

*Lake Emma
Community Development District*

Agenda

May 27, 2020

AGENDA

Lake Emma

Community Development District

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

May 20, 2020

Board of Supervisors
Lake Emma Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lake Emma Community Development District will be held **Wednesday, May 27, 2020 at 10:00 a.m. via Zoom: <https://zoom.us/j/99040272241>**. Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 25, 2020 Meeting
4. Consideration of Agreement for District Engineering Services with Dewberry Engineers, Inc.
5. Consideration of Resolution 2020-32 Designating the Location of the Local District Records Office
6. Public Hearing on the Imposition of Special Assessments
 - A. Consideration of Engineer's Report, dated March 25, 2020
 - B. Consideration of Master Assessment Methodology for Assessment Area One, dated March 25, 2020
 - C. Public Comment and Testimony
 - D. Consideration of Resolution 2020-34 Levying Assessments
7. Consideration of Resolution 2020-35 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Requests #4 - #5
 - iii. Presentation of Number of Registered Voters - 1
9. Other Business
10. Supervisor's Requests
11. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of the minutes of the March 25, 2020 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of the proposal for District engineering services with Dewberry Engineers, Inc. A copy of the agreement is enclosed for your review.

The fifth order of business is the consideration of Resolution 2020-32 designating the local District records office. A copy of the Resolution is enclosed for your review.

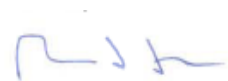
The sixth order of business opens the Public Hearing for the imposition of special assessments. Section A is the consideration of the Engineer's Report and Section B is the consideration of the Master Assessment Methodology. Copies of both reports are enclosed for your review. Section C is the public comment and testimony and Section D is the consideration of Resolution 2020-34 levying assessments. A copy of the Resolution is enclosed for your review.

The seventh order of business is the consideration of Resolution 2020-35 approving the proposed Fiscal Year 2021 budget and setting a public hearing. Once approved, the proposed budget will be transmitted to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution is enclosed for your review and the proposed budget will be provided under separate cover.

The eighth order of business is Staff Reports. Section 1 of the District Manager's Report includes the balance sheet and income statement for your review and Section 2 includes Funding Requests #4 - #5 for ratification. Copies of the funding requests and supporting invoices are enclosed for your review. Section 3 is the presentation of the number of registered voters within the boundaries of the District. A copy of the letter from the Lake County Supervisor of Elections is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,



George S. Flint
District Manager

Cc: Tucker Mackie, District Counsel
Nicole Salter, District Engineer
Steve Sanford, Bond Counsel
Jon Kessler, Underwriter
Stacey Johnson, Trustee

Enclosures

MINUTES

MINUTES OF MEETING
LAKE EMMA
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lake Emma Community Development District was held Friday, March 25, 2020 at 10:00 a.m. at Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Tony Iorio	Vice Chairman
Doug Beasley	Assistant Secretary
Garison Clemens	Assistant Secretary
Daniel Hieronimus	Assistant Secretary

Also present were:

George Flint	District Manager
Tucker Mackie	District Counsel
Nicole Stalder	Interim District Engineer
Emma Gregory	Hopping Green & Sams
Steve Sanford	Bond Counsel
Phil Gildan	Bond Counsel
Dustin McGlinchey	Lennar Homes

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order. There were all five members participating constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present to provide comment.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Supervisors

Mr. Flint stated he had received all oaths of office from all five Board members elected during the Landowner election.

B. Consideration of Resolution 2020-24 Canvassing and Certifying the Results of Landowners' Election

Mr. Flint stated the Board is required within 90 days of the establishment of the District to hold a Landowners' Election which took place on February 28, 2020. Mr. Iorio and Mr. Beasley both received 270 votes for a four year term. Mr. Clemens, Mr. Morgan, and Mr. Hieronimus received 260 votes for a two-year term.

On MOTION by Mr. Iorio, seconded by Mr. Morgan, with all in favor, Resolution 2020-24 Canvassing and Certifying the Results of the Landowner's Election, was approved.

C. Election of Officers

Mr. Flint stated that the Board had previously elected Officers but they had a Landowner's Election since the Organizational meeting, so they are required to elect Officers again.

D. Consideration of Resolution 2020-25 Electing Officers

Mr. Flint stated this can be handled as one motion or we can take each seat individually. The Board chose to do one motion electing Mr. Morgan as Chairman, Mr. Iorio as Vice-Chairman, Mr. Beasley, Mr. Clemens, and Mr. Hieronimus as Assistant Secretaries, Mr. Flint as Secretary, and Mr. Lovera as Treasurer.

On MOTION by Mr. Morgan, seconded by Mr. Iorio, with all in favor, Resolution 2020-25 Electing Officers with Mr. Morgan as Chairman, Mr. Iorio as Vice Chairman, Mr. Beasley, Mr. Clemens, Mr. Hieronimus as Assistant Secretaries, Mr. Flint as Secretary, and Mr. Lovera as Treasurer, was approved.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the February 7, 2020 Organizational Meeting and Acceptance of Minutes of February 28, 2020 Landowners' Meeting**

Mr. Flint presented the minutes of the February 7, 2020 Board meeting and the February 28, 2020 landowners' meeting. He asked for any questions, changes, or comments on the minutes. The Board had no changes to the minutes.

On MOTION by Mr. Iorio, seconded by Mr. Morgan, with all in favor, Approval of the Minutes of the February 7, 2020 Board of Supervisors Organizational Meeting and the February 28, 2020 Landowner's Meeting, was approved.

FIFTH ORDER OF BUSINESS

Ranking of Proposals for District Engineering Services and Selection of District Engineer

Mr. Flint stated at the last meeting the Board hired Dewberry as the Interim Engineer and authorized them to issue and RFQ under the CC&A requirements for Engineering Services. One response was received from Dewberry. Mr. Flint noted they could accept the proposal or rebid the engineering services. Mr. Iorio moved to accept the proposal from Dewberry.

On MOTION by Mr. Iorio, seconded by Mr. Morgan, with all in favor, Ranking of Proposals for District Engineering Services and Selecting the District Engineer as Dewberry, was approved.

SIXTH ORDER OF BUSINESS

Public Hearings

Mr. Flint asked for a motion to open the Public Hearings.

On MOTION by Mr. Iorio, seconded by Mr. Morgan, with all in favor, Opening the Public Hearings, was approved.

A. Rules of Procedure

i. Consideration of Resolution 2020-26 Adopting the District's Rules of Procedure

Mr. Flint stated that the Board had seen the version of this resolution at the Organizational Meeting when they were authorized to advertise the public hearings. Ms. Mackie noted that these are revised and have been re-circulated and this version incorporates all of the additional changes, and sets forth the procedures the District will follow with respect to several larger topics. The topics included holding of meetings, advertisements, rulemaking, and competitive purchase. Mr. Flint noted for the record that no members of the public were present to provide comment or testimony.

On MOTION by Mr. Morgan, seconded by Mr. Iorio, with all in favor, Resolution 2020-26 Adopting the District's Rules of Procedures, was approved.

B. Uniform Method of Collection

i. Consideration of Resolution 2020-27 Expressing the District's Intent to Utilize the Uniform Method of Collection

Mr. Flint stated that Chapter 197 authorizes the District to use the tax bill as the collection method for the operating and maintenance and debt service assessments. A public hearing process to express the intent to use this method is required. Mr. Flint noted that no members of the public were present to provide comment.

On MOTION by Mr. Iorio, seconded by Mr. Morgan, with all in favor, Resolution 2020-27 Expressing the District's Intent to Utilize the Uniform Method of Collection, was approved.

C. Fiscal Year 2020 Budget

i. Consideration of Resolution 2020-28 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations

Mr. Flint stated the Board previously approved a proposed budget and set March 25, 2020 as the date, place and time for the public hearing for its final consideration. The budget contemplates that it would be funded under a Developer Funding Agreement between Lennar and the CDD. The Board had no changes to the budget.

On MOTION by Mr. Morgan, seconded by Mr. Iorio, with all in favor, Resolution 2020-28 Adopting the Fiscal Year 2020 Budget and Relating of the Annual Appropriations, was approved.

Mr. Flint asked for a motion to close the Public Hearings.

On MOTION by Mr. Iorio, seconded by Mr. Morgan, with all in favor, Closing the Public Hearing, was approved.

SEVENTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Engineer's Report

Mr. Flint noted that the report was prepared by Dewberry as the Interim District Engineer, and now as the District Engineer. Ms. Mackie noted that what the Board needed to approve today was the preliminary drafts of both the Engineer's Report included in the agenda package and the

Master Assessment Methodology Report. It should be noted that Dewberry's report goes through the entirety of the CIP for the entire District. The sum total in the exhibit was a total of \$35,000,175. The Assessment process that is being kicked off today is only levying a Master Assessment over Phases 1 and 2. Of the \$35 million, roughly \$14.2 million is associated with the Phase 1 and Phase 2 costs. The only land that will be subject to the lien at the end of the 170 process beginning today, and will end with the Public Hearing to be scheduled, the only lands subject to the lien are the liens owned by Lennar, the Landowner within Phases 1 and 2.

Mr. Stalder noted the report is for the entirety of the community and includes all Phases. It is the Master Report that includes a breakdown of the lot sizes per phase as well as how many units are in each of those Phases. It details what is included within the Master Project, including the infrastructure which is the onsite public roadways, the water, and sanitary distribution and collection systems, off-site roadway improvements as well as off-site utility improvement, the master stormwater management, landscaping and hardscaping, electrical conduit systems. In several different tables it lists who will own and maintain the items at the end. The stormwater portion is broken out in a separate table as they are located per phase. The exhibits include overall plans, the utilities layout, storm water layout, off-site improvements, and the legal descriptions of the entire property as provided. The costs are for the Master Project which includes all six phases and the 15 % contingency on all six of those phases.

Mr. Flint asked for any questions. Mr. Iorio asked on the off-site, being that there are some improvements for the total project that are going to be part of future maintenance which FDOT, should that be noted in the proposal only to the maintenance entity. Ms. Stalder stated she had never included off-sites in the ownership and maintenance. Ms. Mackie stated she did not see where it was a separate category. Ms. Stalder asked Mr. Iorio to clarify that parts were FDOT. Mr. Iorio stated that when improvements get done on that intersection at Lake Emma and US-19, there will be portions that will be Lake County on Lake Emma, and as it transitions into improvements for the FDOT portions they will be within the state rights. He wanted to make sure that it was understood, that US-19 is state road not a county road. The only county road they were talking about there would be the Lake Emma roadway. Ms. Mackie stated suggested that Ms. Stalder include FDOT in Table 3.

B. Consideration of Master Assessment Methodology Report

Mr. Flint stated that yesterday they emailed out a version of the Master Assessment Methodology for Assessment Area 1, which is comprised of Phase 1 and Phase 2. These are the lands that are owned by Lennar. Mr. Flint noted that they are only proposing that a lien be placed on a portion of the project, the portion that Lennar currently owns. Page 9, Table 1 is the Development Program as indicated in the Engineer's Report. It's a combination of single family 40', 50', 60' and 70' product types totaling 425 total units, or 421 equivalent residential units with assigned ERU factors to each one of those single family product types. Table 2, they take the proposed infrastructure costs for Phase 1 and Phase 2, including off-site improvements, which totals \$14,233,787. Table 3 is the bond sizing. If the District was to fund 100% of the identified \$14 million in improvements, they included very conservative estimates as far as capitalized interest, the debt service reserve requirements, etc. That would result in a bond sizing of \$17,490,000. Table 4 shows the allocation of benefit by product type. They are taking the improvement costs, the identified ERU factors, and product type and identifying the benefit that each product type would receive if funding all, \$14,000,000. Table 5 shows the par debt per product type. Table 6 shows the annual assessments per product type if they were to fund 100%. The per unit amounts are likely going to come down when they actually issue bonds. The bond issuance would be driven by a target debt service assessment amount that would bring down the par debt to whatever would be generated by the target assessment per unit amount. Mr. Flint noted that we are doing this to give the Board maximum flexibility when they actually go to issue. Table 7 is the preliminary assessment roll. They have attached is the legal description for the Phase 1 and Phase 2 properties Exhibit 'A'. The Board had no questions on the report.

C. Consideration of Resolution 2020-29 Declaring Special Assessments

Ms. Mackie stated that this Resolution is prescribed by Chapter 170 and is the process by which the District is declaring its intent to levy an assessment following a public hearing on the same. It attaches the Engineer's Report and the Assessment Methodology Report. The version included within the agenda package has blanks in paragraph 3 and 4, which will be filled in with the amounts in the Engineer's Report and then in Mr. Flint's report. They were looking for a motion to approve, she noted this just declares the District's intent and does not formally levy and assessment today. The next resolution will set the Public Hearing and at the conclusion of that process they will formally levy the assessment.

On MOTION by Mr. Iorio, seconded by Mr. Morgan, with all in favor, the Resolution 2020-29 Declaring Special Assessments, was approved.

D. Consideration of Resolution 2020-30 Setting a Public Hearing for Special Assessments

Mr. Flint stated Resolution 2020-30 will set the Public Hearing. Mr. Flint recommended the 4th Wednesday at 10:00 a.m. on May 27, 2020. Mr. Iorio asked about the coordination with their Legal Counsel to make sure this time coordinates with other Districts they are managing to help with convenience and for expenditures.

On MOTION by Mr. Morgan, seconded by Mr. Iorio, with all in favor, Resolution 2020-30 Setting a Public Hearing for Special Assessments on Wednesday, May 27, 2020 at 10:00 a.m., was approved.

E. Consideration of Bond Resolution 2020-33 - ADDED

Mr. Flint stated this resolution authorizes the initiation and the bond validation process. Mr. Sanford, with Greenberg Traurig, noted that under Florida law any special assessment bonds that the District issues that has a term of more than five years has to be validated before the Circuit Court. In order to get into court and validate the bonds, the District has to authorize the bonds. This is the resolution that does that. It's the first resolution of two resolutions that the Board will need to adopt to issue the bonds. Since the Engineer's Report covered both of the infrastructure for Phases 1 and 2 as well as the remaining District, this resolution authorizes up to \$50 million of special assessment bonds to be issued in multiple series. The plan is to issue the first series, which is Phases 1 and 2. This resolution authorizes these bonds, to finance the public infrastructure not only for Phases 1 and 2, but for the whole District. It describes the public infrastructure that was enumerated in the Engineer's Report. In addition, there is certain documents that are needed to issue the bonds. One is a Master Trust Indenture, that is the document between the District and the Trustee. In this case, pursuant to this resolution, US Bank is going to be the Bond Trustee. That Master Trust Indenture governs all series of bonds and provides for the rights and remedies and security for the bond holders. The other exhibit to this resolution is a supplemental indenture, and that is also between the District and the Trustee. Every series of bonds will have their own supplemental indenture specific to that particular bond issue. It will have interest rates, the various maturities, the redemption provisions, etc. and it's all blank at this point because they have not

gotten close to issuing any series of bonds. Those two exhibits, plus the resolution, are some of the exhibits that Ms. Mackie is going to need to get into court and validate the bonds. Lastly, this resolution authorizes that action to be taken, to actually commence the validation proceedings. The Board had no questions on the resolution.

On MOTION by Mr. Morgan, seconded by Mr. Beasley, with all in favor, the Bond Resolution 2020-33 Initiating the Bond Validation Process, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2020-31 Adopting the Annual Meeting Schedule for Fiscal Year 2020

Mr. Flint stated this had been deferred this item from the Organizational agenda so that Lennar had an opportunity to provide input on the meeting date. Mr. Flint recommended the 4th Wednesday each month as an established meeting date.

On MOTION by Mr. Morgan, seconded by Mr. Iorio, with all in favor, Resolution 2020-31 Adopting the Annual Meeting Schedule for Fiscal Year 2020 as the 4th Wednesday of each month at 10:00 AM at the Cooper Memorial Library, was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2020-32 Designating the Location of the Local District Records Office

Mr. Flint stated he wasn't sure they had the address for that established at this time, so he requested this be deferred to the next agenda. Mr. Flint noted if Lennar had a construction office set up on-site, they could look at using that.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Mackie thanked to those physically present in their cars given the Executive Order issued by the Governor that eases the restrictions on the Sunshine Law. She thanked Mr. Flint and his team for working in the background to determine the best way to provide public access to meetings now that the Board can attend remotely. Their physical location won't be required on a going forward basis. They will be posting a different type of notice that provides for that public access. They can continue to meet separate and apart from one another until hopefully the situation

resolves itself. She noted that they will be working, now that the Board has authorized us to pursue validation proceedings, with getting a complaint together and filing that with the court. As a caveat, courts in different jurisdictions are dealing with this separately. Some aren't calendaring any hearings while some are already moving to remote hearing capability as well. It will be in flux as the court system gets its hands around the situation.

B. Engineer

Mr. Stalder had nothing additional to report.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint noted that the unaudited financials were in the agenda, but no action is required. The Board had no questions.

ii. Ratification of Funding Requests #2 - #3

Mr. Flint noted that ratification of Funding Request #2 and #3. These are transmitted to Lennar under the Developer funding agreement. Funding Request #2 is for District Counsel services. Funding Request #3 is for the State Special District annual fee, District Management, and District Counsel services.

On MOTION by Mr. Iorio, seconded by Mr. Morgan, with all in favor, the Funding Request #2 and # 3, was ratified.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELTH ORDER OF BUSINESS

Supervisor's Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Morgan, seconded by Mr. Iorio, with all in favor, the meeting was adjourned at 10:37a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**AGREEMENT BETWEEN THE LAKE EMMA COMMUNITY DEVELOPMENT
DISTRICT AND DEWBERRY ENGINEERS, INC. FOR PROFESSIONAL
ENGINEERING SERVICES**

THIS AGREEMENT made and entered into this ____ day of _____, 2020, by and between:

Lake Emma Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in the City of Groveland, Lake County, Florida (the “District”), with a mailing address of 219 E. Livingston Street, Orlando, Florida 32801; and

Dewberry Engineers, Inc., a Florida corporation, with a mailing address of 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (the “Engineer”).

WHEREAS, the District is a local unit of special-purpose government established and existing pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“Uniform Act”), by ordinance of Osceola County, Florida; and

WHEREAS, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities and services in conjunction with the development of the lands within the District; and

WHEREAS, pursuant to sections 190.033 and 287.055, *Florida Statutes*, the District solicited proposals from qualified firms to provide professional engineering services on a continuing basis; and

WHEREAS, Engineer submitted a proposal to serve in this capacity; and

WHEREAS, the District's Board of Supervisors ranked Engineer as the most qualified firm to provide professional engineering services for the District and authorized the negotiation of a contract pursuant to section 287.055, *Florida Statutes*; and

WHEREAS, the District intends to employ Engineer to perform engineering, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

WHEREAS, the Engineer shall serve as District’s professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties and the payments by the District to

the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

Article 1. Scope of Services

- A. The Engineer will provide general engineering services, including:
 - 1. Preparation of any necessary reports and attendance at meetings of the District's Board of Supervisors.
 - 2. Providing professional engineering services including, but not limited to, review and execution of documents under any of the District's Trust Indentures and monitoring of District projects.
 - 3. Any other items requested by the Board of Supervisors.
- B. Engineer shall, when authorized by the Board, provide general services related to construction of any District projects including, but not limited to:
 - 1. Periodic visits to the site, or full-time construction management of District projects, as directed by District.
 - 2. Processing of contractors' pay estimates.
 - 3. Preparation of, and/or assistance with, the preparation of work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel and the Board.
 - 4. Final inspection and requested certificates for construction including the final certificate of construction.
 - 5. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
 - 6. Any other Activity related to construction as authorized by the Board.
- C. With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

Article 2. Method of Authorization. Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized ("Work Authorization"). Authorization of services or projects under the contract shall be at the sole option of the District.

Article 3. Compensation. It is understood and agreed that the payment of compensation for services under this contract shall be stipulated in each Work Authorization. One of the following methods will be utilized:

A. Lump Sum Amount – The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017 of the Florida Statutes for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within 1 year following the completion of the work contemplated by the lump sum Work Authorization.

B. Hourly Personnel Rates – For services or projects where the scope of services is not clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates outlined in **Exhibit “A.”** The District and Engineer may agree to a “not to exceed” amount when utilizing hourly personnel rates for a specific work authorization.

Article 4. Reimbursable Expenses. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the project for the incidental expenses as listed as follows:

A. Expenses of transportation and living when traveling in connection with a project, for long distance phone calls and telegrams, and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District’s travel policy.

B. Expense of reproduction, postage and handling of drawings and specifications.

Article 5. Term of Contract. It is understood and agreed that the term of this contract will be from the time of execution of this contract by the parties until terminated in accordance with its terms.

Article 6. Special Consultants. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

Article 7. Books and Records. Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder, or such further time as required under Florida’s public records law. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

Article 8. Ownership of Documents.

A. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (the “Work Product”) shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

B. The Engineer shall deliver all Work Product to the District upon completion thereof unless it is necessary for Engineer in the District’s sole discretion, to retain possession for a longer period of time. Upon termination of Engineer’s services hereunder, Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District’s prior express written consent. Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the District. If said work product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify Engineer from any and all claims and liabilities which may result from such re-use, in the event Engineer does not consent to such use.

C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. Engineer hereby assigns to the District any and all rights Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

Article 9. Accounting Records. Records of Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times.

Article 10. Independent Contractor. Engineer and District agree that Engineer is and shall remain at all times an independent contractor and shall not in any way claim or be considered an employee of the District. Engineer shall not have authority to hire persons as employees of District.

Article 11. Reuse of Documents. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with section 287.055(10), *Florida Statutes*.

Article 12. Estimate of Cost. Since Engineer has no control over the cost of labor, materials or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, his opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by him. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

Article 13. Insurance. Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
Automobile Liability	
Bodily Injury/Property Damage	Combined Single Limits \$1,000,000
Professional Liability for Errors and Omissions	\$1,000,000

The District, its officers, supervisors, agents, staff, and representatives shall be named as additional insured parties (except on Professional Liability for Errors and Omissions). The Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Article. No certificate shall be acceptable to the District unless it

provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

If Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

Article 14. Contingent Fee. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

Article 15. Audit. The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of three years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three years after completion of all work under the Agreement.

Article 16. Indemnification. The Engineer agrees, to the fullest extent permitted by law, to indemnify, defend, and hold the District harmless of and from any and all liabilities, claims, causes of action, demands, suits, or losses arising from the negligent acts, errors or omissions of the Engineer, Engineer's agents or employees, in the performance of professional services under this Agreement. Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to section 768.28, *Florida Statutes*.

Article 17. Public Records. Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Engineer acknowledges that the designated public records custodian for the District is George Flint ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Engineer shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the

requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Engineer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Engineer, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, GFLINT@GMSCFL.COM, OR C/O GOVERNMENTAL MANAGEMENT SERVICES - CENTRAL FLORIDA, LLC, 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

Article 18. Employment Verification. The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

Article 19. Controlling Law; Jurisdiction and Venue. The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Jurisdiction and venue for any proceeding with respect to this Agreement shall be in Osceola County, Florida

Article 20. Notices. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, transmitted by electronic mail (e-mail) and mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District:	Lake Emma Community Development District 219 E. Livingston Street Orlando, Florida 32801 Attn: District Manager
----------------------------	--

With a copy to:	Hopping Green & Sams
------------------------	----------------------

119 S. Monroe Street, Suite 300
Post Office Box 6526; 32314
Tallahassee, Florida 32301
Attn: Tucker F. Mackie

If to Engineer:

Dewberry Engineers, Inc.
800 N. Magnolia Avenue, Suite 1000
Orlando, Florida 32803
Attn: Nicole Stalter

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for District and counsel for Engineer may deliver Notice on behalf of District and Engineer, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

Article 21. Assignment. Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate, pursuant to the terms of this Agreement.

Article 22. Termination. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days written notice. At such time as the Engineer receives notification of the intent of the District to terminate the contract, the Engineer shall not perform any further services unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential or other damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

Article 23. Recovery of Costs and Fees. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees.

Article 24. Acceptance. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

IN WITNESS WHEREOF, the parties hereto have caused these present to be executed the day and year first above written.

**LAKE EMMA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chair/Vice Chair, Board of Supervisors

DEWBERRY ENGINEERS, INC., a Florida
corporation

Witness

By: _____

Its: _____

Exhibit A: Hourly Rate

WORK AUTHORIZATION NUMBER 1

_____, 2020

Lake Emma Community Development District
Osceola County, Florida

Subject: **Work Authorization Number 1**
 Lake Emma Community Development District

Dear Chairman, Board of Supervisors:

Dewberry Engineers, Inc., is pleased to submit this work authorization to provide engineering services for the Lake Emma Community Development District. We will provide these services pursuant to our current agreement dated _____, 2020 (“Engineering Agreement”) as follows:

I. Scope of Work

Lake Emma Community Development District will engage the services of Dewberry Engineers, Inc., as Engineer to prepare any necessary reports and attend and participate in meetings of the District’s Board of Supervisors as requested by the District.

II. Fees

Lake Emma Community Development District will compensate Dewberry Engineers, Inc., pursuant to the hourly rate schedule contained in the Engineering Agreement in accordance with the terms of the Engineering Agreement. The District will reimburse Dewberry Engineers, Inc., all direct costs which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

This proposal, together with the Engineering Agreement, represents the entire understanding between the Lake Emma Community Development District and Dewberry Engineers, Inc., with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Dewberry Engineers, Inc. We look forward to working with you.

Sincerely,

Nicole Stalter, P.E.
Dewberry Engineers, Inc.

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Lake Emma Community Development District

Date: _____

FORM

SECTION V

RESOLUTION 2020-32

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*; and

WHEREAS, District records are available for public review and inspection at the offices of _____.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District’s local records office shall be located at: _____.

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 27th day of May, 2020.

ATTEST:

**LAKE EMMA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

SECTION A

A decorative horizontal bar consisting of three segments: green, orange, and blue.

Lake Emma Community Development District

Master Engineer's Report

March 25, 2020

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EXHIBITS

EXHIBIT A	Location Map
EXHIBIT B	Master Site Plan
EXHIBIT C	Master Stormwater Plan
EXHIBIT D-1	On-Site Utility System Plan
EXHIBIT D-2	Off-Site Utility System Plan
EXHIBIT E	Legal Description
EXHIBIT F	Opinion of Probable Construction Costs

Lake Emma Community Development District

Master Engineer's Report

1. INTRODUCTION

1.1 Description of the Lake Emma Community

Lake Emma (also referred to as the “Development” or “Community”) is a 412.971 gross acre master planned, residential community located in the City of Groveland, within Lake County, Florida as shown on Exhibit A. The Master Developer (“Developer”) is Lennar Homes, LLC, based in Orlando, Florida. The Development is approved as a Low Density Residential (LDR) subdivision with 1153 residential units. A land use summary is presented in Table 1.

The Lake Emma Community Development District (herein called the “District” or “CDD”) encompasses the entire 412.971 gross acres of the Development. The District

will construct, acquire, operate and/or maintain certain portions of the public infrastructure to support the Community. The legal description of the District Boundaries can be seen in the petition legal description. The District will acquire or construct infrastructure in phases as necessary. Currently, the Development has six (6) phases for which all or a portion of certain infrastructure improvements identified herein are expected to be financed from the proceeds of District special assessment bonds (the “Master Project”). Construction of the first phase, including part of the roadway infrastructure and the overall mass grading, has commenced. An inventory of the phasing has been presented in Table 2 with the proposed unit mix of the residential units for the Development. All improvements financed by the District will be on land owned by the District or other unit of government or located on land where the District will have a permanent easement for at least as long as the life of the asset.

1.2 Purpose of Report

The purpose of this report is to provide a description of the Master Project, which will serve the Community; the capital improvements to be constructed, acquired, and/or financed by the District; and the apportionment of the costs of the capital improvements.

TABLE 1	AREA (AC)*
Residential Land	176.5
Roadways	56
Public Facilities	1.9
Parks	23.2
Wetland/Lakes	89.8*
Dry Retention/Landscape Buffers/Conservation Easement/Other Open Space	65.6
TOTAL	413

*Rounded to the nearest tenth.

The land use area (AC) is based on the approved Final Engineering Plans.

TABLE 2		
PHASE	LOT TYPE	UNITS
Lake Emma Phase 1	40' lots	43
	50' lots	124
	60' lots	59
	65' lots	-
	70' lots	9
Lake Emma Phase 2	40' lots	90
	50' lots	66
	60' lots	34
	65' lots	-
	70' lots	-
Lake Emma Phase 3	40' lots	40
	50' lots	87
	60' lots	74
	65' lots	-
	70' lots	-
Lake Emma Phase 4	40' lots	80
	50' lots	117
	60' lots	-
	65' lots	-
	70' lots	-
Lake Emma Phase 5	40' lots	41
	50' lots	107
	60' lots	17
	65' lots	24
	70' lots	12
Lake Emma Phase 6	40' lots	-
	50' lots	71
	60' lots	33
	65' lots	-
	70' lots	25
TOTAL Units by Lot Type	40' lots	294
	50' lots	572
	60' lots	217
	65' lots	24
	70' lots	46
TOTAL Units – Lake Emma CDD		1153

2. DISTRICT BOUNDARY AND PROPERTIES SERVED

2.1 District Boundary

The Lake Emma Master Site Plan, Exhibit B, identifies the location and boundary of the property included within the District. The Master Plan for the District will provide for residential land uses. The District is located at the intersection of Lake Emma Road and State Road 19 in the City of Groveland within Lake County, Florida.

2.2 Description of Properties Served

The Development is located within Sections 31 and 32, Township 21 South, Range 25 East, Sections 5 and 6, Township 22 South, Range 25 East, and all within City of Groveland, Lake County, Florida. The existing property consists of orange groves and open pastureland. The environmental areas associated with the Development have been reviewed and are to be part of an Open Space/Conservation area within a parcel. The terrain of the site is somewhat rolling with elevations ranging from 102 to 96 NVGD88.

3. PROPOSED MASTER PROJECT INFRASTRUCTURE

3.1 Summary of the Proposed Project Infrastructure

The project infrastructure will generally consist of the following systems to serve the Master Project:

- On-Site Public Roadway Improvements
- Water Distribution and Sanitary Sewer Collection Systems and Reuse Water Distribution
- Off-Site Public Roadway and Utility Improvements (State Road 19 and Lake Emma Road)
- Master Stormwater Management System
- Landscaping
- Irrigation
- Hardscape
- Conservation Mitigation Areas
- Electrical Service System (Underground)

This infrastructure serves as a system of improvements benefitting all lands within the District. To the extent that the

boundary of the District is amended from time to time, the District will consider amendments or supplementals to this report at such time.

Table 3 shows the Master Project facilities, proposed ownership, and maintenance entities for each.

TABLE 3 PROPOSED FACILITIES

Facilities/Systems	Proposed Ownership and Maintenance Entity
Sanitary Sewer Collection	City of Groveland
Water Distribution	City of Groveland
Reuse Water	City of Groveland
Master Stormwater Management System	Lake Emma CDD
Electrical Service System	SECO
Electrical Service System – Undergrounding	Lake Emma CDD
Conservation Mitigation	Lake Emma CDD
On-Site Master Public Roadway Improvements	City of Groveland
Off-Site Master Public Roadway and Utility Improvements	Lake County, City of Groveland, and FDOT
Landscaping/Irrigation/Hardscape within Master Public Roads	Lake Emma CDD

3.2 Master Stormwater Management System

The Master Stormwater Management System provides for the stormwater runoff treatment and will attenuate and provide for the runoff that will be carried out using man-made retention and detention systems as collected in pipes, curbs and surfaces to convey this runoff. These systems discharge to the ponds within the Development. The City of Groveland and the St. Johns River Water Management District (SJRWMD) regulate the design criteria for the District's stormwater management facilities. The Master Stormwater Management System will discharge through the ponds to the existing lakes adjacent to the Development. The Master Stormwater Management System will adhere to the design

criteria of these agencies, which require that drainage systems be designed to attenuate a 10-year, 24-hour rainfall and 25-year-24-hour rainfall events to pre-development discharge rates and volumes. This criterion is typical for similar developments with positive outfalls.

The Master Stormwater Management System will also adhere to other requirements of SJRWMD and the City, which requires that all building finished floor elevations be constructed above the anticipated flood elevation for the 100-year, 24-hour storm event. The treatment of stormwater runoff will be provided in accordance with the design guidelines for retention/detention systems as mandated by the SJRWMD and the City. Stormwater runoff will be collected by curbs and stormwater conveyance surfaces with drainage inlets and an underground storm sewer pipe system conveyed to the retention/detention areas. The overall drainage system is shown on the Master Stormwater Plan, Exhibit C. The Master Stormwater Management System consists of many ponds that collect runoff from the developed property. The District may finance the cost of stormwater collection and treatment systems, as well as the construction, acquisition and/or maintenance of said retention/detention areas. All of these improvements may be owned and maintained by the District. No earthworks or grading nor the transporting of fill on any of the private lots will be financed by the District.

TABLE 4 STORMWATER MASTER SYSTEM	
DRY RETENTION	ACREAGE (AC.)
Phase 1 – Lake Emma	10.81
Phase 2 – Lake Emma	0
Phase 3 – Lake Emma	8.36
Phase 4 – Lake Emma	6.15
Phase 5 – Lake Emma	6.04
Phase 6 – Lake Emma	3.69
TOTAL – Lake Emma CDD	35.05

3.3 Master Public Roadway Systems On and Off-Site

The on-site roadway improvements associated within the Development of Lake Emma will be developed and funded by the District and later turned over to the City of Groveland for ownership and operation. The roadway improvements consist of a looped system with two (2)-lane roads and a minimum of

24-foot pavement sections with curbs and gutters. If gated, private streets shall, not be owned or financed by the District. The off-site roadway improvements will be funded by the District. The roadways will serve the various land uses within the Development. Construction of the roadways' pavement will consist of an asphaltic concrete section, sidewalks, signing and striping, landscaping, lighting, and landscaped hardscape features.

The Master Project will provide for off-site roadway and intersection improvements on Lake Emma Road and State Road 19. These improvements will include the installation of turn lanes on both roads, roadway enhancements to Lake Emma Road, and a strain-pole traffic signal at the intersection of Lake Emma Road and State Road 19 provided the signal is warranted prior to build-out of the project.

The internal roadways and off-site master public roadway improvements will be designed and constructed in accordance with the applicable the City of Groveland, Lake County, and Florida Department of Transportation (FDOT) standards, per the approved plans prepared by Knight Engineering. Please refer to Exhibit B for depiction of the roadway systems within and adjacent to the Development.

The roadway improvements will include utilities that will run within the road right-of-way, as described in 3.4. The utilities within these roadways (described in 3.4) and any landscaping/hardscaping related to these roadways (described in 3.5) will be developed as part of the improvements to the District. Stormwater drainage facilities (as described in 3.2) will also be provided for these improvements within the Master Stormwater Management System. The District may finance these on-site and off-site roadways and convey the public portions to the City and County upon completion.

3.4 Water Distribution, Sanitary Sewer Collection and Reuse Water Distribution Systems

The utilities are provided by the City of Groveland including sanitary sewer service, reuse, and water distribution. The Master Project includes utilities within the right-of-way of the proposed community infrastructure and internal streets. The major trunk lines, collection systems, and transmission mains to serve the District are to be constructed or acquired by the District. The overall water distribution systems, sanitary sewer collection, and reuse water lines are shown on the Master Utility Plan Sheets, Exhibit D-1 and D-2.

The potable water facilities will include both transmission and distribution mains along with necessary valving, fire hydrants, and water services to individual lots and development parcels. It is currently estimated that these water mains of various sizes will be funded by the District.

The wastewater facilities will include gravity collection sewer lines and mains. The three (3) new lift stations will be located within the District and will service the Development. These new lift stations will tie into the existing force main located on State Road 19 and through the roads within the Development. It is currently estimated that these gravity collection systems and force main will be constructed, acquired, or financed by the District.

Design of the wastewater collection system, reuse water system, and the water distribution system for potable water and fire protection is in accordance with the criteria and guidelines of City of Groveland and the Florida Department of Environmental Protection (FDEP). Utility extensions located on State Road 19 near the intersection of Cherry Lake Road will also be included as part of the infrastructure improvements for the Development. All of these improvements are anticipated to be financed by the CDD and maintained by the City of Groveland Utilities.

Although the reuse lines are being installed for the residential lots and common areas, reuse services are not available at this time. Until reuse services are available, irrigation systems, wells, or potable water may be used for irrigation.

3.5 Landscaping, Irrigation and Entry Features

Landscaping, irrigation, entry features and fencing along the outside boundary of the Development as required by the municipality will be provided by the District. Until such time that reuse service is available, irrigation of said residential lots and common areas may be provided by an on-site irrigation system, which may be jumpered by potable water. It is anticipated that the master reuse water mains to the various phases of development will be constructed or acquired by the CDD with District funds and subsequently turned over to the City of Groveland. Landscaping for the roadways will consist of sod, shrubs, ground cover and trees for the off-site intersection improvements for the roadways. These items may be funded, owned, and maintained by the CDD.

3.6 Electrical Service Systems (Underground)

SECO will provide the underground electrical service to the Community. The service will include the primary and secondary systems to serve the various land uses. The undergrounding differential cost of the electrical conduit may be financed by the District.

3.7 Conservation Areas

The proposed development of the community will require mitigation of wetland communities for any impacts to the existing wetlands within the District and as part of the approvals for the Master Stormwater Management System. The permitting and approvals will require any mitigation be secured and payment of the costs of the mitigation, which will not be funded by the District.

4. OPINION OF PROBABLE CONSTRUCTION COSTS

Exhibit F presents a summary of the costs for the Master Project infrastructure including stormwater drainage, water, reuse, sewer, landscaping, undergrounding differential costs of electrical service, and on-site and off-site roadway utility improvements and conservation. In all cases, the District will pay no more than the lesser of the fair market value or actual costs of such improvements.

Costs in Exhibit F are derived from expected quantities of the infrastructure multiplied by unit costs typical of the industry in Central Florida. Included within these costs are technical services consisting of planning, land surveying, engineering, environmental permitting, soils, and material testing related to such infrastructure. These services are necessary for the design, permitting, and construction contract management for the Master Project infrastructure. The costs are exclusive of certain legal, administrative, financing, operations or maintenance services necessary to finance, construct, acquire, and/or operate the Master Project infrastructure.

5. PERMITTING STATUS

The District is in the City of Groveland utility service area and has been approved as a Planned Unit Development (PUD) by the City of Groveland.

The Developer is obtaining approvals and permits for all phases from the City of Groveland, Lake County, SJRWMD, Army Corps of Engineers (ACOE), FDEP, and FDOT. A Master Stormwater Permit has been approved by SJRWMD for this project that addresses the stormwater for the site.

All permits are required prior to the start of any infrastructure construction in the future phases. Those permits, which have been approved for mass grading and construction of phases 1-6, in general, include the following:

- City of Groveland
- Lake County Right-of-Way Utilization Permit;
- SJRWMD Stormwater Management Permit;
- FDOT Utility Permit;
- ACOE Dock Permit;
- ACOE Determination Letter;
- FDEP Water and Wastewater Permits; and
- Environmental Protection Agency (EPA) National Pollutant Discharge Elimination System (NPDES).

The District Engineer will certify that all permits necessary to complete the Master Project have either been obtained or, in her expert opinion, will be obtained and there is no reason to believe that the necessary permits cannot be obtained for the Development.

All public infrastructure comprising the Master Project will be built on lands owned by the District (or other governmental unit) in fee simple or by way of a permanent easement.

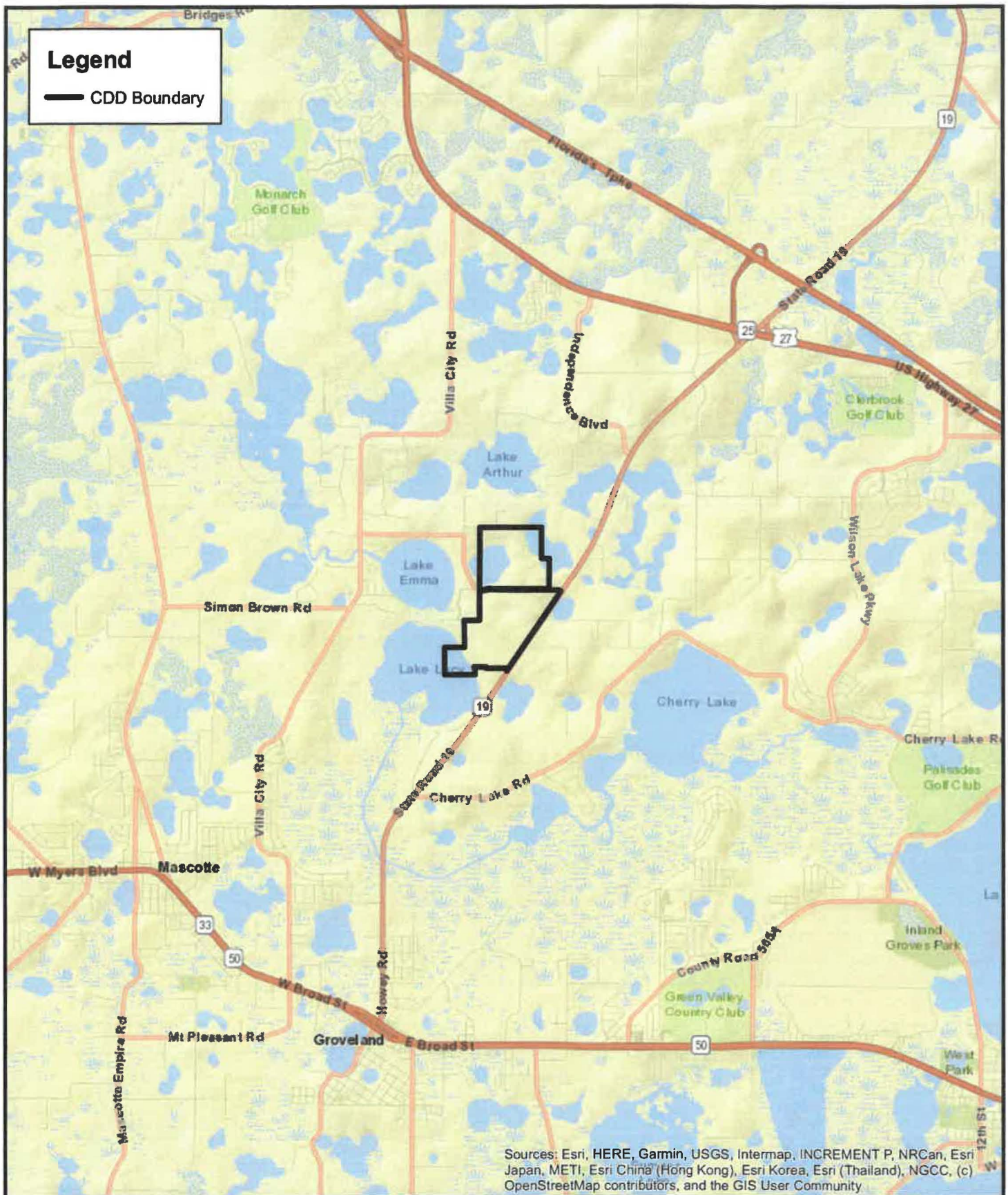
6. ENGINEER'S CERTIFICATION

It is our opinion that the costs of the Master Project improvements proposed represent a system of improvements benefitting all developable property located within the District, are fair and reasonable and that the District-funded improvements are assessable improvements within the meaning of Chapter 190, F.S. We have no reason to believe that the Master Project cannot be constructed at the cost described in this report. We expect the improvements to be constructed or acquired by the District with bond proceeds, as indicated within this report. Phase 1 is under construction. We believe that the District will be well served by the improvements discussed in this report. Any public improvements purchased by the District will be at a cost that is the lower of actual cost or fair market value. The benefit to

the assessable land within the District will be not less than the cost of such improvements.

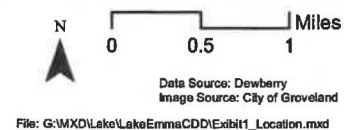
I hereby certify that the foregoing is a true and correct copy of the Engineer's Report for Lake Emma Community Development District.

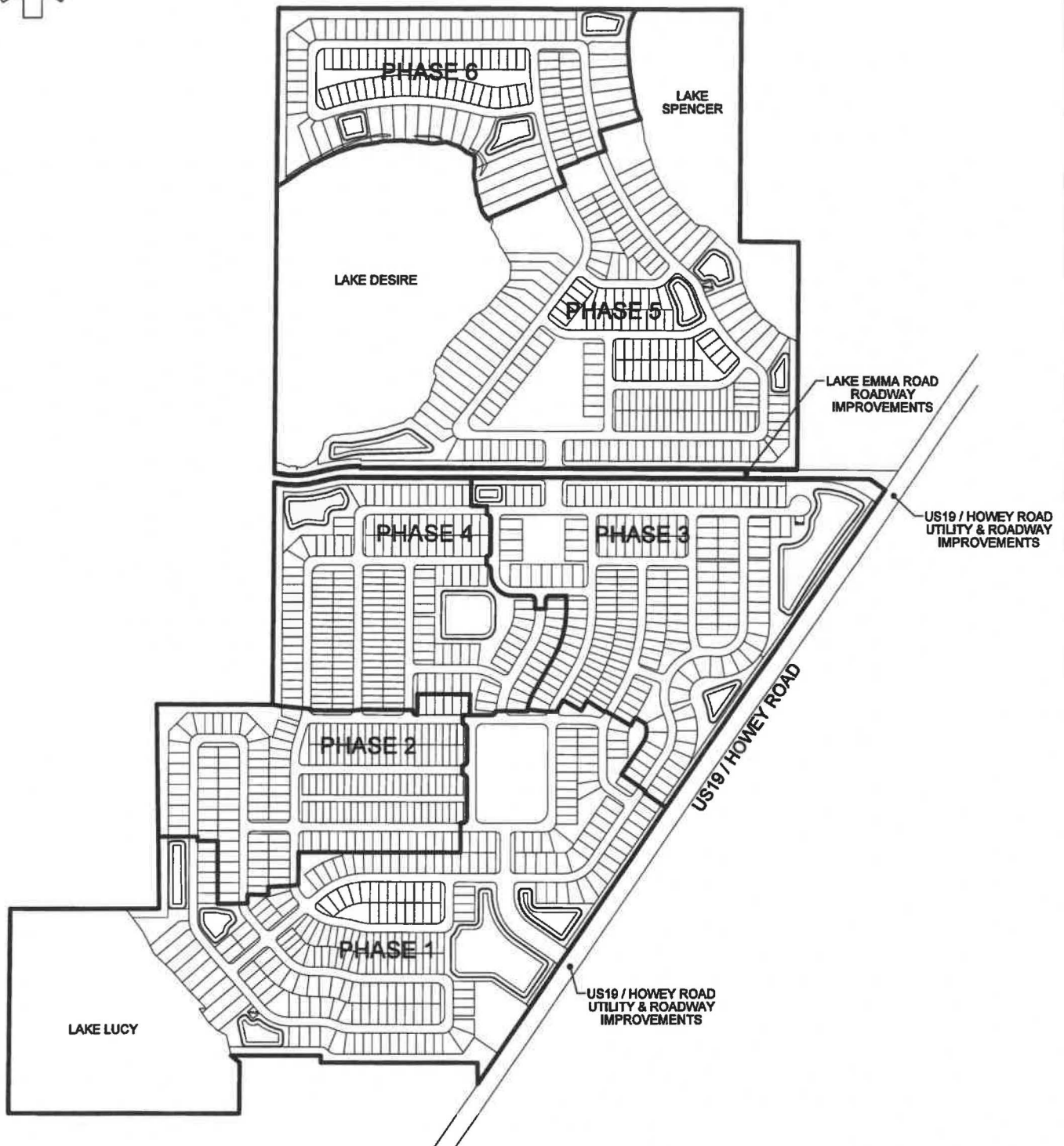
Nicole P. Stalder, P.E.
Florida License No. 64720



Lake Emma CDD

Exhibit A: Location Map





Q:\TRINCDD_50114\220\CAD\Civil\CDD Exhibits\TRIN CDD Overall Site.dgn

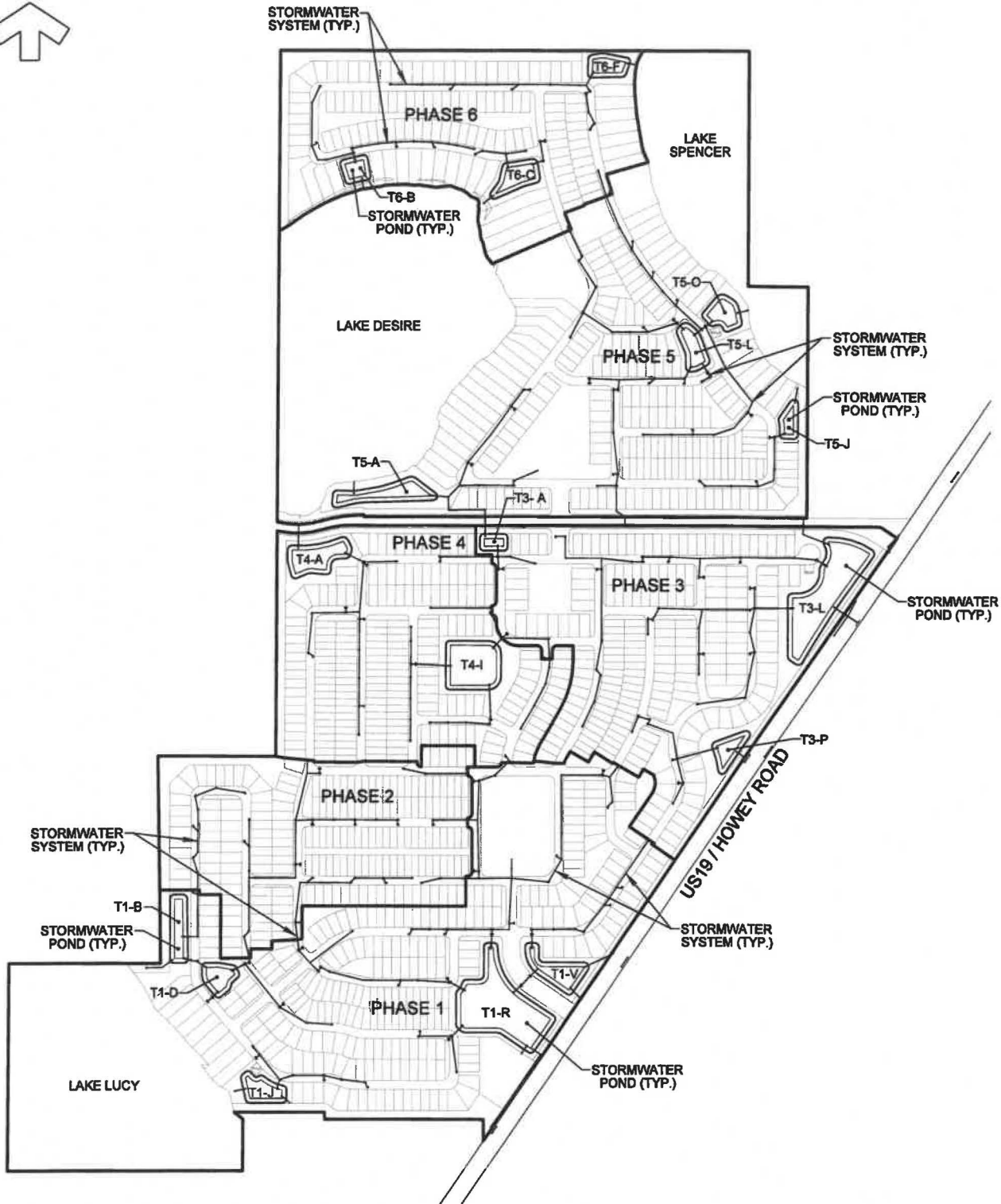


TYPE: EXHIBIT
DATE: AUGUST 2019
PROJECT NO. : 50114220
DRAWN BY: SKH
CHECKED BY: NPS
SCALE: 1" = 600'
SHEET: 1 OF 1

LAKE EMMA CDD

EXHIBIT B MASTER SITE PLAN

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



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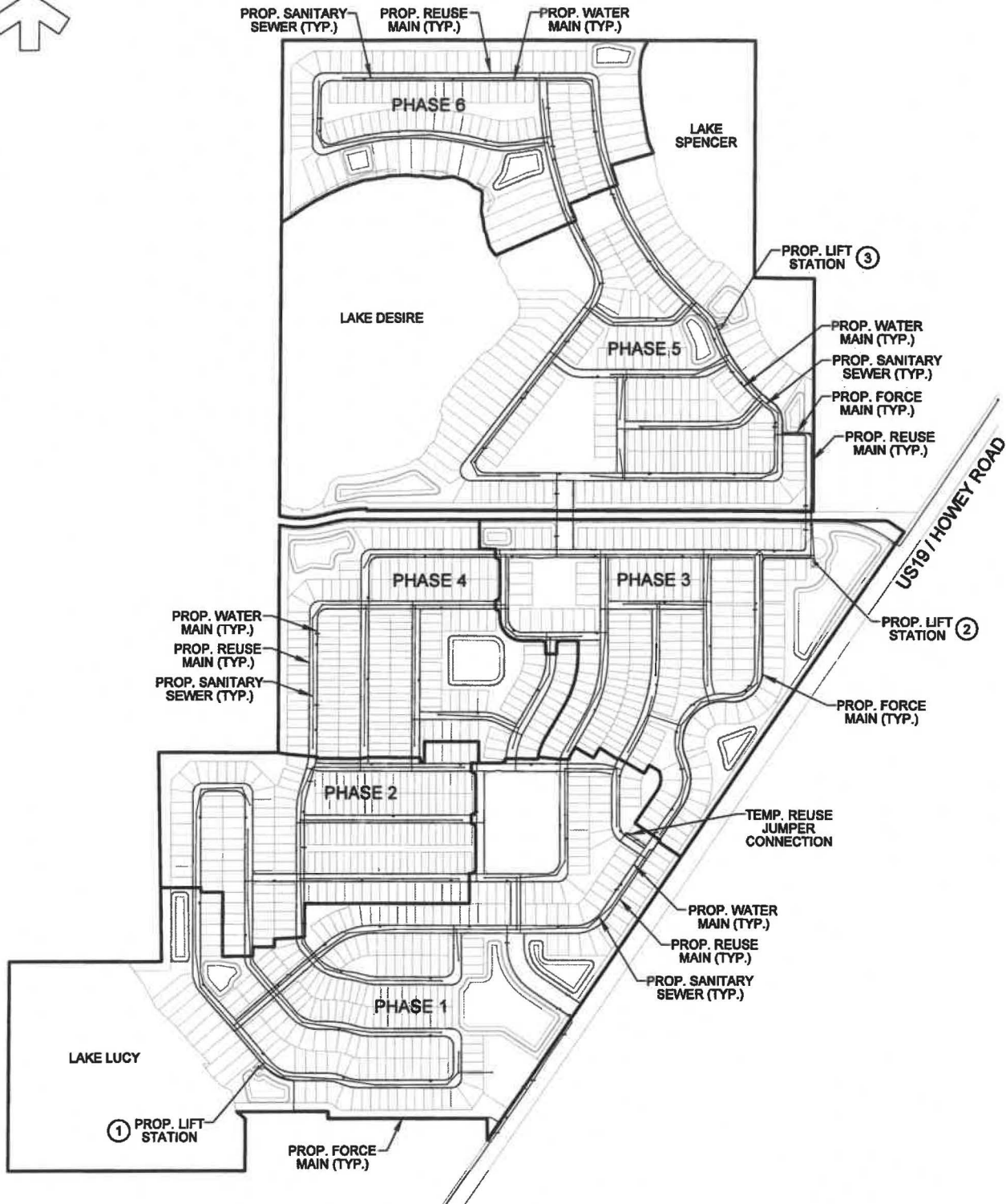


TYPE: EXHIBIT
DATE: AUGUST 2019
PROJECT NO.: 50114220
DRAWN BY: SKH
CHECKED BY: NPS
SCALE: 1" = 800'
SHEET: 1 OF 1

LAKE EMMA CDD

EXHIBIT C PROPOSED STORMWATER SYSTEM

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



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TYPE: EXHIBIT
DATE: AUGUST 2019
PROJECT NO.: 50114220
DRAWN BY: SKH
CHECKED BY: NPS
SCALE: 1" = 800'
SHEET: 1 OF 1

LAKE EMMA CDD

EXHIBIT D-1 PROPOSED ON-SITE UTILITY SYSTEM

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

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CONNECT TO
EXIST. WATER
MAIN

INDEPENDENCE
BLVD.

PROP. WATER
MAIN

US19 / HOWEY ROAD

PROP. WATER
MAIN

MATCH LINE - 01

MATCH LINE - 02

PROP. WATER
MAIN

MATCH LINE - 04

PROP. FORCE
MAIN

US19 / HOWEY ROAD

PHASE 3
PHASE 1

PROP. WATER
MAIN

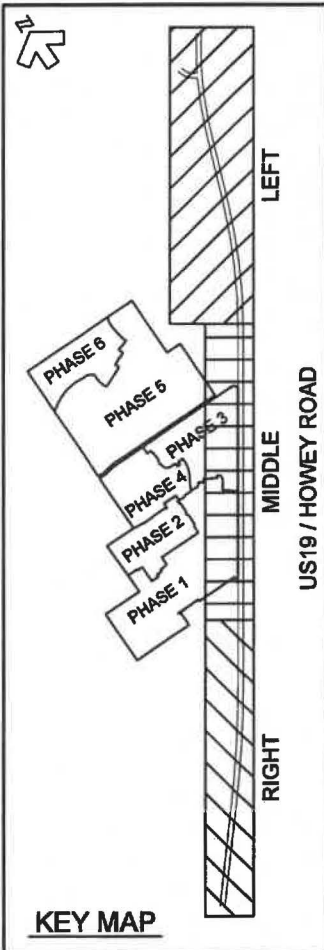
PROP. FORCE
MAIN

US19 / HOWEY ROAD

CONNECT TO
EXIST. FORCE
MAIN

PROP. FORCE
MAIN

MATCH LINE - 03



KEY MAP



TYPE: EXHIBIT
DATE: AUGUST 2019
PROJECT NO.: 50114220
DRAWN BY: SKH
CHECKED BY: NPS
SCALE: 1" = 800'
SHEET: 1 OF 1

LAKE EMMA CDD

EXHIBIT D-2
PROPOSED OFF-SITE
UTILITY SYSTEM

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

**LEGAL DESCRIPTION
LAKE EMMA CDD**

Exhibit E

**LEGAL DESCRIPTION
NORTH PARCEL**

A PARCEL OF LAND LYING IN SECTION 31 & 32, TOWNSHIP 21 SOUTH, RANGE 25 EAST AND INCLUDING BLOCKS 133-136, 141-143, 149-152, INCLUDING UNOPEN STREETS OF TOWN PLAT OF VILLA CITY AS RECORDED IN PLAT BOOK 1, PAGE 31, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 31 FOR A POINT OF BEGINNING; THENCE RUN SOUTH 89°52'55" EAST, ALONG THE NORTH LINE THE SOUTHEAST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1334.43 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE RUN SOUTH 89°44'08" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1321.70 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE RUN SOUTH 00°17'36" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1328.52 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE RUN SOUTH 89°43'43" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE 330.72 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°16'51" WEST, ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1307.33 FEET TO THE NORTH RIGHT-OF-WAY OF LAKE EMMA ROAD; THENCE RUN THE FOLLOWING 7 COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE: NORTH 89°47'25" WEST, 1655.08 FEET, NORTH 89°47'25" WEST, 1.39 FEET, NORTH 89°49'46" WEST, 840.48 FEET, NORTH 00°05'25" EAST, 8.60 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 889.64 FEET, A CENTRAL ANGLE OF 16°01'39", AN ARC LENGTH OF 248.86 FEET, A CHORD LENGTH OF 248.05 FEET, AND A CHORD BEARING OF SOUTH 82°04'35" WEST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE RUN WESTERLY ALONG SAID CURVE HAVING A RADIUS OF 475.24 FEET, A CENTRAL ANGLE OF 27°21'21", AN ARC LENGTH OF 226.90 FEET, A CHORD LENGTH OF 224.75 FEET, AND A CHORD BEARING OF SOUTH 87°44'26" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 78°34'53" WEST, 24.69 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 31; THENCE RUN NORTH 00°22'55" EAST, ALONG SAID WEST LINE, 1338.38 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE RUN NORTH 00°22'54" EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1328.93 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN LAKE COUNTY, FLORIDA AND CONTAINS 171.082 ACRES MORE OR LESS.

SEE SHEETS 1 & 2 OF 5 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES
SEE SHEET 3 OF 5 FOR SURVEYOR'S NOTES
SHEETS 4 & 5 FOR SKETCH OF DESCRIPTION

(THIS IS NOT A SURVEY)

SHEET 1 OF 5

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

SECTION 6, TOWNSHIP 22 SOUTH, RANGE 25 EAST & SECTIONS 31 & 32, TOWNSHIP 21 SOUTH, RANGE 25 EAST

DATE: AUGUST 30, 2019

PREP BY: T.W.B.

DRAWN BY: T.W.B.

JOB #: 19-128

O: 19-128 Hanover Lovance CDD Legal\19-128 CDD Legal Description.dwg Aug 30, 2019 -- 1:52pm

**LEGAL DESCRIPTION
LAKE EMMA CDD**

**LEGAL DESCRIPTION
SOUTH PARCEL**

A PARCEL OF LAND LYING IN SECTION 31 & 32, TOWNSHIP 21 SOUTH, RANGE 25 EAST AND SECTION 6, TOWNSHIP 22 SOUTH, RANGE 25 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF STATE 19 (FORMERLY KNOWN AS STATE ROAD 459) HAVE A 100' RIGHT-OF-WAY WIDTH PER FLORIDA DEPARTMENT RIGHT-OF-WAY MAP PROJECT 1109 AND THE EAST OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE RUN NORTH 00°40'25" WEST, ALONG SAID EAST LINE 120.72 FEET; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°52'46" WEST, 893.34 FEET; THENCE RUN NORTH 00°22'16" EAST, 40.02 FEET; THENCE RUN NORTH 89°56'54" WEST, 520.33 FEET TO THE EDGE OF WATER OF LAKE LUCY; THENCE RUN THE FOLLOWING 4 COURSES ALONG THE EDGE OF WATER OF LAKE LUCY, SOUTH 19°45'14" EAST, 18.72 FEET; SOUTH 33°48'16" EAST, 27.48 FEET; SOUTH 34°30'36" EAST, 30.00 FEET; SOUTH 20°50'14" EAST, 46.72 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SECTION 6; THENCE SOUTH 00°22'37" WEST, ALONG SAID EAST LINE, 225.02 FEET TO THE SOUTH LINE THE NORTHEAST QUARTER OF SAID SECTION 6; THE RUN NORTH 89°52'57" WEST, ALONG SAID SOUTH LINE 1323.74 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE RUN NORTH 00°28'03" EAST, ALONG SAID WEST LINE, 1177.68 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE RUN THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°52'10" EAST, ALONG SAID NORTH LINE 851.56 FEET; THENCE RUN NORTH 00°40'25" WEST, 1176.78 FEET TO THE SOUTH LINE OF THE TOWN PLAT OF VILLA CITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 31, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89°48'47" EAST, ALONG SAID SOUTH LINE, 667.87 FEET TO THE EAST LINE OF SAID PLAT OF VILLA CITY, THENCE RUN NORTH 00°22'55" EAST, ALONG SAID EAST LINE, 1277.34 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LAKE EMMA ROAD; THENCE RUN THE FOLLOWING 8 COURSES ALONG SAID SOUTH RIGHT-OF-WAY LINE: SOUTH 78°34'53" EAST, 14.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, THENCE RUN EASTERLY ALONG SAID CURVE HAVING A RADIUS OF 525.24 FEET, A CENTRAL ANGLE OF 27°21'21", AN ARC LENGTH OF 250.77 FEET, A CHORD LENGTH OF 248.40 FEET, AND A CHORD BEARING OF NORTH 87°44'26" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 839.68 FEET, A CENTRAL ANGLE OF 75°3'52", AN ARC LENGTH OF 115.75 FEET, A CHORD LENGTH OF 115.65 FEET, AND A CHORD BEARING OF NORTH 78°00'43" EAST TO A POINT; THENCE RUN NON-TANGENT TO SAID CURVE, SOUTH 89°49'56" EAST, 959.09 FEET; SOUTH 89°47'22" EAST, 1.28 FEET; SOUTH 89°47'22" EAST, 2057.90 FEET TO POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 34°12'17", AN ARC LENGTH OF 14.92 FEET, A CHORD LENGTH OF 14.70 FEET, AND A CHORD BEARING OF SOUTH 72°41'17" EAST TO A POINT OF TANGENCY; THENCE RUN SOUTH 55°35'08" EAST, 102.55 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 19, THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES: SOUTH 34°18'17" WEST, 1505.86 FEET, SOUTH 34°18'17" WEST, 2631.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN LAKE COUNTY, FLORIDA AND CONTAINS 241.889 ACRES MORE OR LESS.

SEE SHEETS 1 & 2 OF 5 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SEE SHEET 3 OF 5 FOR SURVEYOR'S NOTES

SHEETS 4 & 5 FOR SKETCH OF DESCRIPTION

(THIS IS NOT A SURVEY)

SHEET 2 OF 5

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4867

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SECTION 6, TOWNSHIP 22 SOUTH, RANGE 25 EAST & SECTIONS 31 & 32, TOWNSHIP 21 SOUTH, RANGE 25 EAST

DATE: AUGUST 30, 2019

PREP BY: T.W.B.

DRAWN BY: T.W.B.

JOB #: 19-128

C:\19-128 Hanover Lavance CDD Legal\19-128 CDD Legal Description.dwg Aug 30, 2019 - 1:52pm

EXHIBIT F

LAKE EMMA CDD PUBLIC INFRASTRUCTURE COSTS											
PHASE	GENERAL CONDITIONS	GRADING	ROADWAY	WATER	REUSE	SANITARY	STORM	ELECTRICAL	LANDSCAPE/HARDSCAPE	PROFESSIONAL	TOTAL
Phase 1	\$ 157,729.50	\$ 372,794.27	\$ 1,793,008.60	\$ 917,059.90	\$ 631,936.00	\$ 1,070,839.80	\$ 954,274.15	\$ 352,500.00	\$ 432,726.92	\$ 801,944.30	\$ 7,484,813.44
Phase 1 Off-Site	\$ 54,830.00	\$ 210,557.50	\$ 380,210.10	\$ 766,249.15	\$ -	\$ 303,757.00	\$ -	\$ -	\$ -	\$ 206,872.45	\$ 1,911,476.70
Phase 2	\$ 86,632.00	\$ 146,164.35	\$ 736,942.45	\$ 349,538.75	\$ 303,182.00	\$ 243,247.25	\$ 388,561.30	\$ 285,000.00	\$ 113,335.90	\$ 318,312.48	\$ 2,970,916.48
Phase 3	\$ 107,077.50	\$ 245,654.71	\$ 1,173,800.95	\$ 368,668.80	\$ 412,040.70	\$ 1,046,343.10	\$ 657,138.00	\$ 301,500.00	\$ 536,190.23	\$ 581,305.68	\$ 4,255,519.67
Phase 3 Off-Site	\$ 408,247.20	\$ 202,869.70	\$ 1,031,720.05	\$ -	\$ -	\$ -	\$ 106,536.85	\$ -	\$ -	\$ 209,924.86	\$ 1,959,298.66
Phase 4	\$ 81,724.50	\$ 202,394.88	\$ 724,289.70	\$ 317,822.40	\$ 278,771.90	\$ 237,153.35	\$ 228,289.90	\$ 295,500.00	\$ 226,712.16	\$ 321,119.61	\$ 3,013,787.99
Phase 5	\$ 108,936.00	\$ 333,591.18	\$ 1,147,615.55	\$ 490,183.06	\$ 417,168.75	\$ 836,870.55	\$ 641,790.40	\$ 301,500.00	\$ 416,804.39	\$ 563,335.19	\$ 5,257,795.06
Phase 6	\$ 79,065.00	\$ 223,023.97	\$ 546,554.75	\$ 252,512.70	\$ 216,707.05	\$ 214,423.85	\$ 338,508.50	\$ 193,500.00	\$ 214,202.08	\$ 273,419.75	\$ 2,551,917.65
Contingency (15%)	\$ 162,636.26	\$ 290,557.58	\$ 1,130,091.32	\$ 518,705.21	\$ 338,970.96	\$ 592,895.24	\$ 512,264.81	\$ 259,425.00	\$ 290,996.50	\$ 491,585.15	\$ 4,588,128.02
Total	\$ 1,246,877.96	\$ 2,227,608.14	\$ 8,664,093.47	\$ 3,976,739.97	\$ 2,598,777.36	\$ 4,545,530.14	\$ 3,927,363.51	\$ 1,988,925.00	\$ 2,230,973.18	\$ 3,768,819.45	\$ 35,175,648.17
Phase 1, offsite 1 and 2											
Sub-totals	\$ 299,191.50	\$ 729,516.12	\$ 2,910,161.15	\$ 2,032,847.80	\$ 935,118.00	\$ 1,617,844.05	\$ 1,342,835.45	\$ 637,500.00	\$ 546,062.82	\$ 1,326,129.23	\$ 12,377,206.12
Contingency (15%)	\$ 44,878.73	\$ 109,427.42	\$ 436,524.17	\$ 304,927.17	\$ 140,267.70	\$ 242,676.61	\$ 201,425.32	\$ 95,625.00	\$ 81,809.42	\$ 198,919.38	\$ 1,856,580.92
Phase 1 and 2 Totals	\$ 344,070.23	\$ 838,943.54	\$ 3,346,685.32	\$ 2,337,774.97	\$ 1,075,385.70	\$ 1,860,520.66	\$ 1,544,260.77	\$ 733,125.00	\$ 627,872.24	\$ 1,525,048.61	\$ 14,233,787.03

SECTION B

**MASTER
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA ONE**

**FOR
LAKE EMMA
COMMUNITY DEVELOPMENT DISTRICT**

Date: March 25, 2020

Prepared by

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



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GMS-CF, LLC does not represent the Lake Emma Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Lake Emma Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Lake Emma Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), as amended. The District plans to issue approximately \$17,490,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing certain infrastructure improvements within an assessment area within the District, namely Phases 1 & 2 within the boundaries of the District (the "Assessment Area One"), more specifically described in the Master Engineer's Report dated March 25, 2020 prepared by Dewberry as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of infrastructure improvements consisting of improvements that benefit property owners within the District.

1.1 Purpose

This Master Assessment Methodology Report for Assessment Area One (the "Assessment Report") provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within Assessment Area One within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvement Plan ("CIP"). This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject. Additional master methodology reports will be produced for the assessment areas within the District.

The District intends to impose non ad valorem special assessments on the benefited lands within Assessment Area One within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 413 Acres in Lake County, Florida. Assessment Area One contains approximately 143.54 acres within the District. The Assessment Area One development program currently envisions approximately 425 single family residential units (herein the "Assessment Area One Development Plan").

The proposed Development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified accordingly.

The improvements contemplated by the District in the CIP will provide facilities that benefit certain property within the District. The CIP is delineated in the Engineer's Report. Specifically, the District will construct and/or acquire certain general conditions, grading, roadway, water, reuse, sanitary, stormwater, electrical undergrounding, landscape/hardscape and professional fees. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres that benefit from the District's CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the assessable property, different in kind and degree than general benefits, for other properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within Assessment Area One within the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within Assessment Area One within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District and outside of Assessment Area One within the District will benefit from the provision of the District's CIP. However, these benefits will be incidental to the District's CIP, which is designed solely to meet the needs of property within Assessment Area One within the District. Properties outside the District boundaries and outside Assessment

Area One within the District do not depend upon the District's CIP. The property owners within Assessment Area One are therefore receiving special benefits not received by those outside the District's boundaries and outside of Assessment Area One within the District.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within Assessment Area One within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of property within Assessment Area One will cost approximately \$14,233,787. The District's underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be \$17,490,000. Additionally, funding required to complete the CIP is anticipated to be funded by Developer. Without the CIP, the property would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District is planning to issue approximately \$17,490,000 in Bonds to fund the District's CIP for Assessment Area One, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$17,490,000 in debt to the properties benefiting from the CIP.

Table 1 identifies the land uses as identified by the Developer of the land within the District. The District has a proposed Engineer's Report for the CIP needed to support the Development, these construction costs are outlined in Table 2. The improvements needed to support the Development within Assessment Area One are described in detail in the Engineer's Report and are estimated to cost \$14,233,787. Based on the

estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for the Project and related costs was determined by the District's underwriter to total approximately \$17,490,000. Table 3 shows the breakdown of the Bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan is completed. The CIP funded by District Bonds benefits all developable acres within Assessment Area One of the District.

The initial assessments will be levied on an equal basis to all acres within Assessment Area One of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within Assessment Area One of the District are benefiting from the improvements.

Once platting or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the Assessment Area One Development Plan will be completed and the debt relating to the Bonds will be allocated to the planned 425 single family residential units within Assessment Area One within the District, which are the beneficiaries of the CIP, as depicted in Table 5 and Table 6. If there are changes to the Assessment Area One Development Plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The CIP consists of general conditions, grading, roadway, water, reuse, sanitary, stormwater, electrical undergrounding, landscape/hardscape and professional fees. There are four residential product types within the planned development. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed CIP relating to the Assessment Area One Development will provide several types of systems, facilities and services for its residents. These include general conditions, grading, roadway, water, reuse, sanitary, stormwater, electrical undergrounding, landscape/hardscape and professional fees. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

For the provision of CIP relating to the Assessment Area One Development, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's CIP relating to the Assessment Area One Development have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each

product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service, then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds to a level that will be supported by the new net annual debt service assessments will be required.

4.0 Assessment Roll

The District will initially distribute the liens across the property within Assessment Area One of the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. At this time the debt associated with the District's CIP will be distributed evenly across the acres of Assessment Area One within the District. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

TABLE 1
LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
MASTER METHODOLOGY FOR ASSESSMENT AREA ONE

Product Types	Phase 1	Phase 2	Total Units *	ERUs per Unit (1)	Total ERUs
Single Family - 40'	43	90	133	0.8	106.4
Single Family - 50'	124	66	190	1.0	190
Single Family - 60'	59	34	93	1.2	111.6
Single Family - 70'	9	0	9	1.4	12.6
Total Units	235	190	425		421

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50' = 1 ERU

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
MASTER METHODOLOGY FOR ASSESSMENT AREA ONE

Capital Improvement Plan ("CIP") For Assessment Area One (1) Total Cost Estimate	
General Conditions	\$ 344,070
Grading	\$ 838,944
Roadway	\$ 3,346,685
Water	\$ 2,337,775
Reuse	\$ 1,075,386
Sanitary	\$ 1,860,521
Stormwater	\$ 1,544,261
Electrical Undergrounding	\$ 733,125
Landscape/Hardscape	\$ 627,972
Professional	\$ 1,525,049
	\$ 14,233,787

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated March 25, 2020.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER METHODOLOGY FOR ASSESSMENT AREA ONE

Description	Total
Construction Funds	\$ 14,233,787
Debt Service Reserve	\$ 1,257,830
Capitalized Interest	\$ 1,574,100
Underwriters Discount	\$ 349,800
Cost of Issuance	\$ 72,000
Contingency	\$ 2,483
Par Amount*	\$ 17,490,000

Bond Assumptions:

Average Coupon	6.00%
Amortization	30 years
Capitalized Interest	18 months
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
MASTER METHODOLOGY FOR ASSESSMENT AREA ONE

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements	Improvement
					Costs Per Product Type	Costs Per Unit
Single Family - 40'	133	0.8	106.4	25.30%	\$ 3,600,749	\$ 27,073
Single Family - 50'	190	1	190	45.17%	\$ 6,429,909	\$ 33,842
Single Family - 60'	93	1.2	111.6	26.53%	\$ 3,776,725	\$ 40,610
Single Family - 70'	9	1.4	12.6	3.00%	\$ 426,404	\$ 47,378
Totals	425		421	100.00%	\$ 14,233,787	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
MASTER METHODOLOGY FOR ASSESSMENT AREA ONE

Product Types	No. of Units *	Total ERUs	% of Total ERUs	Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Single Family - 40'	133	106.4	25.30%	\$ 3,600,749	\$ 4,424,479	\$33,266.76
Single Family - 50'	190	190	45.17%	\$ 6,429,909	\$ 7,900,856	\$41,583.45
Single Family - 60'	93	111.6	26.53%	\$ 3,776,725	\$ 4,640,713	\$49,900.14
Single Family - 70'	9	12.6	3.00%	\$ 426,404	\$ 523,951	\$58,216.83
Totals	425	421	100%	\$ 14,233,787	\$ 17,490,000	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
MASTER METHODOLOGY FOR ASSESSMENT AREA ONE

Product Types	No. of Units *	Total ERUs	% of Total ERUs	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family - 40'	133	106.4	25%	\$ 4,424,479	\$ 33,267	\$ 318,196	\$ 2,392.45	\$ 2,545.16
Single Family - 50'	190	190	45%	\$ 7,900,856	\$ 41,583	\$ 568,207	\$ 2,990.56	\$ 3,181.45
Single Family - 60'	93	111.6	27%	\$ 4,640,713	\$ 49,900	\$ 333,747	\$ 3,588.67	\$ 3,817.74
Single Family - 70'	9	12.6	3%	\$ 523,951	\$ 58,217	\$ 37,681	\$ 4,186.78	\$ 4,454.03
Totals	425	421	100%	\$ 17,490,000		\$ 1,257,830		

(1) This amount includes collection fees and early payment discounts when collected on the County Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
MASTER METHODOLOGY FOR ASSESSMENT AREA ONE

Owner	Property*	Acres	Total Par Debt Allocation Per Acre		Total Par Debt Allocated	Net Annual Debt Assessment Allocation		Gross Annual Debt Assessment Allocation (1)	
Lennar	Assessment Area One	143.54	\$	121,848	\$ 17,490,000	\$	1,257,830	\$	1,338,117
Totals		143.54			\$ 17,490,000	\$	1,257,830	\$	1,338,117

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Average Coupon Rate (%)	6.00%
Maximum Annual Debt Service	\$1,257,830

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

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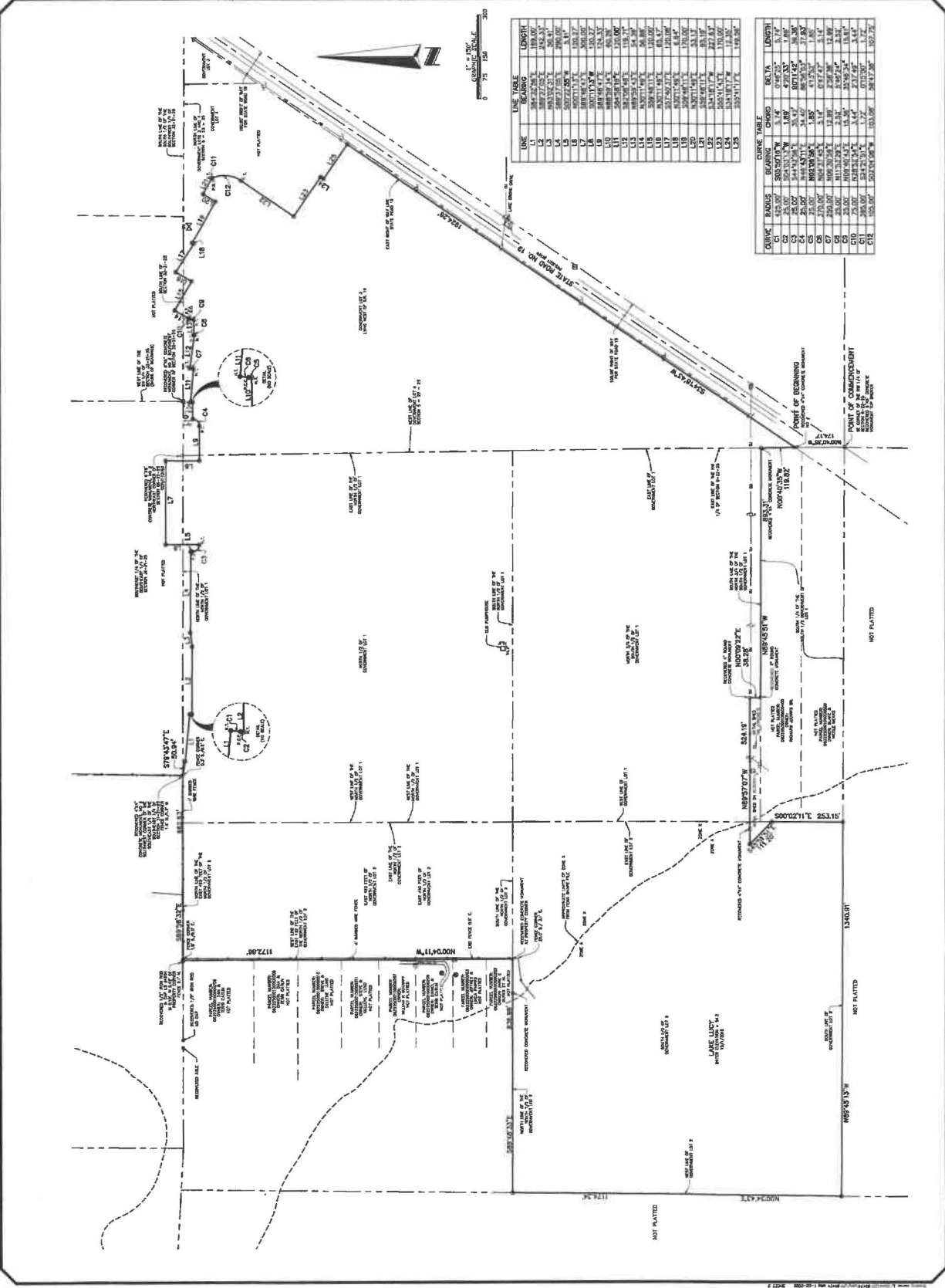


ALANSPS LAND TITLE SURVEY
OF
LAVANCE
SECTIONS 31 & 32, TOWNSHIP 23 SOUTH, RANGE 25 EAST
LAKE COUNTY, FLORIDA

FOR: LEMMA

DATE: 5/17/2013
SCALE: 1" = 100'
FIELD BY: J.A. 1507
CHECKED BY: J.A. 1507
DRAWN BY: J.A. 1507

DATE	REVISIONS
5/17/2013	1



LINE	BEARING	LENGTH
1	N 89° 15' 12" E	100.00
2	S 89° 15' 12" E	100.00
3	S 89° 15' 12" E	100.00
4	S 89° 15' 12" E	100.00
5	S 89° 15' 12" E	100.00
6	S 89° 15' 12" E	100.00
7	S 89° 15' 12" E	100.00
8	S 89° 15' 12" E	100.00
9	S 89° 15' 12" E	100.00
10	S 89° 15' 12" E	100.00
11	S 89° 15' 12" E	100.00
12	S 89° 15' 12" E	100.00
13	S 89° 15' 12" E	100.00
14	S 89° 15' 12" E	100.00
15	S 89° 15' 12" E	100.00

CURVE	RADIUS	CHORD	DELTA	ARC LENGTH
C1	100.00	100.00	180.00	100.00
C2	100.00	100.00	180.00	100.00
C3	100.00	100.00	180.00	100.00
C4	100.00	100.00	180.00	100.00
C5	100.00	100.00	180.00	100.00
C6	100.00	100.00	180.00	100.00
C7	100.00	100.00	180.00	100.00
C8	100.00	100.00	180.00	100.00
C9	100.00	100.00	180.00	100.00
C10	100.00	100.00	180.00	100.00
C11	100.00	100.00	180.00	100.00
C12	100.00	100.00	180.00	100.00
C13	100.00	100.00	180.00	100.00
C14	100.00	100.00	180.00	100.00
C15	100.00	100.00	180.00	100.00

SECTION D

RESOLUTION 2020-34

A RESOLUTION OF THE LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT REVENUE BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Lake Emma Community Development District (“**District**”) previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors (“**Board**”) noticed and conducted a public hearing on May 27, 2020, pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadway improvements including impact fees, stormwater management and control facilities, including, but not limited to, related earthwork, water and wastewater systems including connection fees, reclaimed water facilities, conservation and mitigation areas, differential cost of undergrounding electric utilities,

landscaping, including irrigation in public rights of way and other infrastructure projects and services necessitated by the development of, and serving certain lands within Phases 1 and 2 of the development, the District (together the “**Area One Project**”), as further described in the *Master Engineer’s Report*, dated March 25, 2020 (the “**Engineer’s Report**”) attached as **Exhibit A** hereto and incorporated herein by this reference.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment revenue bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the Area One Project, the nature and location of which was initially described in Resolution 2020-29 and is shown in the Engineer’s Report, and which Area One Project’s plans and specifications are on file at 291 East Livingston Street, Orlando, Florida, 32801 (“**District Records Offices**”); (ii) the cost of such Area One Project be assessed against the lands specially benefited by such Area One Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Area One Project, the levying of such Area One Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Area One Project which are to be assessed against the benefitted properties, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its special assessment revenue bonds, in one or more series (the “**Bonds**”).

(g) By Resolution 2020-29, the Board determined to provide the Area One Project and to defray the costs thereof by making Assessments on benefitted property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Area One Project prior to the collection of such Assessments. Resolution 2020-29 was adopted in compliance with the requirements of section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2020-29, said Resolution 2020-29 was published as required by section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District.

(i) As directed by Resolution 2020-29, a preliminary assessment roll was adopted and filed with the Board as required by section 170.06, *Florida Statutes*.

(j) As required by section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2020-30, fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the

infrastructure improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the District.

(l) On May 27, 2020, a public hearing and meeting of the Board (“**Public Hearing and Meeting**”) was held in compliance with all legal requirements, including, but not limited to the requirements of Section 286.011, *Florida Statutes*. The COVID-19 public health emergency was still on-going at the time of this hearing, and the Governor of Florida extended the applicability of Executive Orders 20-52, 20-69, 20-112 and 20-114 as may be amended, supplemented or extended from time to time (“**Executive Order**”), the Public Hearing and Meeting was held via communications media technology as permitted by the Executive Order. The Public Hearing and Meeting was held for the necessary public purpose of considering matters related to the levy and allocation of the Assessments. The public was invited to participate in the Public Hearing and Meeting through remote telephonic or video conferencing communications media technology, and/or by submission of questions and comments to the District Manager in advance of the Public Hearing and Meeting.

(m) At the Public Hearing and Meeting on May 27, 2020, at the time and place specified in paragraph (l) above, the Board met as an Equalization Board, opened and conducted such Public Hearing and Meeting, and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(n) Having considered the estimated costs of the Area One Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

(i) that the estimated costs of the Area One Project are as specified in the Engineer’s Report, which Engineer’s Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Area One Project against the properties specially benefited thereby using the method determined by the Board set forth in the *Master Assessment Methodology for Assessment Area One* dated March 25, 2020 (the “**Area One Assessment Methodology**,” attached hereto as **Exhibit B** and incorporated herein by this reference), for the Bonds, which results in the special assessments set forth on the final assessment roll included within such Exhibit B (the “**Area One Assessments**”); and

(iii) the Area One Assessment Methodology is hereby approved, adopted and confirmed. The District ratifies its use in connection with the issuance of the

Bonds;

(iv) it is hereby declared that the Area One Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Area One Assessments thereon when allocated as set forth in Exhibit B;

(v) it is in the best interests of the District that the Area One Assessments be paid and collected as herein provided; and

(vi) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Area One Assessment Methodology in order to ensure that all parcels of real property benefiting from the Area One Project are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due;

SECTION 3. AUTHORIZATION OF DISTRICT AREA ONE PROJECT. That certain Area One Project for construction of infrastructure improvements initially described in Resolution 2020-29, and more specifically identified and described in Exhibit A attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Area One Project and the costs to be paid by Area One Assessments on all specially benefited property are set forth in Exhibits A and B, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Area One Assessments on the parcels specially benefited by the Area One Project, all as specified in the final assessment roll set forth in Exhibit B, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Area One Assessments, as reflected in Exhibit B, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Area One Assessment against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any Bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of Bonds, including refunding bonds, by the District would result in a decrease of the Area One Assessments, then the District shall by

subsequent resolution, adopted within sixty (60) days of the sale of such Bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Area One Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Area One Assessment the difference, if any, between the Area One Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Area One Project, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Area One Assessments for the entire Area One Project has been determined, the term "Area One Assessment" shall, with respect to each parcel, mean the sum of the costs of the Area One Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Area One Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Area One Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Area One Project and the adoption by the Board of a resolution accepting the Area One Project, unless such option has been waived by the owner of the land subject to the Area One Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. All impact fee credits received and/or value received for impact fee credits shall be applied against the Area One Project costs and/or the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits which application may be addressed by such resolutions. At any time subsequent to thirty (30) days after the Area One Project has been completed and a resolution accepting the Area One Project has been adopted by the Board, the Area One Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Area One Assessments may prepay the entire remaining balance of the Area One Assessments at any time, or a portion of the remaining balance of the Assessment one time if there is also paid, in addition to the prepaid principal balance of the Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Area One Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Area One Assessments authorized by sections 197.3632 and 197.3635, *Florida Statutes* (the “**Uniform Method**”). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said sections 197.3632 and 197.3635, *Florida Statutes*. Such Area One Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Area One Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Area One Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Lake County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to the Area One Assessment Methodology, attached hereto as Exhibit B, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, the Area One Assessments securing the Bonds shall be allocated as set forth in the Area One Assessment Methodology. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District’s boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District’s review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Area One Assessments to be reallocated to the units being platted and the remaining property in accordance with Exhibit B, cause such reallocation to be recorded in the District’s Improvement Lien Book, and shall perform the true-up calculations described in Exhibit B, which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District’s understanding that Lennar Homes, LLC, the current landowner and developer, intends to develop the unit numbers and types shown in Exhibit B, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Area One Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in Exhibit B from being developed. In no event shall the District collect Area One Assessments pursuant to

this Resolution in excess of the total debt service related to the Area One Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology, as described in the Area One Assessment Methodology, to any assessment reallocation pursuant to this paragraph would result in Area One Assessments collected in excess of the District's total debt service obligation for the Area One Project, the Board shall by resolution take appropriate action to equitably reallocate the Area One Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Area One Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or Area One Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Each such supplemental resolution shall also address the allocation of any impact fee credits expected to be received from the provision of the Area One Project funded by the corresponding series of Bonds issued or to be issued.

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Property owned by units of local, state, and federal government shall not be subject to the Area One Assessments without specific consent thereto. If at any time, any real property on which Area One Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Area One Assessments thereon), all future unpaid Area One Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Area One Assessments in the Official Records of Lake County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED THIS 27th DAY OF MAY, 2020.

**LAKE EMMA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: *Master Engineer's Report*, dated March 25, 2020

Exhibit B: *Master Special Assessment Methodology for Assessment Area One*, dated March 25, 2020

SECTION VII

RESOLUTION 2020-35

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Lake Emma Community Development District (“**District**”) prior to June 15, 2020, proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”); and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for **August 26, 2020 at 10:00 a.m.** The hearing may be conducted remotely, pursuant to media technology and/or by telephone pursuant to Executive Orders 20-52, 20-69, 20-112, and 20-114 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, and May 8, 2020 as such orders may be extended, respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*. In the event that conditions allow the meeting to be held in person, it will be held at the following location:

LOCATION: Cooper Memorial Library
2525 Oakley Seaver Drive
Clermont, Florida 34711

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Groveland and Lake County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget

on the District's website at least two days before the budget hearing date as set forth in Section 2, and it shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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 immediately upon adoption.

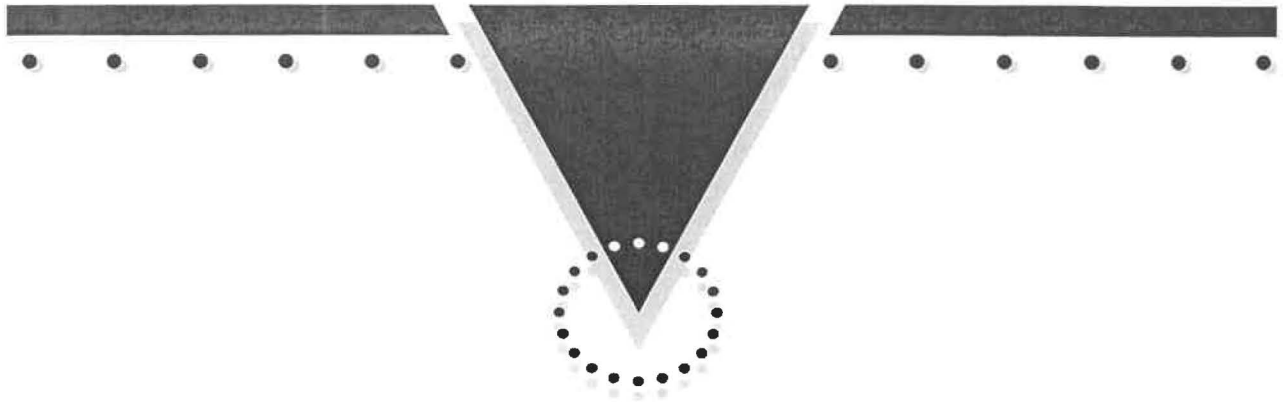
PASSED AND ADOPTED THIS 27th DAY OF MAY, 2020.

ATTEST:

**LAKE EMMA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____



Lake Emma
Community Development District

Proposed Budget
FY 2021



Table of Contents

1 General Fund

2-4 General Fund Narrative

Lake Emma

Community Development District

Fiscal Year 2021 General Fund

Adopted Budget FY2020	Actual Thru 3/31/20	Projected Next 6 Months	Total Thru 9/30/20	Proposed Budget FY2021
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Revenues

Developer Contributions	\$71,054	\$34,347	\$30,466	\$64,813	\$119,818
Total Revenues	\$71,054	\$34,347	\$30,466	\$64,813	\$119,818

Expenditures

Administrative

Supervisor Fees	\$8,000	\$0	\$0	\$0	\$12,000
FICA Expense	\$612	\$0	\$0	\$0	\$918
Engineering	\$8,000	\$0	\$4,000	\$4,000	\$12,000
Attorney	\$16,667	\$9,198	\$15,802	\$25,000	\$25,000
Dissemination	\$0	\$0	\$0	\$0	\$3,500
Arbitrage	\$0	\$0	\$0	\$0	\$450
Annual Audit	\$0	\$0	\$0	\$0	\$5,000
Trustee Fees	\$0	\$0	\$0	\$0	\$5,000
Assessment Administration	\$0	\$0	\$0	\$0	\$5,000
Management Fees	\$23,333	\$8,147	\$14,583	\$22,730	\$35,000
Information Technology	\$800	\$279	\$500	\$779	\$1,200
Website Creation/ADA Compliance	\$2,375	\$2,375	\$0	\$2,375	\$0
Telephone	\$200	\$0	\$100	\$100	\$300
Postage	\$667	\$5	\$334	\$338	\$1,000
Printing & Binding	\$667	\$260	\$407	\$667	\$1,000
Insurance	\$3,500	\$3,315	\$0	\$3,315	\$5,650
Legal Advertising	\$5,000	\$1,987	\$3,013	\$5,000	\$5,000
Other Current Charges	\$667	\$0	\$150	\$150	\$1,000
Office Supplies	\$417	\$95	\$114	\$209	\$625
Dues, Licenses & Subscriptions	\$150	\$150	\$0	\$150	\$175

Total Expenditures	\$71,054	\$25,811	\$39,002	\$64,813	\$119,818
---------------------------	-----------------	-----------------	-----------------	-----------------	------------------

Excess Revenues/(Expenditures)	\$0	\$8,536	(\$8,536)	(\$0)	\$0
---------------------------------------	------------	----------------	------------------	--------------	------------

Lake Emma
Community Development District
GENERAL FUND BUDGET

REVENUES:

Developer Contributions

The District will enter into a funding agreement with the developer to fund the general fund expenditures for 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 Supervisor checks.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel, Hopping, Green & Sams, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

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.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on any future bonds.

Lake Emma
Community Development District
GENERAL FUND BUDGET

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Trustee Fees

The District will pay annual trustee fees for any issued bonds.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services.

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's general liability, public officials liability and property insurance coverages.

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Lake Emma
Community Development District
GENERAL FUND BUDGET

Office Supplies

Miscellaneous office supplies.

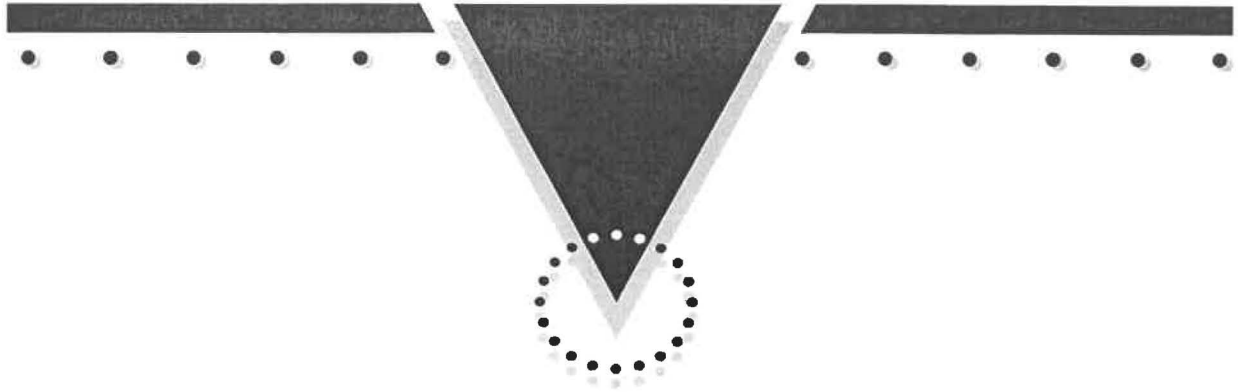
Dues, Licenses & Subscriptions

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

SECTION VIII

SECTION C

SECTION 1



**Lake Emma
Community Development District**

**Unaudited Financial Reporting
April 30, 2020**



TABLE OF CONTENTS

1	<u>BALANCE SHEET</u>
2	<u>GENERAL FUND INCOME STATEMENT</u>
3	<u>MONTH TO MONTH</u>
4	<u>DEVELOPER CONTRIBUTION SCHEDULE</u>

LAKE EMMA
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
April 30, 2020

	<u>General Fund</u>
<u>ASSETS:</u>	
CASH	\$8,536
DUE FROM DEVELOPER	\$9,335
TOTAL ASSETS	<u><u>\$17,871</u></u>
<u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$9,335
<u>FUND EQUITY:</u>	
FUND BALANCES:	
UNASSIGNED	\$8,536
TOTAL LIABILITIES & FUND EQUITY	<u><u>\$17,871</u></u>

LAKE EMMA

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2020

	PROPOSED BUDGET	PRORATED BUDGET THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$71,054	\$23,685	\$34,347	\$10,662
TOTAL REVENUES	\$71,054	\$23,685	\$34,347	\$10,662
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISORS FEES	\$8,000	\$2,000	\$0	\$2,000
FICA EXPENSE	\$612	\$153	\$0	\$153
ENGINEERING	\$8,000	\$2,667	\$0	\$2,667
ATTORNEY	\$16,667	\$5,556	\$9,198	(\$3,642)
MANAGEMENT FEES	\$23,333	\$7,778	\$8,147	(\$369)
INFORMATION TECHNOLOGY	\$800	\$267	\$279	(\$13)
WEBSITE CREATION/ADA COMPLIANCE	\$2,375	\$2,375	\$2,375	\$0
TELEPHONE	\$200	\$67	\$0	\$67
POSTAGE	\$667	\$222	\$5	\$218
INSURANCE	\$3,500	\$3,500	\$3,315	\$185
PRINTING & BINDING	\$667	\$222	\$260	(\$38)
LEGAL ADVERTISING	\$5,000	\$1,667	\$1,987	(\$320)
OTHER CURRENT CHARGES	\$667	\$222	\$0	\$222
OFFICE SUPPLIES	\$417	\$139	\$95	\$44
DUES, LICENSE & SUBSCRIPTIONS	\$150	\$150	\$150	\$0
TOTAL EXPENDITURES	\$71,054	\$26,984	\$25,811	\$1,173
EXCESS REVENUES (EXPENDITURES)	\$0		\$8,536	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE -Ending	\$0		\$8,536	

LAKE EMMA
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
REVENUES:													
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$0	\$16,275	\$1,051	\$7,686	\$9,335	\$0	\$0	\$0	\$0	\$0	\$34,347
TOTAL REVENUES	\$0	\$0	\$0	\$16,275	\$1,051	\$7,686	\$9,335	\$0	\$0	\$0	\$0	\$0	\$34,347
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FICA EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ATTORNEY	\$0	\$745	\$306	\$2,127	\$6,021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,198
MANAGEMENT FEES	\$0	\$0	\$0	\$0	\$2,313	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$8,147
INFORMATION TECHNOLOGY	\$0	\$0	\$0	\$0	\$79	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$279
WEBSITE CREATION/ADA COMPLIANCE	\$0	\$0	\$0	\$0	\$0	\$2,375	\$0	\$0	\$0	\$0	\$0	\$0	\$2,375
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$5	\$0	\$0	\$0	\$0	\$0	\$5
INSURANCE	\$0	\$0	\$0	\$3,315	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,315
PRINTING & BINDING	\$0	\$0	\$0	\$0	\$0	\$0	\$260	\$0	\$0	\$0	\$0	\$0	\$260
LEGAL ADVERTISING	\$0	\$0	\$0	\$147	\$1,470	\$370	\$0	\$0	\$0	\$0	\$0	\$0	\$1,987
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$62	\$0	\$33	\$0	\$0	\$0	\$0	\$0	\$95
DUES, LICENSES & SUBSCRIPTIONS	\$0	\$0	\$0	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$150
TOTAL EXPENDITURES	\$0	\$745	\$306	\$5,589	\$9,945	\$5,912	\$3,315	\$0	\$0	\$0	\$0	\$0	\$25,811
EXCESS REVENUES (EXPENDITURES)	\$0	(\$745)	(\$306)	\$10,686	(\$8,895)	\$1,774	\$6,021	\$0	\$0	\$0	\$0	\$0	\$8,536

LAKE EMMA
Community Development District
Developer Contributions/Due from Developer

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (20)	Due from Capital	Over and (short) Balance Due
1	1/31/20	3/23/20	\$ 16,275.00	\$ 16,275.00	\$ 16,275.00	\$ -	\$ -
2	2/25/20	3/23/20	\$ 1,050.50	\$ 1,050.50	\$ 1,050.50	\$ -	\$ -
3	3/18/20	3/28/20	\$ 7,686.36	\$ 7,686.36	\$ 7,686.36	\$ -	\$ -
4	4/28/20			\$ 9,335.19	\$ 9,335.19	\$ -	\$ 9,335.19
Due from Developer			\$ 25,011.86	\$ 34,347.05	\$ 34,347.05	\$ -	\$ 9,335.19

Total Developer Contributions FY20

\$ 34,347.05

SECTION 2

Lake Emma

Community Development District

FY20 Funding Request #5

May 16, 2020

	Payee		General Fund
1	Governmental Management Services-CF, LLC Inv# 6 - Management Fees - May 2020	\$	3,025.34
2	Hopping, Green & Sams Inv# 114452 - General Counsel - March 2020	\$	1,598.45
3	Leesburg Daily Commercial Inv# 10095987 - General Counsel - April 2020	\$	174.56
		Total:	\$ 4,798.35

Please make check payable to:

Lake Emma Community Development District
1408 Hamlin Avenue, Unit E
St.Cloud, FL 34771

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 6
Invoice Date: 5/1/20
Due Date: 5/1/20
Case:
P.O. Number:

Bill To:
Lake Emma CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - May 2020		2,916.67	2,916.67
Information Technology - May 2020		100.00	100.00
Office Supplies		0.09	0.09
Postage		1.38	1.38
Copies		7.20	7.20

Total \$3,025.34

Payments/Credits \$0.00

Balance Due \$3,025.34

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 8528
Tallahassee, FL 32314
850.222.7500

RECEIVED
MAY 09 2020

BY: _____

STATEMENT

April 9, 2020

Lake Emma CDD
c/o Governmental Management Services-CF, LLC
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Bill Number 114452
Billed through 03/31/2020

General

LEMCD 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

03/03/20	TFM	Confer with Stalder.	0.20 hrs
03/04/20	TFM	Prepare agreement with VGlobalTech.	0.30 hrs
03/05/20	EGRE	Provide District Management with VGlobal Tech agreement.	0.10 hrs
03/17/20	TFM	Confer with Flint regarding library closure; prepare meeting advertisement.	0.80 hrs
03/23/20	TFM	Confer with Flint regarding meeting.	0.90 hrs
03/23/20	EGRE	Review agenda package and prepare agenda memorandum.	0.90 hrs
03/23/20	DGW	Obtain and provide copy of deed of conveyance to Mackie.	0.50 hrs
03/25/20	TFM	Prepare for and attend Board meeting; follow-up from meeting.	2.00 hrs
Total fees for this matter			\$1,586.00

DISBURSEMENTS

Travel	12.45
Total disbursements for this matter	\$12.45

MATTER SUMMARY

Wilbourn, David - Paralegal	0.50 hrs	140 /hr	\$70.00
Gregory, Emma C.	1.00 hrs	235 /hr	\$235.00
Mackie, A. Tucker Frazee	4.20 hrs	305 /hr	\$1,281.00

TOTAL FEES	\$1,586.00
TOTAL DISBURSEMENTS	\$12.45
TOTAL CHARGES FOR THIS MATTER	\$1,598.45

BILLING SUMMARY

Wilbourn, David - Paralegal	0.50 hrs	140 /hr	\$70.00
Gregory, Emma C.	1.00 hrs	235 /hr	\$235.00
Mackie, A.Tucker Frazee	4.20 hrs	305 /hr	\$1,281.00

TOTAL FEES

\$1,586.00

TOTAL DISBURSEMENTS

\$12.45

TOTAL CHARGES FOR THIS BILL**\$1,598.45****Please include the bill number with your payment.**

Daily Commercial

Advertising Receipt

The Daily Commercial
PO Box 490007
Leesburg, FL 34749-0007
Phone: (352) 365-8200
Fax: (352) 365-1951

Lake Emma CDD
Stacie Vanderbilt
Lake Emma Community Development District
219 E. Livingston Street
Orlando, FL 32801

Account Number: 10014422
Order Number: 10095987
Phone: (407) 841-5524
Date: 04/07/20
Ad Taker: Ilana Rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
BOARD OF SUPERVISORS MEETING DATES LAKE EMMA COMMUNITY DE	04/09/2020	04/09/2020	\$174.56

BOARD OF SUPERVISORS MEETING DATES LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2020

The Board of Supervisors of the Lake Emma Community Development District will hold their regular meetings for Fiscal Year 2020 at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida 34711, at 10:00 a.m., on the fourth Wednesday of the month, unless otherwise indicated as follows:

April 22, 2020
May 27, 2020
June 24, 2020
July 22, 2020
August 26, 2020
September 23, 2020

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. Due to the current COVID-19 public health emergency, there may be occasions where the public meetings will need to be conducted by telephonic or videoconferencing technology, including Zoom, pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2, Florida Statutes. Meetings held via communications media technology will be separately noticed.

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 the District Manager, Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by speaker 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.

George S. Flint
District Manager
Governmental Management Services
- Central Florida, LLC

Ad No: 10095987
April 09, 2020

RECEIVED

APR 14 2020

BY: _____

Payment Info	
Ad Price	\$174.56
Tax	\$0.00
Sub Total	\$174.56
Prepaid Amount	\$0.00
Balance Due	\$174.56

the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the nature, structure, and use of information, and the study of the processes of information creation, distribution, and use. (p. 10)

The 'communication' field is defined as:

...the study of the nature, structure, and use of communication, and the study of the processes of communication creation, distribution, and use. (p. 10)

The 'information science' field is defined as:

...the study of the nature, structure, and use of information science, and the study of the processes of information science creation, distribution, and use. (p. 10)

The 'information studies' field is defined as:

...the study of the nature, structure, and use of information studies, and the study of the processes of information studies creation, distribution, and use. (p. 10)

The 'information technology' field is defined as:

...the study of the nature, structure, and use of information technology, and the study of the processes of information technology creation, distribution, and use. (p. 10)

The 'information systems' field is defined as:

...the study of the nature, structure, and use of information systems, and the study of the processes of information systems creation, distribution, and use. (p. 10)

The 'information management' field is defined as:

...the study of the nature, structure, and use of information management, and the study of the processes of information management creation, distribution, and use. (p. 10)

The 'information policy' field is defined as:

...the study of the nature, structure, and use of information policy, and the study of the processes of information policy creation, distribution, and use. (p. 10)

The 'information law' field is defined as:

...the study of the nature, structure, and use of information law, and the study of the processes of information law creation, distribution, and use. (p. 10)

The 'information ethics' field is defined as:

...the study of the nature, structure, and use of information ethics, and the study of the processes of information ethics creation, distribution, and use. (p. 10)

Lake Emma

Community Development District

FY20 Funding Request #4

April 28, 2020

Payee		General Fund	
1	Governmental Management Services-CF, LLC		
	Inv# 3 - Management Fees - April 2020	\$	3,016.67
	Inv# 4 - Reimbursement Expenses - April 2020	\$	297.97
2	Hopping, Green & Sams		
	Inv# 113736 - General Counsel - February 2020	\$	6,020.55
Total:		\$	9,335.19

Please make check payable to:

Lake Emma Community Development District
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 3
Invoice Date: 4/1/20
Due Date: 4/1/20
Case:
P.O. Number:

Bill To:
Lake Emma CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - April 2020 310 - 513 - 34 Information Technology - April 2020 351		2,916.67 100.00	2,916.67 100.00
			Total \$3,016.67
			Payments/Credits \$0.00
			Balance Due \$3,016.67

1001 Bradford Way
Kingston, TN 37763

Invoice #: 4
Invoice Date: 4/1/20
Due Date: 4/1/20
Case:
P.O. Number:

Lake Emma CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Office Supplies		32.77	32.77
Postage		4.80	4.80
Copies		260.40	260.40
Total			\$297.97
Payments/Credits			\$0.00
Balance Due			\$297.97

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

RECEIVED
MAR 30 2020

BY: _____

===== STATEMENT =====

March 12, 2020

Lake Emma CDD
c/o Governmental Management Services-CF, LLC
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Bill Number 113736
Billed through 02/29/2020

2

310-513-315

General

LEMCD 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

02/03/20	DGW	Review and compare interim engineering services agreement.	0.40 hrs
02/03/20	TFM	Prepare organizational meeting documents.	1.00 hrs
02/03/20	EGRE	Review budget funding agreement; revise organizational meeting documents.	2.80 hrs
02/04/20	EGRE	Call Stacy Vanderbilt regarding organizational documents; conference call with Flint; draft landowner election documents.	0.40 hrs
02/04/20	TFM	Confer with Cippollone regarding funding agreements; confer with Flint.	0.30 hrs
02/05/20	EGRE	Prepare landowner election documents; prepare for organizational meeting.	2.50 hrs
02/05/20	TFM	Review matters pertaining to landowners' meeting and confer with Flint regarding same.	0.60 hrs
02/06/20	TFM	Prepare for organizational meeting; confer regarding landowner meeting notice.	1.20 hrs
02/06/20	EGRE	Revise organizational meeting agenda; revise landowner election notice.	0.50 hrs
02/07/20	TFM	Prepare for, travel to and attend organizational meeting; return travel.	5.90 hrs
02/10/20	TFM	Confer with Orosz.	0.40 hrs
02/12/20	TFM	Confer with Orosz.	0.70 hrs
02/12/20	EGRE	Revise landowner election proxy and ballot.	0.50 hrs
02/13/20	EGRE	Revise notices for public hearings on rules of procedure, budget, and the uniform method.	0.40 hrs
02/17/20	TFM	Prepare landowner election documents.	0.30 hrs
02/17/20	EGRE	Prepare agreement with VGlobalTech for design and maintenance of District website.	0.70 hrs
02/21/20	TFM	Review matters pertaining to landowners' election; confer with Orosz.	0.60 hrs

02/25/20	TFM	Prepare landowner election documents and confer with Flint, Orosz, and Cipplioni regarding same.	0.90 hrs
02/25/20	DGW	Research and prepare legal description for landowner proxy.	0.70 hrs
02/26/20	TFM	Follow-up regarding funding agreements.	0.20 hrs
02/28/20	TFM	Confer with Flint; confer with Stalder.	0.40 hrs
Total fees for this matter			\$5,799.50

DISBURSEMENTS

Travel	178.55
Travel - Meals	42.50
Total disbursements for this matter	\$221.05

MATTER SUMMARY

Wilbourn, David - Paralegal	1.10 hrs	140 /hr	\$154.00
Gregory, Emma C.	7.80 hrs	235 /hr	\$1,833.00
Mackie, A.Tucker Frazee	12.50 hrs	305 /hr	\$3,812.50

TOTAL FEES	\$5,799.50
TOTAL DISBURSEMENTS	\$221.05

TOTAL CHARGES FOR THIS MATTER	\$6,020.55
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BILLING SUMMARY

Wilbourn, David - Paralegal	1.10 hrs	140 /hr	\$154.00
Gregory, Emma C.	7.80 hrs	235 /hr	\$1,833.00
Mackie, A.Tucker Frazee	12.50 hrs	305 /hr	\$3,812.50

TOTAL FEES	\$5,799.50
TOTAL DISBURSEMENTS	\$221.05

TOTAL CHARGES FOR THIS BILL	\$6,020.55
------------------------------------	-------------------

Please include the bill number with your payment.

WIRE/ACH Information

Synovus Bank

Hopping Green & Sams, P.A.

Acct. #: [REDACTED]

ABA #: [REDACTED]

SECTION 3



www.lakevotes.com

1898 E. Burleigh Blvd. • P.O. Box 457 • Tavares, FL 32778 P 352-343-9734 F 352-343-3605 E Hays@lakevotes.com

April 20, 2020

Stacie Vanderbilt, Administrative Assistant
219 E. Livingston St.
Orlando FL 32801

Re: District Counts

The number of registered voters within the Lake Emma Community Development District as of April 15, 2020 is 1.

If we may be of further assistance, please contact this office.

Sincerely,

D. Alan Hays
Lake County Supervisor of Elections

OUR COMMITMENT

✓ Voter Confidence ✓ Excellent Service ✓ Accurate & Efficient Elections ✓ Responsible Financial Stewardship