **$** | **5,635,000.00** | **$** | **3,663,837.50** | **$** | **9,298,837.50** |

# SECTION D

# SECTION 1

# Osceola Chain of Lakes
## Community Development District

Summary of Check Register

April 23, 2025 to July 18, 2025

| Bank | Date | Check No.'s | | Amount |
|---|---|---|---|---|
| General Fund | | | | |
| | 5/7/25 | 240 | $ | 757.50 |
| | 5/9/25 | 241-243 | $ | 9,073.90 |
| | 5/20/25 | 244 | $ | 4,846.14 |
| | 5/21/25 | 245-247 | $ | 11,255.25 |
| | 6/17/25 | 248-251 | $ | 11,851.57 |
| | 6/19/25 | 252-254 | $ | 13,673.95 |
| | 7/9/25 | 255-257 | $ | 6,569.02 |
| | 7/16/25 | 258 | $ | 4,896.30 |
| | | Total | $ | 53,092.23 |
| Supervisor Fees | May 2025 | | | |
| | Kimberly R Locher | 50008 | $ | 184.70 |
| | Jorge J Mederos | 50009 | $ | 184.70 |
| | Joseph W Winter | 50010 | $ | 184.70 |
| | | Total | $ | 554.10 |
| | | **Total Amount** | **$** | **53,646.33** |

*** CHECK DATES 04/23/2025 - 07/18/2025 *** OSCEOLA CHAIN OF LAKES-GENERAL
BANK A GENERAL FUND

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|
| 5/07/25 | 00017 | 4/29/25 | 3555330 | 202503 | 310-51300-31500 | | * | 757.50 | | |
| | | | ATTORNEY SVCS-MAR25 | | | | | | | |
| | | | | | | KUTAK ROCK LLP | | | 757.50 | 000240 |
| 5/09/25 | 00004 | 5/01/25 | 140976 | 202505 | 320-53800-46000 | | * | 4,359.52 | | |
| | | | LANDSCAPE MAINT-MAY25 | | | | | | | |
| | | | | | | DOWN TO EARTH | | | 4,359.52 | 000241 |
| 5/09/25 | 00005 | 4/24/25 | 1960427 | 202504 | 320-53800-46200 | | * | 997.00 | | |
| | | | AQUATIC MAINTENANCE-APR25 | | | | | | | |
| | | | | | | THE LAKE DOCTORS INC | | | 997.00 | 000242 |
| 5/09/25 | 00011 | 4/25/25 | 7727326 | 202504 | 310-51300-32300 | | * | 1,858.69 | | |
| | | | FY25 TRUSTEE FEES-S2018 | | | | | | | |
| | | 4/25/25 | 7727326 | 202504 | 300-15500-10000 | | * | 1,858.69 | | |
| | | | FY26 TRUSTEE FEES-S2018 | | | | | | | |
| | | | | | | US BANK | | | 3,717.38 | 000243 |
| 5/20/25 | 00001 | 5/01/25 | 82 | 202505 | 310-51300-34000 | | * | 3,541.67 | | |
| | | | MANAGEMENT FEES-MAY25 | | | | | | | |
| | | 5/01/25 | 82 | 202505 | 310-51300-35200 | | * | 65.67 | | |
| | | | WEBSITE ADMIN-MAY25 | | | | | | | |
| | | 5/01/25 | 82 | 202505 | 310-51300-35100 | | * | 98.50 | | |
| | | | INFORMATION TECH-MAY25 | | | | | | | |
| | | 5/01/25 | 82 | 202505 | 310-51300-31300 | | * | 306.25 | | |
| | | | DISSEMINATION SVCS-MAY25 | | | | | | | |
| | | 5/01/25 | 82 | 202505 | 310-51300-51000 | | * | .03 | | |
| | | | OFFICE SUPPLIES-MAY25 | | | | | | | |
| | | 5/01/25 | 82 | 202505 | 310-51300-42000 | | * | .69 | | |
| | | | POSTAGE-MAY25 | | | | | | | |
| | | 5/01/25 | 83 | 202505 | 320-53800-12000 | | * | 833.33 | | |
| | | | FIELD MANAGEMENT-MAY25 | | | | | | | |
| | | | | | | GOVERNMENTAL MANAGEMENT SERVICES-CF | | | 4,846.14 | 000244 |
| 5/21/25 | 00021 | 5/15/25 | 00103623 | 202505 | 320-53800-46800 | | * | 4,454.55 | | |
| | | | MIDGE MANAGEMENT-MAY25 | | | | | | | |
| | | | | | | CLARKE ENVIRONMENTAL MOSQUITO MGMT | | | 4,454.55 | 000245 |
| 5/21/25 | 00003 | 4/30/25 | 11581604 | 202504 | 310-51300-48000 | | * | 196.92 | | |
| | | | BOS MEETING-04.21.25 | | | | | | | |
| | | | | | | ORLANDO SENTINEL | | | 196.92 | 000246 |
| 5/21/25 | 00015 | 5/21/25 | 05212025 | 202505 | 300-20700-10000 | | * | 1,992.55 | | |
| | | | ASSESSMENT TRANSFER-S2018 | | | | | | | |
| | | 5/21/25 | 05212025 | 202505 | 300-20700-10000 | | * | 4,611.23 | | |
| | | | ASSESSMENT TRANSFER-S2020 | | | | | | | |
| | | | | | | OSCEOLA CHAIN OF LAKES C/O US BANK | | | 6,603.78 | 000247 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|
| 6/17/25 | 00021 | 4/15/25 | 00103582 | 202504 | 320-53800-46800 | | * | 4,454.55 | | |
| | | | MIDGE MANAGEMENT-APR25 | | | | | | | |
| | | | | | | CLARKE ENVIRONMENTAL MOSQUITO MGMT | | | 4,454.55 | 000248 |
| 6/17/25 | 00004 | 6/01/25 | 143982 | 202506 | 320-53800-46000 | | * | 4,359.52 | | |
| | | | LANDSCAPE MAINT-JUN25 | | | | | | | |
| | | | | | | DOWN TO EARTH | | | 4,359.52 | 000249 |
| 6/17/25 | 00017 | 5/31/25 | 3570558 | 202504 | 310-51300-31500 | | * | 2,040.50 | | |
| | | | ATTORNEY SVCS-APR25 | | | | | | | |
| | | | | | | KUTAK ROCK LLP | | | 2,040.50 | 000250 |
| 6/17/25 | 00005 | 5/28/25 | 1960428 | 202505 | 320-53800-46200 | | * | 997.00 | | |
| | | | AQUATIC MAINTENANCE-MAY25 | | | | | | | |
| | | | | | | THE LAKE DOCTORS INC | | | 997.00 | 000251 |
| 6/19/25 | 00021 | 6/16/25 | 00103677 | 202506 | 320-53800-46800 | | * | 4,454.55 | | |
| | | | MIDGE MANAGEMENT-JUN25 | | | | | | | |
| | | | | | | CLARKE ENVIRONMENTAL MOSQUITO MGMT | | | 4,454.55 | 000252 |
| 6/19/25 | 00001 | 6/01/25 | 84 | 202506 | 320-53800-12000 | | * | 833.33 | | |
| | | | FIELD MANAGEMENT-JUN25 | | | | | | | |
| | | 6/01/25 | 85 | 202506 | 310-51300-34000 | | * | 3,541.67 | | |
| | | | MANAGEMENT FEES-JUN25 | | | | | | | |
| | | 6/01/25 | 85 | 202506 | 310-51300-35200 | | * | 65.67 | | |
| | | | WEBSITE ADMIN-JUN25 | | | | | | | |
| | | 6/01/25 | 85 | 202506 | 310-51300-35100 | | * | 98.50 | | |
| | | | INFORMATION TECH-JUN25 | | | | | | | |
| | | 6/01/25 | 85 | 202506 | 310-51300-31300 | | * | 306.25 | | |
| | | | DISSEMINATION SVC-JUN25 | | | | | | | |
| | | 6/01/25 | 85 | 202506 | 310-51300-51000 | | * | .18 | | |
| | | | OFFICE SUPPLIES-JUN25 | | | | | | | |
| | | 6/01/25 | 85 | 202506 | 310-51300-42000 | | * | 32.54 | | |
| | | | POSTAGE-JUN25 | | | | | | | |
| | | 6/01/25 | 85 | 202506 | 310-51300-42500 | | * | 37.35 | | |
| | | | COPIES-JUN25 | | | | | | | |
| | | | | | | GOVERNMENTAL MANAGEMENT SERVICES-CF | | | 4,915.49 | 000253 |
| 6/19/25 | 00015 | 6/18/25 | 06182025 | 202506 | 300-20700-10000 | | * | 1,298.61 | | |
| | | | ASSESSMENT TSFR-SER2018 | | | | | | | |
| | | 6/18/25 | 06182025 | 202506 | 300-20700-10000 | | * | 3,005.30 | | |
| | | | ASSESSMENT TSFR-SER2020 | | | | | | | |
| | | | | | | OSCEOLA CHAIN OF LAKES C/O US BANK | | | 4,303.91 | 000254 |
| 7/09/25 | 00004 | 7/01/25 | 146502 | 202507 | 320-53800-46000 | | * | 4,359.52 | | |
| | | | LANDSCAPE MAINT-JUL25 | | | | | | | |
| | | | | | | DOWN TO EARTH | | | 4,359.52 | 000255 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|
| 7/09/25 | 00017 | 6/30/25 | 3585387 | 202505 | 310-51300-31500 | | * | 1,212.50 | | |
| | | | ATTORNEY SVCS-MAY25 | | | | | | | |
| | | | | | | KUTAK ROCK LLP | | | 1,212.50 | 000256 |
| 7/09/25 | 00005 | 6/26/25 | 2037481 | 202506 | 320-53800-46200 | | * | 997.00 | | |
| | | | AQUATIC MAINTENANCE-JUN25 | | | | | | | |
| | | | | | | THE LAKE DOCTORS INC | | | 997.00 | 000257 |
| 7/16/25 | 00001 | 7/01/25 | 86 | 202507 | 320-53800-12000 | | * | 833.33 | | |
| | | | FIELD MANAGEMENT-JUL25 | | | | | | | |
| | | 7/01/25 | 87 | 202507 | 310-51300-34000 | | * | 3,541.67 | | |
| | | | MANAGEMENT FEES-JUL25 | | | | | | | |
| | | 7/01/25 | 87 | 202507 | 310-51300-35200 | | * | 65.67 | | |
| | | | WEBSITE ADMIN-JUL25 | | | | | | | |
| | | 7/01/25 | 87 | 202507 | 310-51300-35100 | | * | 98.50 | | |
| | | | INFORMATION TECH-JUL25 | | | | | | | |
| | | 7/01/25 | 87 | 202507 | 310-51300-31300 | | * | 306.25 | | |
| | | | DISSEMINATION SVCS-JUL25 | | | | | | | |
| | | 7/01/25 | 87 | 202507 | 310-51300-51000 | | * | .18 | | |
| | | | OFFICE SUPPLIES-JUL25 | | | | | | | |
| | | 7/01/25 | 87 | 202507 | 310-51300-42000 | | * | 50.70 | | |
| | | | POSTAGE-JUL25 | | | | | | | |
| | | | | | | GOVERNMENTAL MANAGEMENT SERVICES-CF | | | 4,896.30 | 000258 |

TOTAL FOR BANK A 62,923.63

TOTAL FOR REGISTER 62,923.63

# SECTION 2

# Osceola Chain of Lakes
## Community Development District

### Unaudited Financial Reporting
June 30, 2025

# Table of Contents

# Osceola Chain of Lakes

## Community Development District

### Combined Balance Sheet

### June 30, 2025

| | | *General Fund* | | *Debt Service Funds* | | *Capital Project Funds* | | *Total Governmental Funds* |
|---|---|---|---|---|---|---|---|---|
| **Assets:** | | | | | | | | |
| Cash: | | | | | | | | |
| Operating Account | $ | 65,399 | $ | - | $ | - | $ | 65,399 |
| State Board of Administration | $ | 326,214 | $ | - | $ | - | $ | 326,214 |
| Series 2018 | | | | | | | | |
| Reserve | $ | - | $ | 73,553 | $ | - | $ | 73,553 |
| Revenue | $ | - | $ | 105,231 | $ | - | $ | 105,231 |
| Series 2020 | | | | | | | | |
| Reserve | $ | - | $ | 172,463 | $ | - | $ | 172,463 |
| Revenue | $ | - | $ | 173,651 | $ | - | $ | 173,651 |
| Prepayments | $ | - | $ | 747 | $ | - | $ | 747 |
| Construction | $ | - | $ | - | $ | 9 | $ | 9 |
| Prepaid Expenses | $ | 3,206 | $ | - | $ | - | $ | 3,206 |
| **Total Assets** | **$** | **394,818** | **$** | **525,645** | **$** | **9** | **$** | **920,473** |
| **Liabilities:** | | | | | | | | |
| Accounts Payable | $ | 2,210 | $ | - | $ | - | $ | 2,210 |
| **Total Liabilities** | **$** | **2,210** | **$** | **-** | **$** | **-** | **$** | **2,210** |
| **Fund Balances:** | | | | | | | | |
| Restricted for: | | | | | | | | |
| Debt Service - Series 2018 | $ | - | $ | 178,784 | $ | - | $ | 178,784 |
| Debt Service - Series 2020 | $ | - | $ | 346,861 | $ | - | $ | 346,861 |
| Capital Projects - Series 2020 | $ | - | $ | - | $ | 9 | $ | 9 |
| Nonspendable: | | | | | | | | |
| Prepaid Items | $ | 3,206 | $ | - | $ | - | $ | 3,206 |
| Unassigned | $ | 389,403 | $ | - | $ | - | $ | 389,403 |
| **Total Fund Balances** | **$** | **392,609** | **$** | **525,645** | **$** | **9** | **$** | **918,263** |
| Total Liabilities & Fund Balance | $ | 394,818 | $ | 525,645 | $ | 9 | $ | 920,473 |

# Osceola Chain of Lakes

## Community Development District

### General Fund

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

For The Period Ending June 30, 2025

| | Adopted Budget | Prorated Budget Thru 06/30/25 | Actual Thru 06/30/25 | Variance |
|---|---|---|---|---|
| **Revenues** | | | | |
| Assessments | $ 288,775 | $ 288,775 | $ 289,756 | $ 981 |
| Interest Income | $ - | $ - | $ 4,214 | $ 4,214 |
| **Total Revenues** | **$ 288,775** | **$ 288,775** | **$ 293,970** | **$ 5,195** |
| **Expenditures:** | | | | |
| ***General & Administrative:*** | | | | |
| Supervisor Fees | $ 1,200 | $ 900 | $ 600 | $ 300 |
| FICA Expense | $ 92 | $ 69 | $ 46 | $ 23 |
| Engineering | $ 8,000 | $ 6,000 | $ - | $ 6,000 |
| Attorney | $ 20,000 | $ 15,000 | $ 5,391 | $ 9,610 |
| Annual Audit | $ 6,000 | $ 6,000 | $ 3,800 | $ 2,200 |
| Assessment Administration | $ 5,565 | $ 5,565 | $ 5,565 | $ - |
| Dissemination | $ 3,675 | $ 2,756 | $ 2,856 | $ (100) |
| Trustee Fees | $ 8,500 | $ 7,758 | $ 7,758 | $ - |
| Arbitrage Report | $ 900 | $ 900 | $ 900 | $ - |
| Management Fees | $ 42,500 | $ 31,875 | $ 31,875 | $ (0) |
| Information Technology | $ 1,182 | $ 887 | $ 887 | $ - |
| Website Maintenance | $ 788 | $ 591 | $ 591 | $ (0) |
| Telephone | $ 200 | $ 150 | $ - | $ 150 |
| Postage & Delivery | $ 500 | $ 375 | $ 77 | $ 298 |
| Printing & Binding | $ 750 | $ 563 | $ 42 | $ 521 |
| Insurance | $ 6,426 | $ 6,426 | $ 6,251 | $ 175 |
| Legal Advertising | $ 3,000 | $ 2,250 | $ 911 | $ 1,339 |
| Contingency | $ 3,000 | $ 2,250 | $ 403 | $ 1,847 |
| Property Appraiser | $ 300 | $ 225 | $ 197 | $ 28 |
| Office Supplies | $ 150 | $ 113 | $ 1 | $ 112 |
| Travel Per Diem | $ 100 | $ 75 | $ - | $ 75 |
| Dues, Licenses & Subscriptions | $ 175 | $ 175 | $ 175 | $ - |
| **Total General & Administrative:** | **$ 113,003** | **$ 90,902** | **$ 68,326** | **$ 22,576** |
| ***Operations & Maintenance*** | | | | |
| Field Management | $ 10,000 | $ 7,500 | $ 7,500 | $ 0 |
| Property Insurance | $ 8,950 | $ 8,950 | $ 9,471 | $ (521) |
| Pond Bank Mowing | $ 53,027 | $ 39,771 | $ 38,855 | $ 916 |
| Pond Maintenance | $ 14,795 | $ 11,096 | $ 8,973 | $ 2,123 |
| Midge Management | $ 49,000 | $ 36,750 | $ 35,636 | $ 1,114 |
| Additional Littoral Planting | $ 5,000 | $ 3,750 | $ - | $ 3,750 |
| General Repairs & Maintenance | $ 35,000 | $ 26,250 | $ - | $ 26,250 |
| Contingency | $ - | $ - | $ 49 | $ (49) |
| **Total Operations & Maintenance:** | **$ 175,772** | **$ 134,067** | **$ 100,484** | **$ 33,582** |
| **Total Expenditures** | **$ 288,775** | **$ 224,968** | **$ 168,810** | **$ 56,158** |
| **Excess Revenues (Expenditures)** | $ - | | $ 125,160 | |
| **Fund Balance - Beginning** | $ - | | $ 267,449 | |
| **Fund Balance - Ending** | $ - | | $ 392,609 | |

# 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 June 30, 2025

| | Adopted Budget | Prorated Budget Thru 06/30/25 | Actual Thru 06/30/25 | Variance |
|---|---|---|---|---|
| **Revenues** | | | | |
| Assessments | $ 147,204 | $ 147,204 | $ 148,382 | $ 1,178 |
| Interest | $ - | $ - | $ 5,898 | $ 5,898 |
| **Total Revenues** | **$ 147,204** | **$ 147,204** | **$ 154,281** | **$ 7,077** |
| **Expenditures:** | | | | |
| Interest Expense - 11/1 | $ 51,572 | $ 51,572 | $ 51,572 | $ - |
| Principal Expense - 5/1 | $ 45,000 | $ 45,000 | $ 45,000 | $ - |
| Interest Expense - 5/1 | $ 51,572 | $ 51,572 | $ 51,572 | $ - |
| **Total Expenditures** | **$ 148,144** | **$ 148,144** | **$ 148,144** | **$ -** |
| **Excess Revenues (Expenditures)** | $ (940) | | $ 6,137 | |
| **Fund Balance - Beginning** | $ 97,141 | | $ 172,647 | |
| **Fund Balance - Ending** | $ 96,201 | | $ 178,784 | |

# 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 June 30, 2025

| | Adopted Budget | Prorated Budget Thru 06/30/25 | Actual Thru 06/30/25 | Variance |
|---|---|---|---|---|
| **Revenues** | | | | |
| Assessments | $ 342,994 | $ 342,994 | $ 343,394 | $ 400 |
| Interest | $ - | $ - | $ 11,915 | $ 11,915 |
| **Total Revenues** | **$ 342,994** | **$ 342,994** | **$ 355,309** | **$ 12,315** |
| **Expenditures:** | | | | |
| Interest Expense - 11/1 | $ 107,981 | $ 107,981 | $ 107,711 | $ 270 |
| Special Call - 11/1 | $ - | $ - | $ 20,000 | $ (20,000) |
| Principal Expense - 5/1 | $ 125,000 | $ 125,000 | $ 125,000 | $ - |
| Interest Expense - 5/1 | $ 107,981 | $ 107,981 | $ 107,851 | $ 130 |
| **Total Expenditures** | **$ 340,962** | **$ 340,962** | **$ 360,563** | **$ (19,600)** |
| **Excess Revenues (Expenditures)** | $ 2,032 | | $ (5,254) | |
| **Fund Balance - Beginning** | $ 176,142 | | $ 352,115 | |
| **Fund Balance - Ending** | $ 178,174 | | $ 346,861 | |

# 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 June 30, 2025

| | Adopted Budget | Prorated Budget Thru 06/30/25 | Actual Thru 06/30/25 | Variance |
|---|---|---|---|---|
| **Revenues** | | | | |
| Interest | $ - | $ - | $ 0 | $ 0 |
| **Total Revenues** | **$ -** | **$ -** | **$ 0** | **$ 0** |
| **Expenditures:** | | | | |
| Capital Outlay | $ - | $ - | $ - | $ - |
| **Total Expenditures** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Excess Revenues (Expenditures)** | $ - | | $ 0 | |
| **Fund Balance - Beginning** | $ - | | $ 9 | |
| **Fund Balance - Ending** | $ - | | $ 9 | |

# 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) |
| LESS: PRINCIPAL PAYMENT - 5/1/23 | | ($40,000) |
| LESS: PRINCIPAL PAYMENT - 5/1/24 | | ($40,000) |
| LESS: PRINCIPAL PAYMENT - 5/1/25 | | ($45,000) |
| **CURRENT BONDS OUTSTANDING** | | **$1,940,000** |

| 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 | $172,463 | |
| | | |
| BONDS OUTSTANDING - 1/24/2020 | | $5,980,000 |
| LESS: PRINCIPAL PAYMENT - 5/1/21 | | ($110,000) |
| LESS: PRINCIPAL PAYMENT - 5/1/22 | | ($115,000) |
| LESS: PRINCIPAL PAYMENT - 5/1/23 | | ($120,000) |
| LESS: PRINCIPAL PAYMENT - 5/1/24 | | ($125,000) |
| LESS: SPECIAL CALL PAYMENT - 11/01/24 | | ($20,000) |
| LESS: PRINCIPAL PAYMENT - 5/1/25 | | ($125,000) |
| **CURRENT BONDS OUTSTANDING** | | **$5,365,000** |

# Osceola Chain of Lakes

## Community Development District

### Month to Month

| | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Revenues** | | | | | | | | | | | | | |
| Assessments | $ - | $ 18,043 | $ 258,444 | $ 2,476 | $ 1,338 | $ 3,029 | $ 3,891 | $ 168 | $ 2,367 | $ - | $ - | $ - | $ 289,756 |
| Interest | $ - | $ - | $ - | $ - | $ - | $ 223 | $ 1,335 | $ 1,384 | $ 1,272 | $ - | $ - | $ - | $ 4,214 |
| **Total Revenues** | **$ -** | **$ 18,043** | **$ 258,444** | **$ 2,476** | **$ 1,338** | **$ 3,253** | **$ 5,226** | **$ 1,552** | **$ 3,639** | **$ -** | **$ -** | **$ -** | **$ 293,970** |
| **Expenditures:** | | | | | | | | | | | | | |
| ***General & Administrative:*** | | | | | | | | | | | | | |
| Supervisor Fees | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 200 | $ 400 | $ - | $ - | $ - | $ 600 |
| FICA Expense | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 15 | $ 31 | $ - | $ - | $ - | $ 46 |
| Engineering | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Attorney | $ - | $ 700 | $ - | $ 323 | $ 358 | $ 758 | $ 2,041 | $ 1,213 | $ - | $ - | $ - | $ - | $ 5,391 |
| Annual Audit | $ - | $ - | $ - | $ 2,000 | $ 1,800 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 3,800 |
| Assessment Administration | $ 5,565 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 5,565 |
| Dissemination | $ 406 | $ 306 | $ 306 | $ 306 | $ 306 | $ 306 | $ 306 | $ 306 | $ 306 | $ - | $ - | $ - | $ 2,856 |
| Trustee Fees | $ 3,206 | $ - | $ - | $ - | $ 2,694 | $ - | $ 1,859 | $ - | $ - | $ - | $ - | $ - | $ 7,758 |
| Arbitrage Report | $ - | $ - | $ - | $ - | $ - | $ 900 | $ - | $ - | $ - | $ - | $ - | $ - | $ 900 |
| Management Fees | $ 3,542 | $ 3,542 | $ 3,542 | $ 3,542 | $ 3,542 | $ 3,542 | $ 3,542 | $ 3,542 | $ 3,542 | $ - | $ - | $ - | $ 31,875 |
| Information Technology | $ 99 | $ 99 | $ 99 | $ 99 | $ 99 | $ 99 | $ 99 | $ 99 | $ 99 | $ - | $ - | $ - | $ 887 |
| Website Maintenance | $ 66 | $ 66 | $ 66 | $ 66 | $ 66 | $ 66 | $ 66 | $ 66 | $ 66 | $ - | $ - | $ - | $ 591 |
| Telephone | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Postage & Delivery | $ 2 | $ 3 | $ 1 | $ 1 | $ 4 | $ 1 | $ 32 | $ 1 | $ 33 | $ - | $ - | $ - | $ 77 |
| Printing & Binding | $ - | $ - | $ - | $ - | $ - | $ 4 | $ - | $ - | $ 37 | $ - | $ - | $ - | $ 42 |
| Insurance | $ 6,251 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 6,251 |
| Legal Advertising | $ 714 | $ - | $ - | $ - | $ - | $ - | $ 197 | $ - | $ - | $ - | $ - | $ - | $ 911 |
| Contingency | $ 40 | $ 40 | $ 40 | $ 40 | $ 48 | $ 48 | $ 49 | $ 48 | $ 48 | $ - | $ - | $ - | $ 403 |
| Property Appraiser | $ - | $ - | $ - | $ 197 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 197 |
| Office Supplies | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ - | $ - | $ - | $ 1 |
| Travel Per Diem | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Dues, Licenses & Subscriptions | $ 175 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 175 |
| **Total General & Administrative:** | **$ 20,066** | **$ 4,755** | **$ 4,054** | **$ 6,573** | **$ 8,916** | **$ 5,723** | **$ 8,189** | **$ 5,489** | **$ 4,561** | **$ -** | **$ -** | **$ -** | **$ 68,326** |
| **Operations and Maintenance Expenses** | | | | | | | | | | | | | |
| **Field Expenses** | | | | | | | | | | | | | |
| Field Management | $ 833 | $ 833 | $ 833 | $ 833 | $ 833 | $ 833 | $ 833 | $ 833 | $ 833 | $ - | $ - | $ - | $ 7,500 |
| Property Insurance | $ 9,471 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 9,471 |
| Pond Bank Mowing | $ 4,233 | $ 4,233 | $ 4,233 | $ 4,360 | $ 4,360 | $ 4,360 | $ 4,360 | $ 4,360 | $ 4,360 | $ - | $ - | $ - | $ 38,855 |
| Pond Maintenance | $ 997 | $ 997 | $ 997 | $ 997 | $ 997 | $ 997 | $ 997 | $ 997 | $ 997 | $ - | $ - | $ - | $ 8,973 |
| Midge Management | $ 4,455 | $ 4,455 | $ 4,455 | $ - | $ 4,455 | $ 4,455 | $ 4,455 | $ 4,455 | $ 4,455 | $ - | $ - | $ - | $ 35,636 |
| Additional Littoral Planting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| General Repairs & Maintenance | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Contingency | $ 49 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 49 |
| **Total Operations and Maintenance Expenses** | **$ 20,038** | **$ 10,517** | **$ 10,517** | **$ 6,190** | **$ 10,644** | **$ 10,644** | **$ 10,644** | **$ 10,644** | **$ 10,644** | **$ -** | **$ -** | **$ -** | **$ 100,484** |
| **Total Expenditures** | **$ 40,103** | **$ 15,273** | **$ 14,571** | **$ 12,763** | **$ 19,560** | **$ 16,367** | **$ 18,834** | **$ 16,133** | **$ 15,206** | **$ -** | **$ -** | **$ -** | **$ 168,810** |
| **Excess Revenues (Expenditures)** | $ (40,103) | $ 2,770 | $ 243,872 | $ (10,287) | $ (18,222) | $ (13,115) | $ (13,607) | $ (14,581) | $ (11,567) | $ - | $ - | $ - | $ 125,160 |

# OSCEOLA CHAIN OF LAKES

## COMMUNITY DEVELOPMENT DISTRICT

### Special Assessment Receipts

### Fiscal Year 2025

**ON ROLL ASSESSMENTS**

| | | | | | | | | General Fund | 2018 Debt Service | 2020 Debt Service | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Gross Assessments | $ 307,208.70 | $ 157,320.00 | $ 364,077.19 | $ 828,605.89 |
| | | | | | | | Net Assessments | $ 288,776.18 | $ 147,880.80 | $ 342,232.56 | $ 778,889.54 |
| | | | | | | | | 37.08% | 18.99% | 43.94% | 100.00% |

| *Date* | *Distribution* | *Gross Amount* | *Discount/Penalty* | *Commission* | *Interest* | *Net Receipts* | *General Fund* | *2018 Debt Service* | *2020 Debt Service* | *Total* |
|---|---|---|---|---|---|---|---|---|---|---|
| 11/15/24 | ACH | $3,901.63 | ($180.17) | ($74.43) | $0.00 | $3,647.03 | $1,352.15 | $692.43 | $1,602.45 | $3,647.03 |
| 11/21/24 | ACH | $47,850.23 | ($1,914.04) | ($918.72) | $0.00 | $45,017.47 | $16,690.40 | $8,547.06 | $19,780.01 | $45,017.47 |
| 12/10/24 | ACH | $722,827.74 | ($28,913.31) | ($13,878.29) | $0.00 | $680,036.14 | $252,125.91 | $129,112.39 | $298,797.84 | $680,036.14 |
| 12/19/24 | ACH | $18,057.75 | ($670.08) | ($347.76) | $0.00 | $17,039.91 | $6,317.61 | $3,235.22 | $7,487.08 | $17,039.91 |
| 01/07/25 | ACH | $4,736.30 | ($142.08) | ($91.88) | $0.00 | $4,502.34 | $1,669.26 | $854.82 | $1,978.26 | $4,502.34 |
| 01/07/25 | ACH | $1,609.15 | ($39.26) | ($31.40) | $0.00 | $1,538.49 | $570.40 | $292.10 | $675.99 | $1,538.49 |
| 01/28/25 | ACH | $0.00 | $0.00 | $0.00 | $636.15 | $636.15 | $235.86 | $120.78 | $279.51 | $636.15 |
| 02/10/25 | ACH | $3,299.29 | ($65.99) | ($64.66) | $0.00 | $3,168.64 | $1,174.79 | $601.60 | $1,392.25 | $3,168.64 |
| 02/10/25 | ACH | $449.99 | $0.00 | ($9.00) | $0.00 | $440.99 | $163.50 | $83.73 | $193.76 | $440.99 |
| 03/11/25 | ACH | $442.69 | $0.00 | ($8.85) | $0.00 | $433.84 | $160.85 | $82.37 | $190.62 | $433.84 |
| 03/11/25 | ACH | $7,973.98 | ($79.75) | ($157.89) | $0.00 | $7,736.34 | $2,868.28 | $1,468.83 | $3,399.23 | $7,736.34 |
| 04/09/25 | ACH | $9,814.95 | $0.00 | ($196.30) | $0.00 | $9,618.65 | $3,566.15 | $1,826.21 | $4,226.29 | $9,618.65 |
| 04/09/25 | ACH | $866.09 | $0.00 | ($17.32) | $0.00 | $848.77 | $314.68 | $161.15 | $372.94 | $848.77 |
| 04/30/25 | ACH | $0.00 | $0.00 | $0.00 | $27.31 | $27.31 | $10.12 | $5.19 | $12.00 | $27.31 |
| 05/12/25 | ACH | $463.50 | $0.00 | ($9.27) | $0.00 | $454.23 | $168.41 | $86.24 | $199.58 | $454.23 |
| 06/09/25 | ACH | $3,094.97 | $0.00 | ($61.90) | $0.00 | $3,033.07 | $1,124.52 | $575.86 | $1,332.69 | $3,033.07 |
| 06/16/25 | ACH | $3,420.90 | $0.00 | ($68.42) | $0.00 | $3,352.48 | $1,242.94 | $636.51 | $1,473.03 | $3,352.48 |
| | **TOTAL** | **$ 828,809.16** | **$ (32,004.68)** | **$ (15,936.09)** | **$ 663.46** | **$ 781,531.85** | **$ 289,755.83** | **$ 148,382.49** | **$ 343,393.53** | **$ 781,531.85** |

| | |
|---|---|
| **100%** | **Net Percent Collected** |
| **0** | **Balance Remaining to Collect** |

# SECTION 3

**BOARD OF SUPERVISORS MEETING DATES**
**OSCEOLA CHAIN OF LAKES COMMUNITY DEVELOPMENT DISTRICT**
**FISCAL YEAR 2026**

The Board of Supervisors of the Osceola Chain of Lakes Community Development District will hold their regular meetings for Fiscal Year 2026 on the 1st Wednesday of each month, at 1:00 p.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, FL 34747 unless otherwise indicated as follows:

**November 5, 2025**
**March 4, 2026**
**May 6, 2026**
**July 1, 2026**
**August 5, 2026**
**September 2, 2026**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours 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.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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 such appeal is to be based.

District Manager

# SECTION 4

# Osceola Chain of Lakes Community Development District
# Performance Measures/Standards &
# Annual Reporting Form

### October 1, 2025 – September 30, 2026

## 1. Community Communication and Engagement

**Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
**Standard:** A minimum of three board meetings were held during the Fiscal Year.
**Achieved:** Yes ☐ No ☐

**Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
**Standard:** 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
**Achieved:** Yes ☐ No ☐

**Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
**Standard:** 100% of monthly website checks were completed by District Management.
**Achieved:** Yes ☐ No ☐

## 2. Infrastructure and Facilities Maintenance

**Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
**Standard:** 100% of site visits were successfully completed as described within district management services agreement
**Achieved:** Yes ☐ No ☐

**Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.
**Achieved:** Yes ☐ No ☐

## 3. Financial Transparency and Accountability

**Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
**Achieved:** Yes ☐ No ☐

**Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
**Achieved:** Yes ☐ No ☐

**Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.
**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
**Achieved:** Yes ☐ No ☐

Chair/Vice Chair:____________________________ Date:________________
Print Name:_________________________________
Osceola Chain of Lakes Community Development District

District Manager:____________________________ Date:________________
Print Name:_________________________________
Osceola Chain of Lakes Community Development District

**Memorandum**

**To:** Board of Supervisors

**From**: District Management

**Date**: August 7, 2024

**RE**: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

**Exhibit A:**

Goals, Objectives and Annual Reporting Form

# Osceola Chain of Lakes Community Development District
# Performance Measures/Standards &
# Annual Reporting Form

**October 1, 2024 – September 30, 2025**

## 1. Community Communication and Engagement

**Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
**Standard:** A minimum of three board meetings were held during the Fiscal Year.
**Achieved:** Yes ☐ No ☐

**Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
**Standard:** 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
**Achieved:** Yes ☐ No ☐

**Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
**Standard:** 100% of monthly website checks were completed by District Management.
**Achieved:** Yes ☐ No ☐

## 2. Infrastructure and Facilities Maintenance

**Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes ☐ No ☐

**Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☐ No ☐

## 3. Financial Transparency and Accountability

**Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐

**Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

**Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.
**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
**Achieved:** Yes ☐ No ☐

Chair/Vice Chair:___________________________ Date:_______________
Print Name:_______________________________
Osceola Chain of Lakes Community Development District

District Manager:___________________________ Date:_______________
Print Name:_______________________________
Osceola Chain of Lakes Community Development District