

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

Agenda

July 1, 2026

AGENDA

*Osceola Chain of Lakes
Community Development District*

219 E. Livingston Street, Orlando, FL 32801
Phone: 407-841-5524. Fax: 407-839-1526

June 24, 2026

Dear Board Members:

The meeting of the Board of Supervisors of the Osceola Chain of Lakes Community Development District will be held **Wednesday, July 1, 2026, at 2:00 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. Approval of Minutes of the May 6, 2026, Board of Supervisors Meeting
4. Consideration of Proposals for FWC Permit Application to Maintain Navigational Channel to Alligator Lake
 - A. Ecological Services
 - B. Stillwater Environmental
5. Consideration of Proposals for Navigational Channel Maintenance
 - A. Ecological Services
 - B. Lake Doctors
 - C. Stillwater Environmental
6. Consideration of Proposal for Bridge Fence Installation
7. Review and Discussion of Dock Maintenance
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
9. Other Business
10. Supervisor's Requests
11. 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 6, 2026** at 2:00 p.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum were:

Doug Beasley
Jorge Mederos
Joe Winter

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Sarah Sandy *by phone*
Chris Allen *by phone*
Alan Scheerer

District Manager
District Counsel
District Engineer
Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 2:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the November 5,
2025, Board of Supervisors Meeting**

On MOTION by Mr. Beasley seconded by Mr. Winter with all in favor the minutes of the November 5, 2025 Board of Supervisors meeting were approved as presented.
--

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2026-01
Approving the Fiscal Year 2027 Proposed
Budget and Setting a Public Hearing to Adopt**

Ms. Adams reviewed Resolution 2026-01 approving the proposed Fiscal Year 2027 budget and setting the public hearing for August 5, 2026, at 1:30 p.m. She explained that approval authorizes transmission of the proposed budget to the City of St. Cloud and Osceola County, publication of the required budget hearing notice, and posting of the proposed budget on the District website. She further noted that the proposed budget does not include an assessment increase.

**Ms. Sandy joined the meeting by telephone at this time.*

After discussion the additional planting line item was raised to \$10,000 and the general repairs and maintenance was reduced by \$5,000.

On MOTION by Mr. Winter seconded by Mr. Mederos with all in favor Resolution 2026-01 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing to Adopt was approved as amended.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-02 Related
to the November 2026 General Election and
Qualifying Period**

Ms. Adams stated Resolution 2026-02 was prepared by district counsel. We have seat 1 and seat 3 currently held by Tony Iorio and Doug Beasley that are transitioning to the general election process. Included with the resolution is a sample notice of the qualifying period, District staff will publish the required notice of qualifying. The qualifying period is from noon June 8th to noon June 12th, and interested parties can seek further information from the elections office.

On MOTION by Mr. Beasley seconded by Mr. Mederos with all in favor Resolution 2026-02 Related to the November 2026 General Election and Qualifying Period was approved.

The next item taken out of order.

Field Manager

Mr. Scheerer reported on recent field activities, including the introduction of grass carp and ongoing vegetation management efforts. Discussion followed regarding littoral plantings and algae treatment. Staff was directed to obtain pricing for additional littoral plantings and continue evaluating treatment options.

Mr. Scheerer left the meeting at this time.

SIXTH ORDER OF BUSINESS

Presentation of Fiscal Year 2025 Financial Audit

Ms. Adams reported that the Fiscal Year 2025 audit resulted in an unmodified ("clean") opinion with no findings or recommendations.

On MOTION by Mr. Winter seconded by Mr. Mederos with all in favor the fiscal year 2025 audit was accepted.
--

SEVENTH ORDER OF BUSINESS

Presentation of Series 2018 and Series 2020 Arbitrage Rebate Reports

Ms. Adams presented the arbitrage rebate reports prepared by AMTEC for the Series 2018 and Series 2020 Bonds.

On MOTION by Mr. Beasley seconded by Mr. Winter with all in favor the arbitrage rebate reports for the series 2018 and 2020 bonds were accepted.
--

EIGHTH ORDER OF BUSINESS

Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser

On MOTION by Mr. Beasley seconded by Mr. Mederos with all in favor the data sharing and usage agreement with the Osceola County property appraiser was ratified.
--

NINTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Sandy updated the Board regarding the status of roadway maintenance documentation from the City of St. Cloud. Although the City's roadway maintenance maps have been updated to reflect City ownership and maintenance, supporting documentation has not yet been received. Discussion also occurred regarding ownership and maintenance responsibility for the bridge, with Counsel advising that the bridge remains a District asset. Ms. Sandy also updated the Board regarding ongoing coordination with the HOA concerning dock license agreements.

B. Engineer**i. Consideration of Work Authorization 2026-01**

Mr. Allen reviewed Work Authorization 2026-01 for the annual engineering inspection of the District's stormwater facilities. Discussion included evaluation of littoral plantings as part of the inspection. Mr. Allen confirmed the inspection fee includes this review.

On MOTION by Mr. Winter seconded by Mr. Mederos with all in favor work authorization 2026-01 in the amount of \$4,500 was approved.

**Mr. Allen left the telephone conference at this time.*

C. Field Manager

This item was taken earlier in the meeting.

D. Manager**i. Approval of Check Register**

On MOTION by Mr. Beasley seconded by Mr. Mederos with all in favor the check register from February 21 to April 28, 2026 in the amount of \$60,719.41 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. Consideration of Resolution 2026-03 Updating Local Records Location

On MOTION by Mr. Mederos seconded by Mr. Beasley with all in favor Resolution 2026-03 was approved.

iv. Presentation of Registered Voters – 960

A copy of the letter from the supervisor of elections reporting 960 registered voters reside within the district was included in the agenda package.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Mederos updated the Board regarding ongoing efforts to obtain final documentation from the City concerning roadway maintenance responsibilities. District Counsel agreed to provide copies of recent correspondence to assist with follow-up efforts

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Winter seconded by Mr. Mederos the meeting adjourned at 2:43 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A



June 30, 2026

Tricia L. Adams
Governmental Management Services - Central Florida, LLC
219 E Livingston St
Orlando, FL 32801

Re: Hanover Lakes Canal (Alligator Lake)
Osceola County, FL
Environmental Services
ECS Proposal No. 1402.01.26

Dear Tricia:

Attached please find a copy of the proposal to conduct the aquatic plant removal permitting at the above-referenced project. The terms and conditions of this proposal are as detailed in the attached Scope of Services. Should this meet with your approval, please execute one copy and return to my attention.

Ecological Consulting Solutions, Inc. appreciates the opportunity to provide you with our services. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

ECOLOGICAL CONSULTING SOLUTIONS, INC.

Chris Dunfee

ADDITIONAL SERVICES

Any tasks not detailed in the above Scope of Services can be added at the request of the Client and will be considered Additional Services. Such tasks may include, but are not limited to formal listed species surveys other than those indicated; wildlife permitting and relocation; wetland delineation; wetland qualitative assessments (UMAM); Environmental Resource Permitting; mitigation design and permitting; wetland impact permitting; meetings, etc.

AUTHORIZATION TO PROCEED

Accepted by:

Printed Name

Title

Signature

Date

SECTION B



June 26, 2026

Ms. Karly Chambers c/o
Osceola Chain of Lakes CDD
219 E. Livingston Street
Orlando, FL 32801

Re: Environmental Services – Osceola Chain of Lakes – Alligator Lake-Aquatic Plant Removal
Project – 3225 Westshore Drive, Saint Cloud, FL 34772
SEI Job No. 1410.01.26

Dear Karly:

Attached please find the proposal to conduct the environmental tasks associated with permitting the aquatic plant removal and conducting the aquatic plant removal on Alligator Lake located at the entrance to the former Hanover community. This proposal includes obtaining the Aquatic Plant Control Permit from the Florida Fish and Wildlife Conservation and the removal of all nuisance/exotic vegetation located at the canal entrance to the community. The vegetation that is removed will be transported to an approved landfill. This proposal includes the required environmental permitting with the Florida Fish and Wildlife Conservation Commission (FWCC).

The terms and conditions of this proposal are as detailed in the attached document. Should this meet with your approval, please execute one copy and return to my attention. Stillwater Environmental, Inc. is prepared to begin the work immediately upon execution of the contract.

Sincerely,
STILLWATER ENVIRONMENTAL, INC.

A handwritten signature in black ink, appearing to read 'TJ Talbot', is written over a horizontal line.

Timothy J. Talbot
Environmental Professional
Attachment

**SCOPE OF SERVICES
OSCEOLA CHAIN OF LAKES, CDD**

ALLIGATOR LAKE – AQUATIC PLANT REMOVAL

**3225 WESTSHORE DRIVE, SAINT CLOUD, FL 34772
ENVIRONMENTAL SERVICES**

June 26, 2026
Exhibit A

The following Scope of Services is identified as Exhibit A and is for environmental services provided by Stillwater Environmental, Inc. (SEI) for Osceola Chain of Lakes, CDD (client).

TASK I: FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION AQUATIC PLANT CONTROL PERMIT

It will be necessary to obtain an Aquatic Plant Control Permit from the Florida Fish and Wildlife Conservation Commission. This task includes the following:

- 1) The preparation of the application of all necessary exhibits.
- 2) Attending an onsite meeting with the FWC biologist that will be reviewing the application.

This task will take approximately 2 weeks to complete and submit.

TASK II: AQUATIC PLANT REMOVAL AND DISPOSAL

SCOPE OF WORK

Objective

To remove all of the plant species prohibiting entrance to the canal off of Alligator Lake. This includes the following:

- 1) Pickerelweed (*Pontederia cordata*)
- 2) Fragrant Water Lily (*Nymphaea odorata*)
- 3) Red Ludwigia (*Ludwigia palustris/repens*)
- 4) Torpedo grass (*Panicum repens*)

All vegetation that is removed will be transported to an approved landfill.

1. Equipment and Tools

- An aquatic weed harvester will be utilized for the removal of the aquatic plants block access to the canal.
- Necessary hand tools and equipment will be available to ensure complete removal of all plants and debris.
- All plant material will be hauled off-site for proper disposal in accordance with local regulations.

2. Timeframe

- The removal process is estimated to approximately 1 week, depending on weather and site conditions.
- A 30% deposit (\$5,085.00) is required before work begins.

Notes:

- The contractor will adhere to all local, state, and federal regulations regarding invasive plant removal.
- Work schedule and timeline are subject to weather conditions and site accessibility.

FEE SUMMARY

The fee summary for the above referenced Scope of Services is as follows:

Task I: Task I: FWC Aquatic Plant Control Permit	\$ 2,450.00
Task II: Aquatic Plant Removal and Disposal	\$ 14,500.00
TOTAL:	\$ 16,950.00

ADDITIONAL SERVICES

Additional services required as a result of substantial changes in the established Scope of Services, will require written authorization by the Client and will be negotiated on an additional fee basis.

This agreement supersedes any and all oral or written agreements and understandings heretofore made relating to the subject matter hereof and contains the entire agreement of the parties relating to the subject matter thereof.

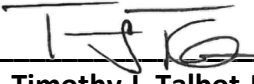
IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their respective representatives, each such representative having been first duly authorized to act, as of the date and year first herein above written.

"CONSULTANT"

STILLWATER ENVIRONMENTAL, INC.

"CLIENT"

OSCEOLA CHAIN OF LAKES, CDD

By: _____
Mr. Timothy J. Talbot-President

By: _____

SECTION V

SECTION A

*to be provided under
separate cover*

SECTION B

*to be provided under
separate cover*

SECTION C



June 26, 2026

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219 E. Livingston Street
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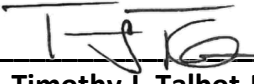
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"CONSULTANT"

STILLWATER ENVIRONMENTAL, INC.

"CLIENT"

OSCEOLA CHAIN OF LAKES, CDD

By: 
Mr. Timothy J. Talbot-President

By: _____

SECTION VI



06-26-2026
Proposal No: 5265

Osceola Chain of Lakes CDD
219 E. Livingston St
Orlando, FL. 32801

Attn: Karly Chambers
kchambers@gmscfl.com

Reference: HANOVER LAKES BRIDGE

Dear Karly Chambers,

I am pleased to offer the following quote on fencing as referenced above.

FENCE - \$48,210.00

To Furnish and Install Approx 336LF of 4' H Commercial Black 3-Rail Aluminum Fence (Welded Aluminum Panels) Plate Mounted.
Tear Down and Remove Existing Aluminum Fence.

TIGHTEN SCREWS - 1,950.00

Inspect and Tighten all Screws and Mechanical Fasteners through out the Aluminum Fence System as part of the installation, ensuring all components are securely fastened and properly aligned.

FLAT CAPS AND SCREWS - \$2,650.00

Inspect and Tighten all Screws and Mechanical fasteners throughout the Aluminum Fence system. Remove the existing Ball Caps and Replace them with flat Pyramid Aluminum Caps, ensuring all components are securely fastened and properly aligned upon completion

EXCLUDES: Permitting, Electrical Power, Conduit and Wiring from Operator to Card Reader, Any Unspecified Code Requirements, All Invoicing Platform Services (e.g., Textura), Clearing, Grading, and Staking of Fence Line.

Thank you,
Julio Mercado
Commercial Sales
All-Rite Fence Services, LLC.

Price valid for 30 days



SECTION VII



KATRINA S. SCARBOROUGH CFA, CCF, MCF
OSCEOLA COUNTY PROPERTY APPRAISER

[Home](#) [Search](#) [Feedback](#)

Search By



Base Map

Layers

Sales

Tools

Print

Bird's Eye View

[Clear Selection](#)

Legend

Parcel ID: **202631344300010A40**

Links

Owner Information

Parcel ID:

20-26-31-3443-0001-0A40

Owner(s):

OSCEOLA CHAIN OF LAKES CDD

Mailing Address:

C/O GOVERNMENTAL MGMT SERVICES 219 E
LIVINGSTON ST ORLANDO FL 32801

[Request change of mailing address](#)

Property Address:

0 BLANCHE CT SAINT CLOUD FL 34772

Primary Use:

RESIDENTIAL COMMON ELEMENTS/AREA IMP
(Code: 0911)

Tax District:

100 - ST CLOUD



Legal Description

[View the original recorded plat](#)

Legal Description: HANOVER LAKES PH 1 PB 27 PGS
18-23 TRACT A-4 ACTIVE RECREATION
LAKE/STORMWATER



SECTION VIII

SECTION D

SECTION 1

Osceola Chain of Lakes

Community Development District

Summary of Check Register

April 29, 2026 to June 22, 2026

Bank	Date	Check No.'s		Amount
General Fund	5/7/26	329	\$	4,533.89
	5/14/26	330-332	\$	12,331.74
	5/21/06	333-337	\$	8,096.89
	6/4/26	338-339	\$	5,239.89
	6/10/26	340	\$	293.17
	6/18/26	341-344	\$	14,708.50
	Total:		\$	45,204.08
Supervisor Fees	<u>November 2025</u>			
	Jorge J Mederos	50015	\$	184.70
	Joseph W Winter	50016	\$	184.70
	Total		\$	369.40
Total Amount			\$	45,573.48

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
5/07/26	00004	5/01/26 173419	202605 320-53800-46000 LANDSCAPE MAINT-MAY26		*	4,533.89	
			DOWN TO EARTH				4,533.89 000329
5/14/26	00001	5/01/26 107	202605 320-53800-12000 FIELD MANAGEMENT-MAY26		*	858.33	
		5/01/26 108	202605 310-51300-34000 MANAGEMENT FEES-MAY26		*	3,647.92	
		5/01/26 108	202605 310-51300-35200 WEBSITE MANAGEMENT-MAY26		*	67.67	
		5/01/26 108	202605 310-51300-35100 INFORMATION TECH-MAY26		*	101.42	
		5/01/26 108	202605 310-51300-31300 DISSEMINATION SVCS-MAY26		*	315.42	
		5/01/26 108	202605 310-51300-51000 OFFICE SUPPLIES		*	.15	
		5/01/26 108	202605 310-51300-42000 POSTAGE		*	74.33	
			GOVERNMENTAL MANAGEMENT SERVICES-CF				5,065.24 000330
5/14/26	00017	5/05/26 3742987	202603 310-51300-31500 ATTORNEY SVCS-MAR26		*	3,172.00	
			KUTAK ROCK LLP				3,172.00 000331
5/14/26	00011	4/24/26 8163710	202604 310-51300-32300 FY26 TRUSTEE FEES-S2018		*	2,047.25	
		4/24/26 8163710	202604 300-15500-10000 FY27 TRUSTEE FEES-S2018		*	2,047.25	
			US BANK				4,094.50 000332
5/21/26	00021	5/15/26 00103914	202605 320-53800-46800 MIDGE MANAGEMENT-MAY26		*	4,588.18	
			CLARKE ENVIRONMENTAL MOSQUITO MGMT				4,588.18 000333
5/21/26	00010	5/18/26 22489956	202604 310-51300-31100 ENGINEERING SVCS-APR26		*	167.50	
			DEWBERRY ENGINEERS INC				167.50 000334
5/21/26	00003	4/30/26 OSA54229	202604 310-51300-48000 NOT OF BOS MEET-04/27/26		*	231.16	
			ORLANDO SENTINEL				231.16 000335
5/21/26	00015	5/21/26 05212026	202605 300-20700-10000 ASSESSMENT TSFR-SER2018		*	636.66	
		5/21/26 05212026	202605 300-20700-10000 ASSESSMENT TSFR-SER2022		*	1,473.39	
			OSCEOLA CHAIN OF LAKES C/O US BANK				2,110.05 000336
			OSCE OSCEOLA CHAIN BOH				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	 #
5/21/26	00005	5/13/26	2077638 AQUATIC	202605	320	53800-46200			THE LAKE DOCTORS INC	*	1,000.00	1,000.00	000337
6/04/26	00004	6/01/26	176082 LANDSCAPE MAINT-JUN26	202606	320	53800-46000			DOWN TO EARTH	*	4,533.89	4,533.89	000338
6/04/26	00017	5/31/26	3749014 ATTORNEY SVCS-APR26	202604	310	51300-31500			KUTAK ROCK LLP	*	706.00	706.00	000339
6/10/26	00015	6/08/26	06082026 ASSESSMENT TSFR-SER2018	202606	300	20700-10000			OSCEOLA CHAIN OF LAKES C/O US BANK	*	88.46	293.17	000340
6/18/26	00021	6/15/26	00103954 MIDGE MANAGEMENT-JUN26	202606	320	53800-46800			CLARKE ENVIRONMENTAL MOSQUITO MGMT	*	4,588.18	4,588.18	000341
6/18/26	00001	6/01/26	109 FIELD MANAGEMENT-JUN26	202606	320	53800-12000			GOVERNMENTAL MANAGEMENT SERVICES-CF	*	858.33	5,023.71	000342
		6/01/26	110 MANAGEMENT FEES-JUN26	202606	310	51300-34000				*	3,647.92		
		6/01/26	110 WEBSITE MANAGEMENT-JUN26	202606	310	51300-35200				*	67.67		
		6/01/26	110 INFORMATION TECH-JUN26	202606	310	51300-35100				*	101.42		
		6/01/26	110 DISSEMINATION SVCS-JUN26	202606	310	51300-31300				*	315.42		
		6/01/26	110 OFFICE SUPPLIES	202606	310	51300-51000				*	.33		
		6/01/26	110 POSTAGE	202606	310	51300-42000				*	8.17		
		6/01/26	110 COPIES	202606	310	51300-42500				*	24.45		
6/18/26	00015	6/17/26	06172026 ASSESSMENT TSFR-SER2018	202606	300	20700-10000			OSCEOLA CHAIN OF LAKES C/O US BANK	*	1,236.06	4,096.61	000343
		6/17/26	06172026 ASSESSMENT TSFR-SER2020	202606	300	20700-10000				*	2,860.55		
OSCE OSCEOLA CHAIN BOH													

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/18/26	00005	6/11/26 2077639	202606 320-53800-46200	AQUATIC MAINTENANCE-JUN26	*	1,000.00	
				THE LAKE DOCTORS INC			1,000.00 000344

TOTAL FOR BANK A						45,204.08	
TOTAL FOR REGISTER						45,204.08	

SECTION 2

Osceola Chain of Lakes
Community Development District

Unaudited Financial Reporting
May 31, 2026



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Series 2018 Debt Service Fund</u>
4	<u>Series 2020 Debt Service Fund</u>
5	<u>Series 2020 Capital Projects Fund</u>
6	<u>Month to Month</u>
7	<u>Long Term Debt Report</u>
8	<u>Assessment Receipt Schedule</u>

Osceola Chain of Lakes

Community Development District

Combined Balance Sheet

May 31, 2026

	General Fund	Debt Service Funds	Capital Project Funds	Total Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 53,229	\$ -	\$ -	\$ 53,229
State Board of Administration	\$ 405,680	\$ -	\$ -	\$ 405,680
<u>Series 2018</u>				
Reserve	\$ -	\$ 73,553	\$ -	\$ 73,553
Revenue	\$ -	\$ 114,250	\$ -	\$ 114,250
<u>Series 2020</u>				
Reserve	\$ -	\$ 171,693	\$ -	\$ 171,693
Revenue	\$ -	\$ 189,651	\$ -	\$ 189,651
Prepayments	\$ -	\$ 747	\$ -	\$ 747
Construction	\$ -	\$ -	\$ 10	\$ 10
Prepaid Expenses	\$ 3,529	\$ -	\$ -	\$ 3,529
Total Assets	\$ 462,438	\$ 549,895	\$ 10	\$ 1,012,342
Liabilities:				
Accounts Payable	\$ 706	\$ -	\$ -	\$ 706
Total Liabilities	\$ 706	\$ -	\$ -	\$ 706
Fund Balances:				
Restricted for:				
Debt Service - Series 2018	\$ -	\$ 187,803	\$ -	\$ 187,803
Debt Service - Series 2020	\$ -	\$ 362,092	\$ -	\$ 362,092
Capital Projects - Series 2020	\$ -	\$ -	\$ 10	\$ 10
Nonspendable:				
Prepaid Items	\$ 3,529	\$ -	\$ -	\$ 3,529
Unassigned	\$ 458,203	\$ -	\$ -	\$ 458,203
Total Fund Balances	\$ 461,732	\$ 549,895	\$ 10	\$ 1,011,636
Total Liabilities & Fund Balance	\$ 462,438	\$ 549,895	\$ 10	\$ 1,012,342

Osceola Chain of Lakes

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues				
Assessments	\$ 288,775	\$ 288,775	\$ 287,212	\$ (1,564)
Interest Income	\$ -	\$ -	\$ 9,792	\$ 9,792
Total Revenues	\$ 288,775	\$ 288,775	\$ 297,003	\$ 8,228
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 4,000	\$ 2,667	\$ 800	\$ 1,867
FICA Expense	\$ 306	\$ 204	\$ 61	\$ 143
Engineering	\$ 8,000	\$ 5,333	\$ 2,848	\$ 2,486
Attorney	\$ 20,000	\$ 13,333	\$ 13,959	\$ (625)
Annual Audit	\$ 3,900	\$ 3,900	\$ 3,900	\$ -
Assessment Administration	\$ 5,732	\$ 5,732	\$ 5,732	\$ (0)
Dissemination	\$ 3,785	\$ 2,524	\$ 2,523	\$ 0
Trustee Fees	\$ 9,350	\$ 8,216	\$ 8,216	\$ -
Arbitrage Report	\$ 900	\$ 900	\$ 900	\$ -
Management Fees	\$ 43,775	\$ 29,183	\$ 29,183	\$ (0)
Information Technology	\$ 1,217	\$ 812	\$ 811	\$ 0
Website Maintenance	\$ 812	\$ 541	\$ 541	\$ (0)
Telephone	\$ 200	\$ 133	\$ -	\$ 133
Postage & Delivery	\$ 500	\$ 333	\$ 274	\$ 60
Printing & Binding	\$ 750	\$ 500	\$ 21	\$ 479
Insurance	\$ 8,382	\$ 8,382	\$ 6,626	\$ 1,756
Legal Advertising	\$ 3,000	\$ 2,000	\$ 231	\$ 1,769
Contingency	\$ 1,000	\$ 667	\$ 425	\$ 242
Property Appraiser	\$ 300	\$ 300	\$ 490	\$ (190)
Office Supplies	\$ 150	\$ 100	\$ 2	\$ 98
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 116,234	\$ 85,935	\$ 77,718	\$ 8,218
<u>Operations & Maintenance</u>				
Field Management	\$ 10,300	\$ 6,867	\$ 6,867	\$ 0
Property Insurance	\$ 10,229	\$ 10,229	\$ 9,148	\$ 1,081
Pond Bank Mowing	\$ 55,149	\$ 36,766	\$ 36,271	\$ 495
Pond Maintenance	\$ 14,795	\$ 9,863	\$ 12,450	\$ (2,587)
Midge Management	\$ 50,960	\$ 33,973	\$ 36,705	\$ (2,732)
Additional Littoral Planting	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
General Repairs & Maintenance	\$ 26,108	\$ 17,405	\$ -	\$ 17,405
Total Operations & Maintenance:	\$ 172,540	\$ 118,437	\$ 101,441	\$ 16,995
Total Expenditures	\$ 288,775	\$ 204,372	\$ 179,159	\$ 25,213
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 117,845	
Fund Balance - Beginning	\$ -	\$ -	\$ 343,887	
Fund Balance - Ending	\$ -	\$ -	\$ 461,732	

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 May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues				
Assessments	\$ 147,881	\$ 147,881	\$ 147,080	\$ (801)
Interest	\$ -	\$ -	\$ 5,033	\$ 5,033
Total Revenues	\$ 147,881	\$ 147,881	\$ 152,113	\$ 4,232
Expenditures:				
Interest Expense - 11/1	\$ 50,419	\$ 50,419	\$ 50,419	\$ -
Principal Expense - 5/1	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Interest Expense - 5/1	\$ 50,419	\$ 50,419	\$ 50,419	\$ -
Total Expenditures	\$ 145,838	\$ 145,838	\$ 145,838	\$ -
Excess Revenues (Expenditures)	\$ 2,043		\$ 6,275	
Fund Balance - Beginning	\$ 107,197		\$ 181,528	
Fund Balance - Ending	\$ 109,240		\$ 187,803	

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 May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues				
Assessments	\$ 343,326	\$ 343,326	\$ 340,378	\$ (2,948)
Interest	\$ -	\$ -	\$ 10,263	\$ 10,263
Total Revenues	\$ 343,326	\$ 343,326	\$ 350,642	\$ 7,315
Expenditures:				
Interest Expense - 11/1	\$ 105,950	\$ 105,950	\$ 105,550	\$ 400
Principal Expense - 5/1	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Interest Expense - 5/1	\$ 105,950	\$ 105,950	\$ 105,550	\$ 400
Total Expenditures	\$ 341,900	\$ 341,900	\$ 341,100	\$ 800
Excess Revenues (Expenditures)	\$ 1,426		\$ 9,542	
Fund Balance - Beginning	\$ 520,770		\$ 352,550	
Fund Balance - Ending	\$ 522,197		\$ 362,092	

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 May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	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	\$ -	\$ -	\$ 10	

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	\$ -	\$ 19,015	\$ 252,821	\$ 5,546	\$ 2,940	\$ 1,225	\$ 4,430	\$ 1,235	\$ -	\$ -	\$ -	\$ -	287,212
Interest	\$ 985	\$ 823	\$ 801	\$ 1,224	\$ 1,482	\$ 1,571	\$ 1,476	\$ 1,429	\$ -	\$ -	\$ -	\$ -	9,792
Total Revenues	\$ 985	\$ 19,838	\$ 253,622	\$ 6,771	\$ 4,422	\$ 2,796	\$ 5,906	\$ 2,664	\$ -	\$ -	\$ -	\$ -	297,003
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	800
FICA Expense	\$ -	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31	\$ -	\$ -	\$ -	\$ -	61
Engineering	\$ -	\$ 838	\$ -	\$ 1,340	\$ 503	\$ -	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ -	2,848
Attorney	\$ 3,335	\$ 2,877	\$ 3,176	\$ -	\$ 693	\$ 3,172	\$ 706	\$ -	\$ -	\$ -	\$ -	\$ -	13,959
Annual Audit	\$ -	\$ -	\$ -	\$ 3,000	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,900
Assessment Administration	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,732
Dissemination	\$ 315	\$ 315	\$ 315	\$ 315	\$ 315	\$ 315	\$ 315	\$ 315	\$ -	\$ -	\$ -	\$ -	2,523
Trustee Fees	\$ 3,206	\$ -	\$ -	\$ -	\$ 2,963	\$ -	\$ 2,047	\$ -	\$ -	\$ -	\$ -	\$ -	8,216
Arbitrage Report	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	900
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ -	\$ -	29,183
Information Technology	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ -	\$ -	\$ -	\$ -	811
Website Maintenance	\$ 68	\$ 68	\$ 68	\$ 68	\$ 68	\$ 68	\$ 68	\$ 68	\$ -	\$ -	\$ -	\$ -	541
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 16	\$ 14	\$ 4	\$ 30	\$ 8	\$ 122	\$ 7	\$ 74	\$ -	\$ -	\$ -	\$ -	274
Printing & Binding	\$ -	\$ -	\$ 2	\$ -	\$ -	\$ 14	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	21
Insurance	\$ 6,626	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,626
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 231	\$ -	\$ -	\$ -	\$ -	\$ -	231
Contingency	\$ 33	\$ 36	\$ 80	\$ 46	\$ 50	\$ 50	\$ 65	\$ 65	\$ -	\$ -	\$ -	\$ -	425
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ 490	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	490
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 23,255	\$ 8,326	\$ 7,394	\$ 8,549	\$ 9,739	\$ 8,390	\$ 7,361	\$ 4,703	\$ -	\$ -	\$ -	\$ -	77,718
<u>Operations and Maintenance Expenses</u>													
Field Expenses													
Field Management	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ -	\$ -	\$ -	\$ -	6,867
Property Insurance	\$ 9,148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,148
Pond Bank Mowing	\$ 4,534	\$ 4,534	\$ 4,534	\$ 4,534	\$ 4,534	\$ 4,534	\$ 4,534	\$ 4,534	\$ -	\$ -	\$ -	\$ -	36,271
Pond Maintenance	\$ 1,000	\$ 1,000	\$ 1,000	\$ 5,450	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	12,450
Midge Management	\$ 4,588	\$ 4,588	\$ 4,588	\$ 4,588	\$ 4,588	\$ 4,588	\$ 4,588	\$ 4,588	\$ -	\$ -	\$ -	\$ -	36,705
Additional Littoral Planting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations and Maintenance Expenses	\$ 20,128	\$ 10,980	\$ 10,980	\$ 15,430	\$ 10,980	\$ 10,980	\$ 10,980	\$ 10,980	\$ -	\$ -	\$ -	\$ -	101,441
Total Expenditures	\$ 43,383	\$ 19,307	\$ 18,374	\$ 23,979	\$ 20,720	\$ 19,371	\$ 18,341	\$ 15,683	\$ -	\$ -	\$ -	\$ -	179,159
Excess Revenues (Expenditures)	\$ (42,398)	\$ 531	\$ 235,247	\$ (17,209)	\$ (16,297)	\$ (16,575)	\$ (12,435)	\$ (13,019)	\$ -	\$ -	\$ -	\$ -	117,845

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)
LESS: PRINCIPAL PAYMENT - 5/1/26		(\$45,000)
CURRENT BONDS OUTSTANDING		\$1,895,000

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	\$171,693	
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)
LESS: PRINCIPAL PAYMENT - 5/1/26		(\$130,000)
CURRENT BONDS OUTSTANDING		\$5,235,000

OSCEOLA CHAIN OF LAKES

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

ON ROLL ASSESSMENTS

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
11/14/25	ACH	\$6,016.71	(\$303.29)	(\$114.27)	\$0.00	\$5,599.15	\$2,075.91	\$1,063.06	\$2,460.18	\$5,599.15
11/21/25	ACH	\$48,562.56	(\$1,942.53)	(\$932.39)	\$0.00	\$45,687.64	\$16,938.87	\$8,674.30	\$20,074.47	\$45,687.64
12/12/25	ACH	\$696,904.62	(\$27,876.33)	(\$13,380.58)	\$0.00	\$655,647.71	\$243,083.81	\$124,481.98	\$288,081.92	\$655,647.71
12/22/25	ACH	\$27,915.29	(\$1,116.63)	(\$535.97)	\$0.00	\$26,262.69	\$9,736.99	\$4,986.26	\$11,539.44	\$26,262.69
01/12/26	ACH	\$12,055.55	(\$361.65)	(\$233.87)	\$0.00	\$11,460.03	\$4,248.85	\$2,175.81	\$5,035.37	\$11,460.03
01/12/26	ACH	\$3,102.03	(\$82.73)	(\$60.39)	\$0.00	\$2,958.91	\$1,097.03	\$561.78	\$1,300.10	\$2,958.91
01/30/26	ACH	\$0.00	\$0.00	\$0.00	\$540.69	\$540.69	\$200.46	\$102.66	\$237.57	\$540.69
02/09/26	ACH	\$7,787.16	(\$155.75)	(\$152.63)	\$0.00	\$7,478.78	\$2,772.78	\$1,419.93	\$3,286.07	\$7,478.78
02/09/26	ACH	\$461.57	\$0.00	(\$9.23)	\$0.00	\$452.34	\$167.71	\$85.88	\$198.75	\$452.34
03/10/26	ACH	\$3,404.86	(\$34.04)	(\$67.42)	\$0.00	\$3,303.40	\$1,224.74	\$627.19	\$1,451.47	\$3,303.40
04/08/26	ACH	\$9,770.99	(\$16.91)	(\$195.09)	\$0.00	\$9,558.99	\$3,544.03	\$1,814.88	\$4,200.08	\$9,558.99
04/08/26	ACH	\$2,413.97	\$0.00	(\$48.27)	\$0.00	\$2,365.70	\$877.10	\$449.15	\$1,039.45	\$2,365.70
04/24/26	ACH	\$0.00	\$0.00	\$0.00	\$23.01	\$23.01	\$8.53	\$4.37	\$10.11	\$23.01
05/08/26	ACH	\$3,398.26	(\$67.96)	\$0.00	\$0.00	\$3,330.30	\$1,234.73	\$632.29	\$1,463.28	\$3,330.30
TOTAL		\$ 821,793.57	\$ (31,957.82)	\$ (15,730.11)	\$ 563.70	\$ 774,669.34	\$ 287,211.54	\$ 147,079.54	\$ 340,378.26	\$ 774,669.34

99%	Net Percent Collected
\$4,220.20	Balance Remaining to Collect