

Lake Emma
Community Development District

Agenda

July 27, 2022

Lake Emma
Community Development District

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

July 20, 2022

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, July 27, 2022 at 10:00 AM the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, FL 34711**. Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the April 27, 2022 Meeting
4. Business Matters
 - A. Consideration of Resolution 2022-02 Designating a Date, Time and Location for a Landowners' Meeting and Election
5. Public Hearing
 - A. Consideration of Resolution 2022-03 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2022-04 Imposing Special Assessments and Certifying an Assessment Roll
6. Financing Matters
 - A. Consideration of Supplemental Engineers Report Phases 3-6
 - B. Consideration of Master Assessment Methodology Report Phase 3-6
 - C. Consideration of Resolution 2022-05 Declaring Special Assessments
 - D. Consideration of Resolution 2022-06 Setting a Public Hearing for Special Assessments
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Approval of Fiscal Year 2023 Meeting Schedule
8. Public Comment Period
9. Other Business
10. Supervisor's Requests
11. Adjournment

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 Wednesday, **April 27, 2022** at 10:00 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum:

Adam Morgan	Chairman
Tony Iorio <i>by phone</i>	Vice Chairman
Brent Kewley	Assistant Secretary
Doug Beasley	Assistant Secretary
Tim Tassone	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Tucker Mackie <i>by phone</i>	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order. Four members of the Board were present constituting a quorum. One member participated by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Approval of Minutes of the March 23,
2022 Meeting**

Mr. Flint presented the minutes of the March 23, 2022, Board of Supervisors meeting and asked for comments, corrections, or changes. The Board had no changes to the meeting minutes.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the March 23, 2022, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-01
Approving the Proposed Fiscal Year 2023
Budget and Setting a Public Hearing**

Mr. Flint stated that the Board is required to approve a proposed budget by June 15th and set a date, time, and place for the public hearing for final consideration. The proposed budget is attached as Exhibit ‘A’ to the resolution. He suggested the public hearing be held on July 27, 2022 at the Cooper Memorial Library at 10:00 a.m. Mr. Flint noted that this budget is not binding and there are expected changes.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2022-01 Approving the Proposed Fiscal Year 2023 Budget and Setting a Public Hearing for July 27, 2022 at 10:00 at the same location, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Mackie reported she had nothing further to report.

B. Engineer

There being no discussion, the next item followed.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint presented the check register from March 16, 2022 , through April 20, 2022 for the general fund and Board payroll. Hearing no questions, Mr. Flint asked for motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through March 31, 2022. He asked if the Board had any questions. He noted that there was no action required.

iii. Designation of November 1, 2022 as Landowners' Meeting Date

Mr. Flint suggested setting November 1, 2022 as the Landowners' Meeting Date. He noted that three seats would be up for election in November. The seats up for election would be Mr. Morgan's, Mr. Tassone's, and Mr. Kewley's. Sample ballots were contained in the agenda. Ms. Tucker noted counsel would review the documents prior to sending them out to landowners.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Designation of November 1, 2022 as Landowners' Meeting Date, was approved.

SIXTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS**Supervisor's Business**

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS**Adjournment**

The meeting was adjourned.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2022-02

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

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

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

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

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Anthony Iorio	11/2024
2	Doug Beasley	11/2024
3	Tim Tassone	11/2022
4	Adam Morgan	11/2022
5	Brent Kewley	11/2022

This year, Seat 3, currently held by Tim Tassone, Seat 4, currently held by Adam Morgan, and Seat 5, currently held by Brent Kewley are subject to election by landowners in November 2022. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 1st day of November 2022, at 10:00 a.m., and located at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida 34711.

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

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its April 27, 2022 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, located at 219 East Livingston Street, Orlando, Florida 32801.

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

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

PASSED AND ADOPTED THIS ____ DAY OF _____, 2022.

**LAKE EMMA COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Lake Emma Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 412.971 acres, located north of Cherry Lake Road, east of Villa City Road, and west of State Road 19, in the City of Groveland, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 1, 2022
TIME: 10:00 a.m.
PLACE: Cooper Memorial Library
2525 Oakley Seaver Drive
Clermont, Florida 34711

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 219 East Livingston Street, Orlando, Florida 32801, Ph: (407) 841-5524 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

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

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

George Flint
District Manager
Run Date(s): _____ & _____

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

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 1, 2022**

TIME: **10:00 A.M.**

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

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

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

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

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

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

LANDOWNER PROXY

**LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 1, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Lake Emma Community Development District to be held at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida 34711, on November 1, 2022, at 10:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

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

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

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

Total Number of Authorized Votes:

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

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

OFFICIAL BALLOT
LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 1, 2022

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

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

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

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

or

Attach Proxy.

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

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____

SECTION V

SECTION A

RESOLUTION 2022-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023.

WHEREAS, the District Manager has submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Lake Emma Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set July 27, 2022, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference;

provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2022 and/or revised projections for Fiscal Year 2023.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Remington Community Development District for the Fiscal Year Ending September 30, 2023," as adopted by the Board of Supervisors on July 27, 2022.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Lake Emma Community Development District, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$_____

DEBT SERVICE FUND(S)- SERIES 2021 \$_____

TOTAL ALL FUNDS \$_____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget

appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 27th day of July 2022.

ATTEST:

**LAKE EMMA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By:_____

Its: _____

SECTION B

RESOLUTION 2022-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT
MAKING A DETERMINATION OF BENEFIT AND IMPOSING
SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023;
PROVIDING FOR THE COLLECTION AND ENFORCEMENT
OF SPECIAL ASSESSMENTS; CERTIFYING AN
ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO
THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY
CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Lake Emma Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in the City of Groveland, Florida (“**County**”); and

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Lake Emma Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid

to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

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

PASSED AND ADOPTED this 27th day of July 2022.

ATTEST:

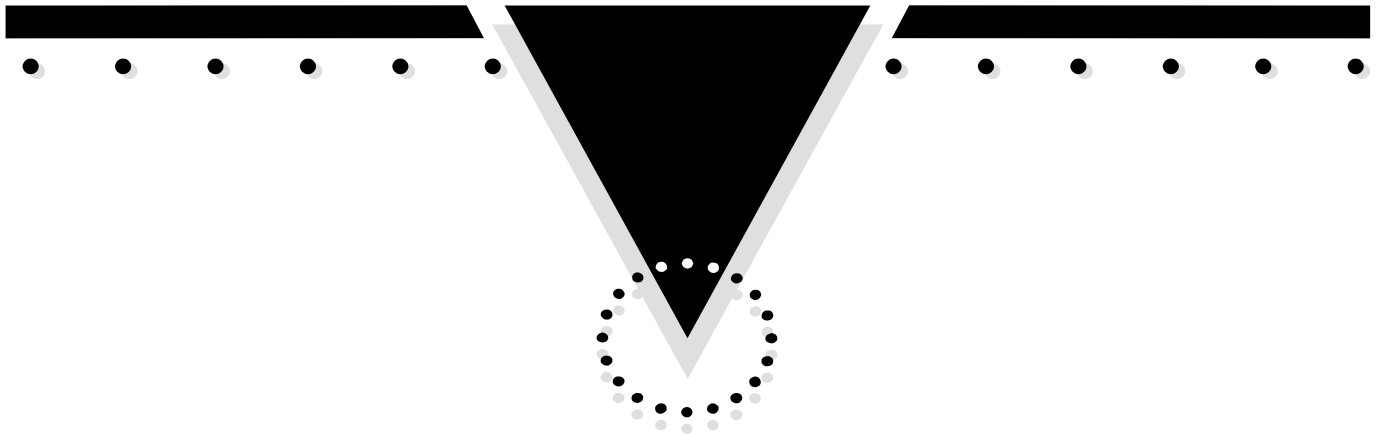
**LAKE EMMA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll



Lake Emma

Community Development District

Proposed Budget
FY 2023



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Lake Emma

Community Development District

Fiscal Year 2023 General Fund

Adopted Budget FY2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Revenues

Administrative Assessments - Outside AA1	\$74,749	\$74,749	\$0	\$74,749	\$74,749
Administrative Assessments - AA1	\$42,369	\$42,514	\$0	\$42,514	\$42,369
Maintenance Assessments - AA1	\$46,008	\$46,057	\$0	\$46,057	\$46,008
Developer Contributions	\$0	\$5,251	\$0	\$5,251	\$10,164

Total Revenues	\$163,126	\$168,571	\$0	\$168,571	\$173,290
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Expenditures

Administrative

Supervisor Fees	\$12,000	\$1,200	\$1,200	\$2,400	\$12,000
FICA Expense	\$918	\$92	\$92	\$184	\$918
Engineering	\$12,000	\$4,115	\$7,950	\$12,065	\$12,000
Attorney	\$25,000	\$5,629	\$4,371	\$10,000	\$25,000
Dissemination	\$3,500	\$2,625	\$875	\$3,500	\$3,500
Arbitrage	\$450	\$450	\$0	\$450	\$450
Annual Audit	\$4,500	\$4,400	\$0	\$4,400	\$4,500
Trustee Fees	\$5,000	\$0	\$5,000	\$5,000	\$5,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$35,000	\$26,250	\$8,750	\$35,000	\$35,000
Information Technology	\$1,050	\$788	\$263	\$1,050	\$1,300
Website Maintenance	\$600	\$450	\$150	\$600	\$800
Telephone	\$300	\$0	\$50	\$50	\$300
Postage	\$1,000	\$159	\$41	\$200	\$750
Printing & Binding	\$1,000	\$42	\$58	\$100	\$750
Insurance	\$5,500	\$5,251	\$0	\$5,251	\$5,907
Legal Advertising	\$2,500	\$0	\$2,500	\$2,500	\$2,500
Other Current Charges	\$1,000	\$326	\$115	\$441	\$1,000
Office Supplies	\$625	\$2	\$8	\$10	\$218
Property Taxes	\$0	\$17	\$0	\$17	\$50
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Total Administrative	\$117,118	\$56,971	\$31,422	\$88,393	\$117,118
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Operations & Maintenance

Assessment Area 1

Field Services	\$7,500	\$5,625	\$1,875	\$7,500	\$7,500
Landscape Maintenance	\$23,508	\$17,631	\$5,877	\$23,508	\$23,508
Contingency	\$10,000	\$0	\$2,500	\$2,500	\$10,000
Repairs & Maintenance	\$5,000	\$0	\$1,250	\$1,250	\$5,000

Total Operations & Maintenance AA1	\$46,008	\$23,256	\$11,502	\$34,758	\$46,008
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Outside Assessment Area 1

Landscape Maintenance	\$0	\$0	\$0	\$0	\$10,164
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Total Operations & Maintenance Outside AA1	\$0	\$0	\$0	\$0	\$10,164
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Total Expenditures	\$163,126	\$80,227	\$42,924	\$123,151	\$173,290
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Excess Revenues/(Expenditures)	\$0	\$88,345	(\$42,924)	\$45,420	\$0
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Lake Emma

Community Development District

Fiscal Year 2023 General Fund

Net Administrative Annual Assessments (Total)	\$117,118
Collection Cost (6%)	<u>\$7,476</u>
Gross Assessments	<u><u>\$124,594</u></u>

Property Type	Units	ERU Factor	ERUs	Gross Per Unit	Total Gross
40' Lots	294	0.8	235.2	\$85.69	\$25,192.93
50' Lots	572	1	572	\$107.11	\$61,268.53
60' Lots	217	1.2	260.4	\$128.54	\$27,892.17
65' Lots	24	1.3	31.2	\$139.25	\$3,341.92
70' Lots	46	1.4	64.4	\$149.96	\$6,898.06
Total	1153		1163.2		\$124,593.62

Net Administrative Annual Assessments (Outside AA1)	\$74,749
Collection Cost (6%)	<u>\$4,771</u>
Gross Assessments	<u><u>\$79,521</u></u>

Property Type	Units	ERU Factor	ERUs	Gross Per Unit	Total Gross
40' Lots	161	0.8	128.8	\$85.69	\$13,796.13
50' Lots	383	1	383	\$107.11	\$41,024.21
60' Lots	123	1.2	147.6	\$128.54	\$15,809.85
65' Lots	24	1.3	31.2	\$139.25	\$3,341.92
70' Lots	37	1.4	51.8	\$149.96	\$5,548.44
Total	728		742.4		\$79,520.55

Net Administrative Annual Assessments (Assessment Area 1)	\$42,368.69
Collection Cost (6%)	<u>\$2,704.38</u>
Gross Assessments	<u><u>\$45,073.07</u></u>

Property Type	Units	ERU Factor	ERUs	Gross Per Unit	Total Gross
40' Lots	133	0.8	106.4	\$85.69	\$11,396.80
50' Lots	189	1	189	\$107.11	\$20,244.32
60' Lots	94	1.2	112.8	\$128.54	\$12,082.32
65' Lots	0	1.3	0	\$139.25	\$0.00
70' Lots	9	1.4	12.6	\$149.96	\$1,349.62
Total	425		420.8		\$45,073.07

Net Maintenance Annual Assessments (Assessment Area 1)	\$46,008
Collection Cost (6%)	<u>\$2,937</u>
Gross Assessments	<u><u>\$48,945</u></u>

Property Type	Units	ERU Factor	ERUs	Gross Per Unit	Total Gross
40' Lots	133	0.8	106.4	\$93.05	\$12,375.75
50' Lots	189	1	189	\$116.31	\$21,983.23
60' Lots	94	1.2	112.8	\$139.58	\$13,120.15
65' Lots	0	1.3	0	\$0.00	\$0.00
70' Lots	9	1.4	12.6	\$162.84	\$1,465.55
Total	425		420.8		\$48,944.68

Net Administrative & Maintenance Annual Assessments (Assessment Area 1)	\$88,377
Collection Cost (6%)	<u>\$5,641</u>
Gross Assessments	<u><u>\$94,018</u></u>

Property Type	Units	ERU Factor	ERUs	Gross Per Unit	Total Gross
40' Lots	133	0.8	106.4	\$178.74	\$23,772.55
50' Lots	189	1	189	\$223.43	\$42,227.55
60' Lots	94	1.2	112.8	\$268.11	\$25,202.48
65' Lots	0	1.3	0	\$0.00	\$0.00
70' Lots	9	1.4	12.6	\$312.80	\$2,815.17
Total	425		420.8		\$94,017.75

Lake Emma

Community Development District

GENERAL FUND BUDGET

REVENUES:

Administrative Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the district to fund the administrative portion of the general fund expenditures during the fiscal year.

Maintenance Assessments

The District will levy a non-ad valorem assessment on all the assessable property within Assessment Area One to fund all operations and maintenance expenditures during the fiscal year.

Developer Contributions

The District will enter into a funding agreement with the developer to fund the general fund operations & maintenance expenditures allocated to Developer for areas outside Assessment Area One (AA1) 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. Amount is based on 5 supervisors attending 12 meetings during the fiscal year.

FICA Expense

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

Engineering

The District's engineer, Dewberry Engineer, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Kutak Rock LLP, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Lake Emma

Community Development District

GENERAL FUND BUDGET

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on the Series 2021 Special Assessment Bonds (Assessment Area One).

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2021 Special Assessment Bonds (Assessment Area One). The District has contracted with AMTEC Corporation for this service.

Annual Audit

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

Trustee Fees

The District will pay annual trustee fees for the Series 2021 Special Assessment Bonds (Assessment Area One) that are deposited with a Trustee at USBank.

Assessment Administration

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

Management Fees

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

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

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

Telephone

Telephone and fax machine.

Lake Emma
Community Development District
GENERAL FUND BUDGET

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 and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

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.

Office Supplies

Miscellaneous office supplies.

Property Taxes

Represents estimated costs billed by Lake County Property Appraiser's office.

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.

Operations & Maintenance:

Field Services

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

Landscape Maintenance

Represents proposed costs provided by CherryLake Inc. for landscape maintenance of dry retention ponds located within the District's boundaries.

Lake Emma
Community Development District
GENERAL FUND BUDGET

Contingency

Represents any additional field expense that may not have been provided for in the budget.

Repairs & Maintenance

Represents general repairs and maintenance costs that are not budgeted under any other budget line item.

Lake Emma

Community Development District

Fiscal Year 2023 Debt Service Fund Series 2021

Adopted Budget FY2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Revenues

Assessments	\$393,888	\$394,752	\$0	\$394,752	\$393,888
Interest	\$0	\$98	\$12	\$110	\$0
Carry Forward Surplus	\$125,853	\$129,463	\$0	\$129,463	\$132,625

Total Revenues	\$519,741	\$524,313	\$12	\$524,325	\$526,513
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Expenditures

Interest - 12/15	\$125,850	\$125,850	\$0	\$125,850	\$124,100
Principal - 06/15	\$140,000	\$140,000	\$0	\$140,000	\$145,000
Interest - 06/15	\$125,850	\$125,850	\$0	\$125,850	\$124,100

Total Expenditures	\$391,700	\$391,700	\$0	\$391,700	\$393,200
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Excess Revenues/(Expenditures)	\$128,041	\$132,613	\$12	\$132,625	\$133,313
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Interest - 12/15/23	\$	122,288
	<u>\$</u>	<u>122,288</u>

Net Assessments	\$393,888
Collection Cost (6%)	\$25,142
Gross Assessments	<u>\$419,030</u>

Property Type	Units	Gross Per Unit	Total Gross
40' Lots	133	\$812.83	\$108,106.39
50' Lots	189	\$983.80	\$185,938.20
60' Lots	94	\$1,196.00	\$112,424.00
70' Lots	9	\$1,395.68	\$12,561.12
Total	425		\$419,029.71

Lake Emma
Series 2021, Special Assessment Bonds (Assessment Area One)
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
12/15/22	\$ 6,900,000	\$ -	\$ 124,100.00	\$ 389,950.00
6/15/23	\$ 6,900,000	\$ 145,000	\$ 124,100.00	\$ -
12/15/23	\$ 6,755,000	\$ -	\$ 122,287.50	\$ 391,387.50
6/15/24	\$ 6,755,000	\$ 150,000	\$ 122,287.50	\$ -
12/15/24	\$ 6,605,000	\$ -	\$ 120,412.50	\$ 392,700.00
6/15/25	\$ 6,605,000	\$ 155,000	\$ 120,412.50	\$ -
12/15/25	\$ 6,450,000	\$ -	\$ 118,475.00	\$ 393,887.50
6/15/26	\$ 6,450,000	\$ 155,000	\$ 118,475.00	\$ -
12/15/26	\$ 6,295,000	\$ -	\$ 116,537.50	\$ 390,012.50
6/15/27	\$ 6,295,000	\$ 160,000	\$ 116,537.50	\$ -
12/15/27	\$ 6,135,000	\$ -	\$ 114,057.50	\$ 390,595.00
6/15/28	\$ 6,135,000	\$ 165,000	\$ 114,057.50	\$ -
12/15/28	\$ 5,970,000	\$ -	\$ 111,500.00	\$ 390,557.50
6/15/29	\$ 5,970,000	\$ 170,000	\$ 111,500.00	\$ -
12/15/29	\$ 5,800,000	\$ -	\$ 108,865.00	\$ 390,365.00
6/15/30	\$ 5,800,000	\$ 175,000	\$ 108,865.00	\$ -
12/15/30	\$ 5,625,000	\$ -	\$ 106,152.50	\$ 390,017.50
6/15/31	\$ 5,625,000	\$ 180,000	\$ 106,152.50	\$ -
12/15/31	\$ 5,445,000	\$ -	\$ 103,362.50	\$ 389,515.00
6/15/32	\$ 5,445,000	\$ 190,000	\$ 103,362.50	\$ -
12/15/32	\$ 5,255,000	\$ -	\$ 100,037.50	\$ 393,400.00
6/15/33	\$ 5,255,000	\$ 195,000	\$ 100,037.50	\$ -
12/15/33	\$ 5,060,000	\$ -	\$ 96,625.00	\$ 391,662.50
6/15/34	\$ 5,060,000	\$ 200,000	\$ 96,625.00	\$ -
12/15/34	\$ 4,860,000	\$ -	\$ 93,125.00	\$ 389,750.00
6/15/35	\$ 4,860,000	\$ 210,000	\$ 93,125.00	\$ -
12/15/35	\$ 4,650,000	\$ -	\$ 89,450.00	\$ 392,575.00
6/15/36	\$ 4,650,000	\$ 215,000	\$ 89,450.00	\$ -
12/15/36	\$ 4,435,000	\$ -	\$ 85,687.50	\$ 390,137.50
6/15/37	\$ 4,435,000	\$ 225,000	\$ 85,687.50	\$ -
12/15/37	\$ 4,210,000	\$ -	\$ 81,750.00	\$ 392,437.50
6/15/38	\$ 4,210,000	\$ 230,000	\$ 81,750.00	\$ -
12/15/38	\$ 3,980,000	\$ -	\$ 77,725.00	\$ 389,475.00
6/15/39	\$ 3,980,000	\$ 240,000	\$ 77,725.00	\$ -
12/15/39	\$ 3,740,000	\$ -	\$ 73,525.00	\$ 391,250.00
6/15/40	\$ 3,740,000	\$ 250,000	\$ 73,525.00	\$ -
12/15/40	\$ 3,490,000	\$ -	\$ 69,150.00	\$ 392,675.00
6/15/41	\$ 3,490,000	\$ 260,000	\$ 69,150.00	\$ -
12/15/41	\$ 3,230,000	\$ -	\$ 64,600.00	\$ 393,750.00
6/15/42	\$ 3,230,000	\$ 270,000	\$ 64,600.00	\$ -
12/15/42	\$ 2,960,000	\$ -	\$ 59,200.00	\$ 393,800.00
6/15/43	\$ 2,960,000	\$ 280,000	\$ 59,200.00	\$ -
12/15/43	\$ 2,680,000	\$ -	\$ 53,600.00	\$ 392,800.00
6/15/44	\$ 2,680,000	\$ 290,000	\$ 53,600.00	\$ -
12/15/44	\$ 2,390,000	\$ -	\$ 47,800.00	\$ 391,400.00
6/15/45	\$ 2,390,000	\$ 300,000	\$ 47,800.00	\$ -
12/15/45	\$ 2,090,000	\$ -	\$ 41,800.00	\$ 389,600.00
6/15/46	\$ 2,090,000	\$ 315,000	\$ 41,800.00	\$ -
12/15/46	\$ 1,775,000	\$ -	\$ 35,500.00	\$ 392,300.00
6/15/47	\$ 1,775,000	\$ 325,000	\$ 35,500.00	\$ -
12/15/47	\$ 1,450,000	\$ -	\$ 29,000.00	\$ 389,500.00
6/15/48	\$ 1,450,000	\$ 340,000	\$ 29,000.00	\$ -
12/15/48	\$ 1,110,000	\$ -	\$ 22,200.00	\$ 391,200.00
6/15/49	\$ 1,110,000	\$ 355,000	\$ 22,200.00	\$ -
12/15/49	\$ 755,000	\$ -	\$ 15,100.00	\$ 392,300.00
6/15/50	\$ 755,000	\$ 370,000	\$ 15,100.00	\$ -
12/15/50	\$ 385,000	\$ -	\$ 7,700.00	\$ 392,800.00
6/15/51	\$ 385,000	\$ 385,000	\$ 7,700.00	\$ 392,700.00
Totals		\$ 6,900,000	\$ 4,704,500	\$ 11,604,500.00

Lake Emma CDD FY 23 Assessment Roll
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Parcel ID	Name1	Type	Units	O&M	Debt	Total
052225010000000100	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000000200	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000000300	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000000400	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000000500	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000000600	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000000700	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000000800	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000000900	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000001000	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000001100	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000001200	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000001300	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000001400	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000001500	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000001600	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000001700	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000001800	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000001900	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000002000	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000002100	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000002200	CHANDRAMOULI LIVING TRUST	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000002300	AUTRAN MELISSA J & JOAO L AUTRAN DE GUSMAO	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000002400	HANOVER LAVIANCE LLC	70	1	\$312.80	\$1,395.68	\$1,708.48
052225010000002500	HANOVER LAVIANCE LLC	70	1	\$312.80	\$1,395.68	\$1,708.48
052225010000002600	HANOVER LAVIANCE LLC	70	1	\$312.80	\$1,395.68	\$1,708.48
052225010000002700	HANOVER LAVIANCE LLC	70	1	\$312.80	\$1,395.68	\$1,708.48
052225010000002800	HANOVER LAVIANCE LLC	70	1	\$312.80	\$1,395.68	\$1,708.48
052225010000002900	HANOVER LAVIANCE LLC	70	1	\$312.80	\$1,395.68	\$1,708.48
052225010000003000	HANOVER LAVIANCE LLC	70	1	\$312.80	\$1,395.68	\$1,708.48
052225010000003100	HANOVER LAVIANCE LLC	70	1	\$312.80	\$1,395.68	\$1,708.48
052225010000003200	HANOVER LAVIANCE LLC	70	1	\$312.80	\$1,395.68	\$1,708.48

Parcel ID	Name1	Type	Units	O&M	Debt	Total
052225010000003300	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000003400	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000003500	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000003600	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000003700	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000003800	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000003900	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000004000	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000004100	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000004200	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000004300	ALAGAPPAN KANDA S & RAAJI K	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000004400	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000004500	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000004600	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000004700	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000004800	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000004900	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000005000	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000005100	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000005200	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000005300	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000005400	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000005500	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000005600	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000005700	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000005800	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000005900	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000006000	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000006100	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000006200	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000006300	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000006400	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000006500	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000006600	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000006700	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23

Parcel ID	Name1	Type	Units	O&M	Debt	Total
052225010000006800	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000006900	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000007000	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000007100	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000007200	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000007300	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000007400	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000007500	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000007600	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000007700	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000007800	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000007900	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000008000	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000008100	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000008200	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000008300	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000008400	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000008500	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000008600	RIVERA ALFREDO JR & GENESIS A PENIA VILLASMIL	40	1	\$178.74	\$812.83	\$991.57
052225010000008700	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000008800	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000008900	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000009000	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000009100	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000009200	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000009300	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000009400	CUEVAS EMERITA	40	1	\$178.74	\$812.83	\$991.57
052225010000009500	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000009600	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000009700	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000009800	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000009900	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000010000	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000010100	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000010200	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57

Parcel ID	Name1	Type	Units	O&M	Debt	Total
052225010000010300	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000010400	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000010500	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000010600	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000010700	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000010800	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000010900	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000011000	TOLSON JAMES T & VERNESSIA M	40	1	\$178.74	\$812.83	\$991.57
052225010000011100	TOTA NICHOLAS M AND CELENA M SHARP	40	1	\$178.74	\$812.83	\$991.57
052225010000011200	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000011300	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000011400	BUCKINGHAM MISTY K & SCOTT C	40	1	\$178.74	\$812.83	\$991.57
052225010000011500	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000011600	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000011700	RODRIGUEZ JASON M	40	1	\$178.74	\$812.83	\$991.57
052225010000011800	ALBALADEJO MICHAEL A AND JOCELYN M REYES-NIEVES	40	1	\$178.74	\$812.83	\$991.57
052225010000011900	DREW TIA M AND JON M OLIVER	40	1	\$178.74	\$812.83	\$991.57
052225010000012000	JOHNSON JOBI	40	1	\$178.74	\$812.83	\$991.57
052225010000012100	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000012200	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000012300	MILLER LINDSAY M AND JAMES S KELLY	40	1	\$178.74	\$812.83	\$991.57
052225010000012400	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000012500	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000012600	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000012700	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000012800	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000012900	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000013000	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000013100	GUTIERREZ CRYSTAL AND BRANDEN S KANIA	50	1	\$223.43	\$983.80	\$1,207.23
052225010000013200	LIMA NEVALDO & MARIA N	50	1	\$223.43	\$983.80	\$1,207.23
052225010000013300	MARTINEZ CABRERA CARLOS J & MARILYN C SERRANO	50	1	\$223.43	\$983.80	\$1,207.23
052225010000013400	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000013500	DEONARINE SURUJWATTIE L	50	1	\$223.43	\$983.80	\$1,207.23
052225010000013600	SMITH-RAMSAY SHA QUAN W & ANTHONY R JANSEN	50	1	\$223.43	\$983.80	\$1,207.23
052225010000013700	CORDERO GOMEZ SOLEDAD	50	1	\$223.43	\$983.80	\$1,207.23

Parcel ID	Name1	Type	Units	O&M	Debt	Total
052225010000013800	JACOBS LISA A	50	1	\$223.43	\$983.80	\$1,207.23
052225010000013900	CHERN LOUIS M & BEVERLY M	50	1	\$223.43	\$983.80	\$1,207.23
052225010000014000	BALOG CHELSEA C & ERIC C	50	1	\$223.43	\$983.80	\$1,207.23
052225010000014100	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000014200	DRUMM KEVIN M AND RONALD N DRUMM	50	1	\$223.43	\$983.80	\$1,207.23
052225010000014300	PRECIADO ANDRES U & GINETTE VASQUEZ CERON	50	1	\$223.43	\$983.80	\$1,207.23
052225010000014400	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000014500	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000014600	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000014700	FRECKLETON MARLON N & ZAQKASHA A	50	1	\$223.43	\$983.80	\$1,207.23
052225010000014800	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000014900	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000015000	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000015100	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000015200	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000015300	SKONIECZNY SAMANTHA D AND GINO M LINGAD LUCIANO	50	1	\$223.43	\$983.80	\$1,207.23
052225010000015400	VICIERES MARGARETTE	50	1	\$223.43	\$983.80	\$1,207.23
052225010000015500	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000015600	WARD STEPHEN G & LAURA J OUELLETTE-	50	1	\$223.43	\$983.80	\$1,207.23
052225010000015700	WIBLE JERRIS S	50	1	\$223.43	\$983.80	\$1,207.23
052225010000015800	TORO WALTER J & AMARILYS M VILLAHERMOSA	50	1	\$223.43	\$983.80	\$1,207.23
052225010000015900	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000016000	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000016100	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000016200	MARKHAM ERIN D	50	1	\$223.43	\$983.80	\$1,207.23
052225010000016300	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000016400	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000016500	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000016600	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000016700	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000016800	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000016900	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000017000	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000017100	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000017200	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23

Parcel ID	Name1	Type	Units	O&M	Debt	Total
052225010000017300	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000017400	HANOVER LAVIANCE LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000017500	HANOVER LAVIANCE LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000017600	HANOVER LAVIANCE LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000017700	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000017800	HANOVER LAVIANCE LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000017900	HANOVER LAVIANCE LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000018000	HANOVER LAVIANCE LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000018100	HANOVER LAVIANCE LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000018200	HANOVER LAVIANCE LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000018300	HANOVER LAVIANCE LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000018400	HANOVER LAVIANCE LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000018500	HANOVER LAVIANCE LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000018600	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000018700	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000018800	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000018900	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000019000	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000019100	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000019200	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000019300	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000019400	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000019500	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000019600	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000019700	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000019800	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000019900	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000020000	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000020100	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000020200	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000020300	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000020400	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000020500	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000020600	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000020700	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23

Parcel ID	Name1	Type	Units	O&M	Debt	Total
052225010000020800	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000020900	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000021000	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000021100	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000021200	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000021300	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000021400	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000021500	HANOVER LAVIANCE LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000021600	HANOVER LAVIANCE LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000021700	HANOVER LAVIANCE LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000021800	HANOVER LAVIANCE LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000021900	HFB TRINITY LAKES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000022000	HANOVER LAVIANCE LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000022100	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000022200	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000022300	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000022400	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000022500	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000022600	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000022700	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000022800	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000022900	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000023000	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000023100	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000023200	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000023300	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000023400	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000023500	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000023600	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000023700	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000023800	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000023900	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000024000	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000024100	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000024200	HANOVER LAVIANCE LLC	40	1	\$178.74	\$812.83	\$991.57

Parcel ID	Name1	Type	Units	O&M	Debt	Total
052225010000024300	HANOVER LAVIANCE LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000024400	HANOVER LAVIANCE LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000024500	HANOVER LAVIANCE LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000024600	HANOVER LAVIANCE LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000024700	HANOVER LAVIANCE LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000024800	HANOVER LAVIANCE LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000024900	HANOVER LAVIANCE LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000025000	HANOVER LAVIANCE LLC	40	1	\$178.74	\$812.83	\$991.57
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052225010000025200	HANOVER LAVIANCE LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000025300	HANOVER LAVIANCE LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000025400	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000025500	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
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052225010000025900	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000026000	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
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052225010000027300	LENNAR HOMES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000027400	HANOVER LAVIANCE LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000027500	HANOVER LAVIANCE LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000027600	HANOVER LAVIANCE LLC	40	1	\$178.74	\$812.83	\$991.57
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Parcel ID	Name1	Type	Units	O&M	Debt	Total
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052225010000028400	HANOVER LAVIANCE LLC	40	1	\$178.74	\$812.83	\$991.57
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052225010000028600	HFB TRINITY LAKES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000028700	HFB TRINITY LAKES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000028800	HFB TRINITY LAKES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000028900	HFB TRINITY LAKES LLC	40	1	\$178.74	\$812.83	\$991.57
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052225010000029200	HFB TRINITY LAKES LLC	40	1	\$178.74	\$812.83	\$991.57
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052225010000029500	HFB TRINITY LAKES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000029600	HFB TRINITY LAKES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000029700	HFB TRINITY LAKES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000029800	HFB TRINITY LAKES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000029900	HANOVER LAVIANCE LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000030000	HANOVER LAVIANCE LLC	40	1	\$178.74	\$812.83	\$991.57
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052225010000030700	HANOVER LAVIANCE LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000030800	HFB TRINITY LAKES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000030900	HANOVER LAVIANCE LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000031000	HFB TRINITY LAKES LLC	40	1	\$178.74	\$812.83	\$991.57
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052225010000031200	HANOVER LAVIANCE LLC	40	1	\$178.74	\$812.83	\$991.57

Parcel ID	Name1	Type	Units	O&M	Debt	Total
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052225010000031500	HANOVER LAVIANCE LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000031600	HANOVER LAVIANCE LLC	40	1	\$178.74	\$812.83	\$991.57
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052225010000031800	HANOVER LAVIANCE LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000031900	HFB TRINITY LAKES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000032000	HFB TRINITY LAKES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000032100	HFB TRINITY LAKES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000032200	HFB TRINITY LAKES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000032300	HFB TRINITY LAKES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000032400	HFB TRINITY LAKES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000032500	HFB TRINITY LAKES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000032600	HFB TRINITY LAKES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000032700	HFB TRINITY LAKES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000032800	HFB TRINITY LAKES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000032900	HFB TRINITY LAKES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000033000	HFB TRINITY LAKES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000033100	HFB TRINITY LAKES LLC	40	1	\$178.74	\$812.83	\$991.57
052225010000033200	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
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052225010000033400	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000033500	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000033600	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000033700	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000033800	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000033900	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
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052225010000034200	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000034300	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000034400	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000034500	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000034600	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000034700	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23

Parcel ID	Name1	Type	Units	O&M	Debt	Total
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052225010000034900	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
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052225010000035100	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000035200	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000035300	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000035400	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000035500	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000035600	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000035700	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000035800	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000035900	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000036000	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000036100	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000036200	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000036300	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000036400	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000036500	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000036600	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000036700	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000036800	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000036900	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000037000	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
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052225010000037200	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000037300	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000037400	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000037500	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000037600	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000037700	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000037800	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000037900	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000038000	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000038100	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000038200	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11

Parcel ID	Name1	Type	Units	O&M	Debt	Total
052225010000038300	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000038400	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000038500	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000038600	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000038700	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000038800	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000038900	LENNAR HOMES LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000039000	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
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052225010000039200	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000039300	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000039400	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000039500	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
052225010000039600	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000039700	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000039800	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000039900	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
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052225010000040100	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
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052225010000040300	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
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052225010000040500	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000040600	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000040700	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000040800	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000040900	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000041000	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000041100	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000041200	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000041300	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000041400	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000041500	LENNAR HOMES LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000041600	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
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052225010000042000	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000042100	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000042200	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000042300	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000042400	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	50	1	\$223.43	\$983.80	\$1,207.23
052225010000042500	AG ESSENTIAL HOUSING MULTI STATE 4 LLC	60	1	\$268.11	\$1,196.00	\$1,464.11
Total Gross Assessments			425	\$94,018.23	\$419,029.71	\$513,047.94

Total Net Assessments				\$88,377.14	\$393,887.93	\$482,265.06
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<u>Direct Billing</u>		<u>Acres</u>				
312125000400001000	HANOVER LAVIANCE LLC	98.3	\$28,940.65	\$0.00	\$28,940.65	
322125000300001500	HANOVER LAVIANCE LLC	9.1	\$2,679.14	\$0.00	\$2,679.14	
312125000100000300	HANOVER LAVIANCE LLC	41.5	\$12,218.08	\$0.00	\$12,218.08	
322125000200000800	HANOVER LAVIANCE LLC	21.1	\$6,212.08	\$0.00	\$6,212.08	
312125000400000700	HANOVER LAVIANCE LLC	40.3	\$11,864.78	\$0.00	\$11,864.78	
322125000200000900	HANOVER LAVIANCE LLC	20.1	\$5,917.67	\$0.00	\$5,917.67	
322125000300001600	HANOVER LAVIANCE LLC	39.7	\$11,688.14	\$0.00	\$11,688.14	
Total Gross Direct Bill		270.1	\$79,520.55	\$0.00	\$79,520.55	

Total Net Direct Bill			\$74,749.32	\$0.00	\$74,749.32	
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Total Gross Assessments				\$173,538.78	\$419,029.71	\$592,568.49
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Total Net Assessments				\$163,126.45	\$393,887.93	\$557,014.38
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SECTION VI

SECTION A

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

Lake Emma Community Development District

Supplemental Engineer's Report

June 24, 2022

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Lake Emma Community Development District

Supplemental 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. This supplemental report pertains to Phases 3-6 of the development; see Exhibit A for location and phasing of development. Phases 1 and 2 have already been developed. The Master Developer (“Developer”) is Lennar Homes, LLC, based in Orlando, Florida. Phases 3-6 of the Development is approved as a Low Density Residential (LDR) subdivision with 728 residential units. A land use summary is presented in Table 1.

Phases 3-6 of the Lake Emma Community Development District (herein called the “District” or “CDD”) encompasses 269 of 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) total 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”). Phases 1-2 have been constructed, and phases 3-6 are expected to begin construction by Fall 2022. 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 supplemental report 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. The District has adopted a master capital improvement plan in the original amount of \$35,175,648.17, as described in the Master Engineer's Report dated March 25, 2020, (the “Master Project”), which Master Project cost estimate is updated as provided in Exhibit F to true up construction cost estimates. The increased revised Master Project costs was largely due to the increased cost in material and labor associated with the construction efforts. The purpose of this report is to (i) provide the current status of development and final actual costs of the Series 2022 Project (hereinafter defined); (ii) provide a description of the portions of the Master Project that are intended to be financed in part through the issuance of the District's proposed Series 2022 Bonds (hereinafter defined) (the “Series 2022 Project”); (iii) provide the current status of development and construction of the Series 2022 Project; and (iv) provide a summary cost estimate of the Series 2022 Project. The Series 2022 Project, as described herein, will encompass Master Project infrastructure improvements located within Phases 3, 4, 5, and 6. The Master Project, which includes the Series 2022 Project, is to be developed and delivered as a system of improvements benefitting all lands within the District. The Series 2022 Project will complete the District's Master Project.

TABLE 1	AREA (AC)*
Residential Land	108.1
Roadways	32.5
Public Facilities	0.1
Parks	14.2
Wetland/Lakes	60.8
Dry Retention/Landscape Buffers/Conservation Easement/Other Open Space	53.3
TOTAL	269

*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 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	161
	50' lots	382
	60' lots	124
	65' lots	24
	70' lots	37
TOTAL Units – Lake Emma CDD – Phases 3-6		728

2. DISTRICT BOUNDARY AND PROPERTIES SERVED

2.1 District Boundary

Lake Emma CDD, more specifically the Site Plan for Phases 3-6, Exhibit B, identifies the location and boundary of phases 3-6 within the District. 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 SERIES 2022 PROJECT INFRASTRUCTURE

3.1 Summary of the Series 2022 Project Infrastructure – Phases 3-6

The project infrastructure will generally consist of the following systems to serve the Series 2022 Project:

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

This Series 2022 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 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	24.24

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 watermain of various sizes will be funded by the District.

The wastewater facilities will include gravity collection sewer lines and mains. The two (2) 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 watermain 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 has submitted and/or obtained approvals and permits for phases 3-6 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 3-6, 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.

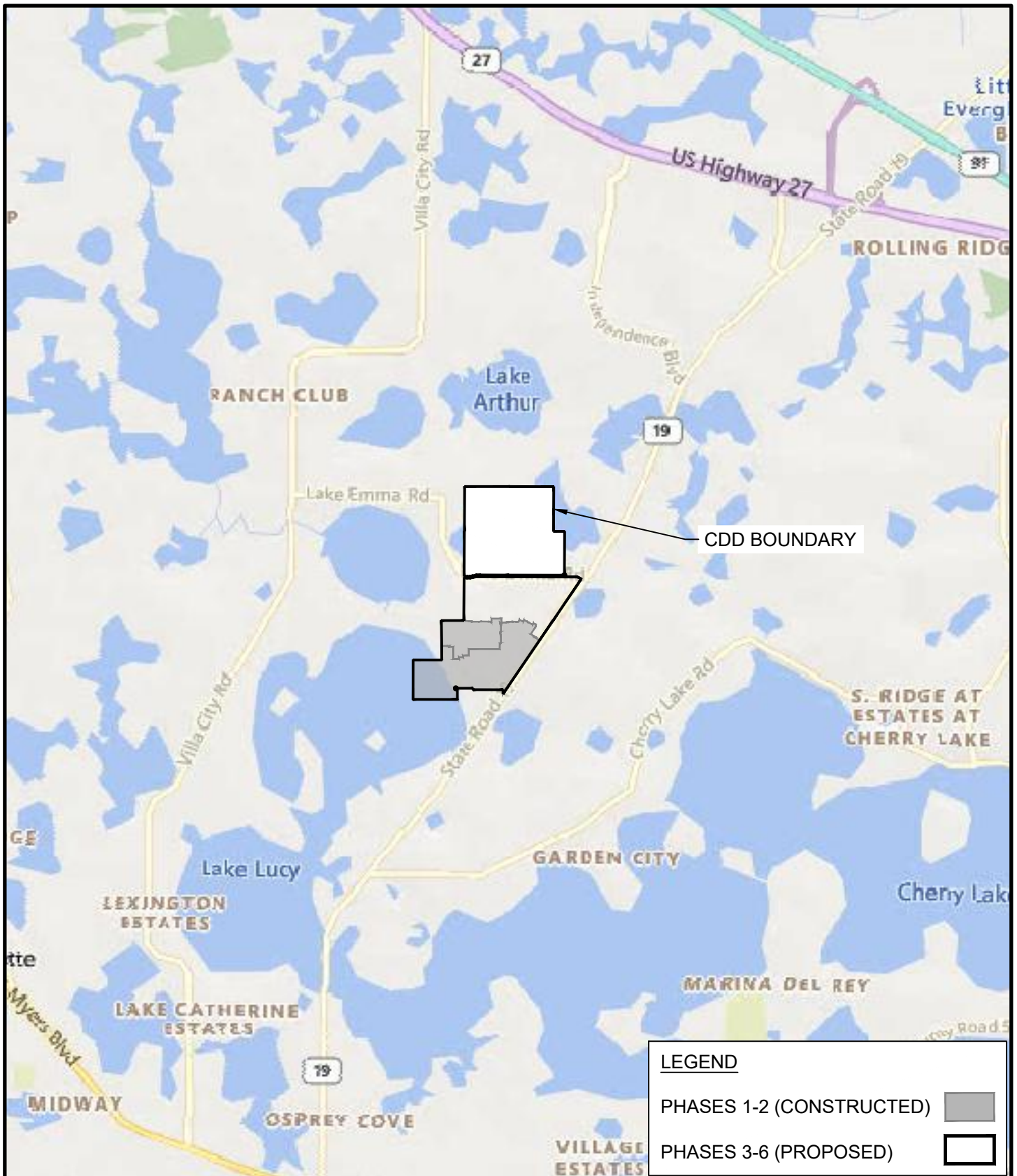
6. ENGINEER'S CERTIFICATION

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 and 2 have completed 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 Supplemental Engineer's Report for Lake Emma Community Development District, Phases 3-6.

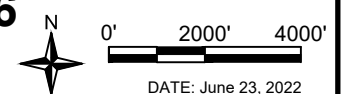
Christopher J. Allen, P.E.
Florida License No. 77719

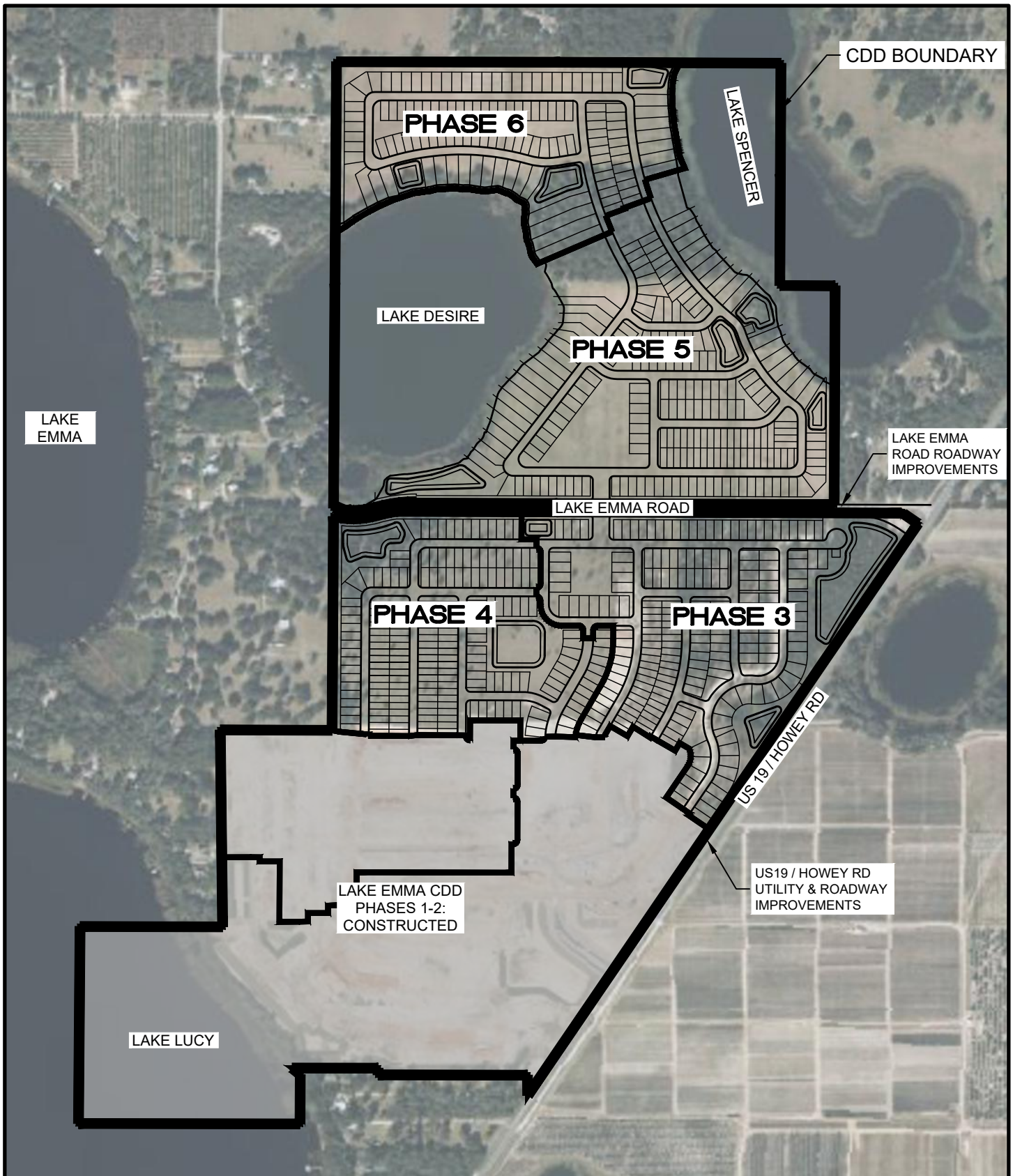


SECTS 31-32, 21, T21S, R25E

APPROX. CDD BOUNDARY
AREA - 269.0 ± AC.

EXHIBIT A - LOCATION MAP **LAKE EMMA CDD - PHASES 3-6**





SECTS 31-32, 21, T21S, R25E

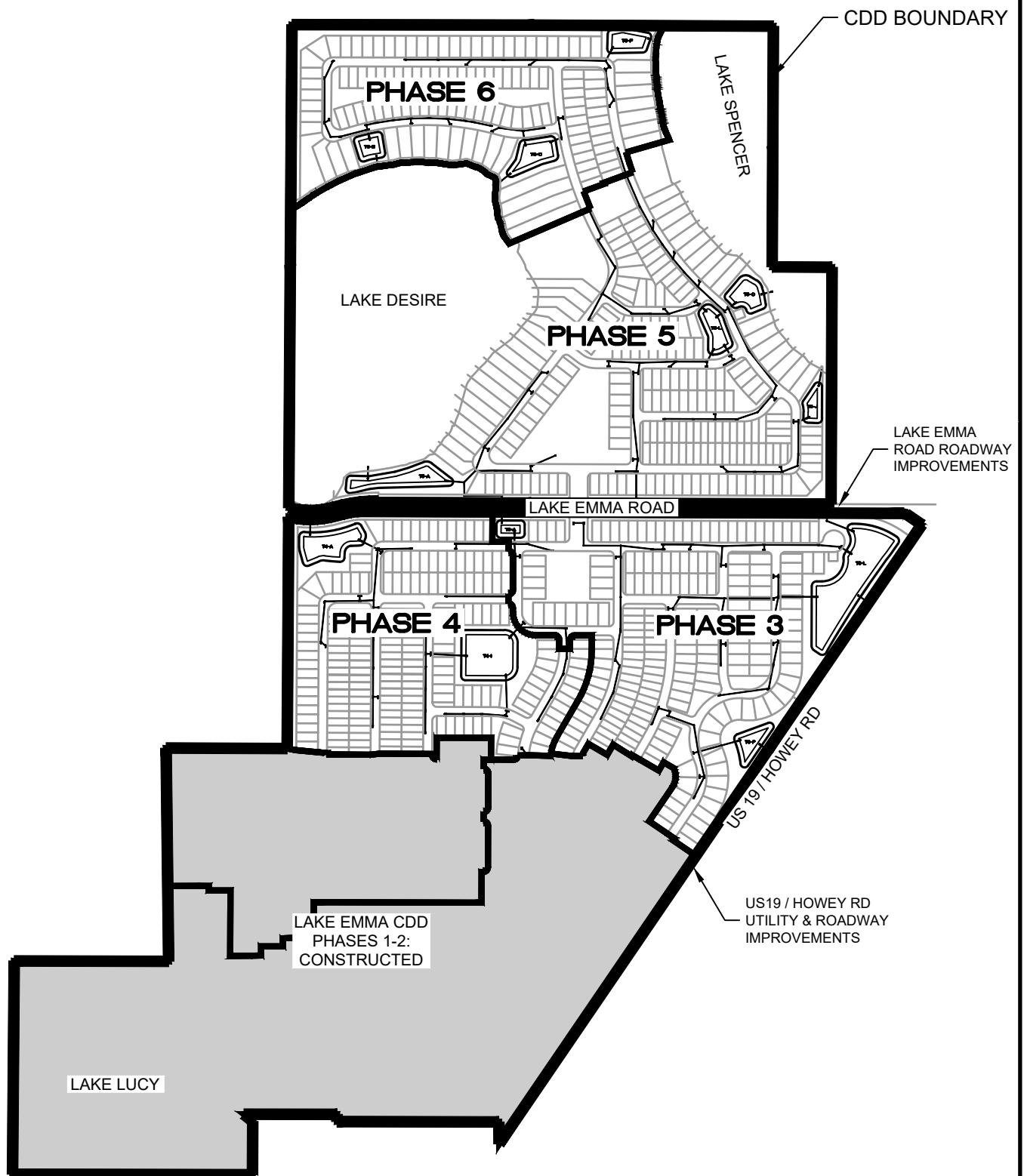
APPROX. CDD BOUNDARY
AREA - 269.0 ± AC.

EXHIBIT B - MASTER SITE PLAN LAKE EMMA CDD - PHASES 3-6



0' 400' 800'

DATE: June 23, 2022



SECTS 31-32, 21, T21S, R25E

EXHIBIT C - PROPOSED STORMWATER SYSTEM

APPROX. CDD BOUNDARY
AREA - 269.0 ± AC.

LAKE EMMA CDD - PHASES 3-6

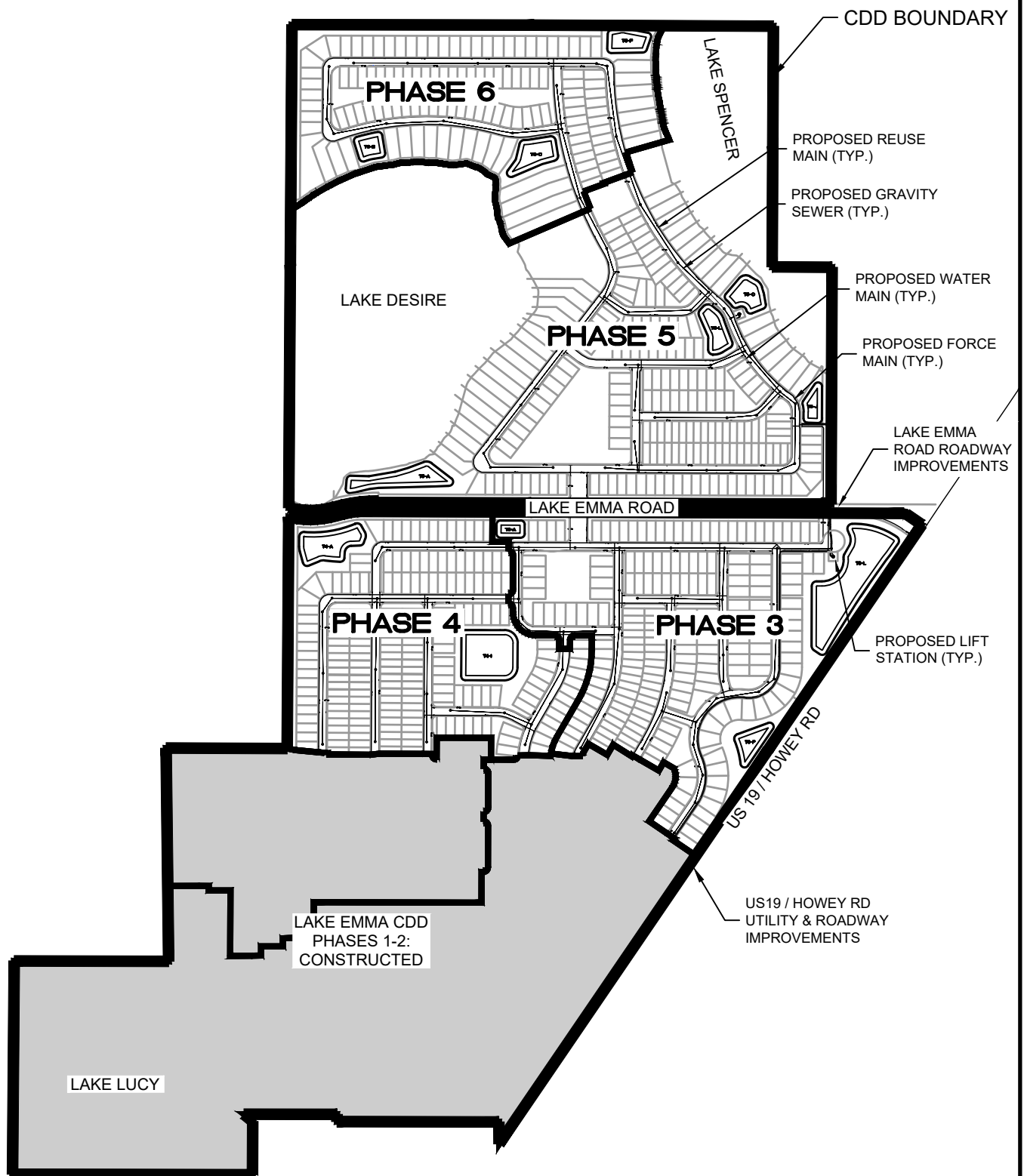


Dewberry



0' 400' 800'

DATE: June 23, 2022



SECTS 31-32, 21, T21S, R25E

EXHIBIT D - PROPOSED ON-SITE UTILITY SYSTEM LAKE EMMA CDD - PHASES 3-6

APPROX. CDD BOUNDARY
AREA - 269.0 ± AC.



Dewberry®



0' 400' 800'

DATE: June 23, 2022

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

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 7°53'52", 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.

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.

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

SECTS 31-32, 21, T21S, R25E

APPROX. CDD BOUNDARY
AREA - 269.0 ± AC.

EXHIBIT E - LEGAL DESCRIPTION
LAKE EMMA CDD



DATE: June 23, 2022

EXHIBIT F

LAKE EMMA CDD PUBLIC INFRASTRUCTURE COSTS											
PHASE	GENERAL CONDITIONS	GRADING	ROADWAY	WATER	REUSE	SANITARY	STORM	ELECTRICAL	LANDSCAPE/HARDSCAPE	PROFESSIONAL	TOTAL
Phase 3	\$ 154,640.00	\$ 1,009,892.25	\$ 1,333,196.25	\$ 662,482.05	\$ 700,002.10	\$ 1,422,144.95	\$ 999,421.00	\$ 376,875.00	\$ 670,237.79	\$ 879,466.97	\$ 8,208,358.35
Phase 3 Off-Site	\$ 398,085.00	\$ 143,968.00	\$ 1,230,745.80	\$ -	\$ -	\$ -	\$ 162,942.70	\$ -	\$ -	\$ 232,288.98	\$ 2,168,030.48
Phase 4	\$ 120,360.00	\$ 1,086,446.45	\$ 1,012,254.25	\$ 673,651.25	\$ 600,153.15	\$ 472,374.00	\$ 563,692.30	\$ 369,375.00	\$ 283,396.45	\$ 621,804.34	\$ 5,803,507.19
Phase 5	\$ 166,200.00	\$ 1,926,729.95	\$ 1,607,998.55	\$ 1,014,844.50	\$ 918,458.60	\$ 1,446,017.55	\$ 1,128,171.10	\$ 376,875.00	\$ 521,005.49	\$ 1,092,756.09	\$ 10,199,056.83
Phase 6	\$ 111,980.00	\$ 1,020,345.45	\$ 759,401.85	\$ 533,491.65	\$ 500,783.15	\$ 433,634.00	\$ 588,123.70	\$ 241,875.00	\$ 267,752.60	\$ 534,886.49	\$ 4,992,273.89
Contingency (15%)	\$ 142,689.75	\$ 778,107.32	\$ 891,539.51	\$ 432,670.42	\$ 407,909.55	\$ 566,125.58	\$ 516,352.62	\$ 204,750.00	\$ 261,358.85	\$ 504,180.43	\$ 4,705,684.01
Total	\$ 1,093,954.75	\$ 5,965,489.42	\$ 6,835,136.21	\$ 3,317,139.87	\$ 3,127,306.55	\$ 4,340,296.08	\$ 3,958,703.42	\$ 1,569,750.00	\$ 2,003,751.17	\$ 3,865,383.29	\$ 36,076,910.75

SECTION B

**MASTER
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA TWO**

**FOR
LAKE EMMA
COMMUNITY DEVELOPMENT DISTRICT**

Date: July 27, 2022

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 \$43,420,000 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 consisting of Phases 3, 4, 5 & 6 within the boundaries of the District (herein “Assessment Area Two”), more specifically described in the Master Engineer’s Report dated June 24, 2022 prepared by Dewberry as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of public infrastructure improvements consisting of improvements that benefit property owners within Assessment Area Two of the District.

1.1 Purpose

This Master Assessment Methodology Report for Assessment Area Two (the “Assessment Report”) provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within Assessment Area Two within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Assessment Area Two Capital Improvement Plan (“AA2 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 other assessment areas within the District.

The District intends to impose non ad valorem special assessments on the benefited lands within Assessment Area Two within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments for platted lots 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 Two contains approximately 269 acres within the District. The Assessment Area Two development program currently envisions approximately 728

single family residential units (herein the “Assessment Area Two 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 AA2 CIP will provide public facilities that benefit certain property within the District. The AA2 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 improvements and associated 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 AA2 CIP.
2. The District Engineer determines the assessable acres that benefit from the District’s AA2 CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct AA2 CIP.
4. This amount is initially divided equally among the benefited properties within Assessment Area Two 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 Two within the District. The implementation of the AA2 CIP enables properties within its boundaries to be developed. Without the District’s AA2 CIP, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within Assessment Area Two 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 Two within the District will benefit from the provision of the District’s AA2 CIP. However, these benefits will be incidental to the District’s AA2 CIP, which is designed solely to meet the needs of property within Assessment Area

Two within the District. Properties outside the District boundaries and outside Assessment Area Two within the District do not depend upon the District's AA2 CIP. The property owners within Assessment Area Two are therefore receiving special benefits not received by those outside the District's boundaries and outside of Assessment Area Two 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 Two within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's AA2 CIP that is necessary to support full development of property within Assessment Area Two will cost approximately \$36,076,911. 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 \$43,420,000. Additionally, any costs of the AA2 CIP not funded through the issuance of Bonds will be funded by the Developer. Without the AA2 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 may to issue up to \$43,420,000 in Bonds to fund the District's AA2 CIP for Assessment Area Two, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$43,420,000 in debt to the properties benefiting from the AA2 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 AA2 CIP needed to support the Development, these construction costs are outlined in Table 2. The improvements needed to support the Development within Assessment Area Two are

described in detail in the Engineer's Report and are estimated to cost \$36,076,911. 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 \$43,420,000. 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 AA2 CIP funded by District Bonds benefits all developable acres within Assessment Area Two of the District.

The initial assessments will be levied on an equal basis to all acres within Assessment Area Two 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 Two of the District are benefiting from the AA2 CIP.

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 Two Development Plan will be completed and the debt relating to the Bonds will be allocated to the planned 728 single family residential units within Assessment Area Two within the District, which are the beneficiaries of the AA2 CIP, as depicted in Table 5 and Table 6. If there are changes to the Assessment Area Two 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, including the time Bonds are issued.

2.3 Allocation of Benefit

The AA2 CIP consists of general conditions, grading, roadway, water, reuse, sanitary, stormwater, electrical undergrounding, landscape/hardscape improvements and associated professional fees. There are five residential product types within the Development. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the AA2 CIP 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 AA2 CIP relating to the Assessment Area Two 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 improvements and associated 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 AA2 CIP relating to the Assessment Area Two 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 AA2 CIP 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 AA2 CIP relating to the Assessment Area Two 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 for the AA2 CIP 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 AA2 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 Two 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 7. If the land use plan changes, then the District will update Table 1, 4, 5 & 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 AA2 CIP will be distributed evenly across the acres of Assessment Area Two 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 TWO

Product Types	Phase 3	Phase 4	Phase 5	Phase 6	Total Units *	ERUs per Unit (1)	Total ERUs
Single Family - 40'	40	80	41	0	161	0.8	128.8
Single Family - 50'	87	117	107	71	382	1.0	382
Single Family - 60'	74	0	17	33	124	1.2	148.8
Single Family - 65'	0	0	24	0	24	1.3	31.2
Single Family - 70'	0	0	12	25	37	1.4	51.8
Total Units	201	197	201	129	728		743

(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

<p>TABLE 2</p> <p>LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT</p> <p>INFRASTRUCTURE COST ESTIMATES</p> <p>MASTER METHODOLOGY FOR ASSESSMENT AREA TWO</p>

Capital Improvement Plan ("CIP") For Assessment Area Two (1) Total Cost Estimate		
General Conditions	\$	1,093,955
Grading	\$	5,965,489
Roadway	\$	6,835,136
Water	\$	3,317,140
Reuse	\$	3,127,307
Sanitary	\$	4,340,296
Stormwater	\$	3,958,703
Electrical Undergrounding	\$	1,569,750
Landscape/Hardscape	\$	2,003,751
Professional	\$	3,865,383
	\$	36,076,911

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated June 24, 2022

Prepared by: Governmental Management Services - Central Florida, LLC

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

Description	Total
Construction Funds	\$ 36,076,911
Debt Service Reserve	\$ 3,324,993
Capitalized Interest	\$ 2,822,300
Underwriters Discount	\$ 868,400
Cost of Issuance	\$ 327,397
Contingency	
Par Amount*	\$ 43,420,000

Bond Assumptions:

Average Coupon	6.50%
Amortization	30 years
Capitalized Interest	12 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 TWO

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family - 40'	161	0.8	128.8	17.34%	\$ 6,257,347	\$ 38,866
Single Family - 50'	382	1	382	51.44%	\$ 18,558,282	\$ 48,582
Single Family - 60'	124	1.2	148.8	20.04%	\$ 7,228,985	\$ 58,298
Single Family - 65'	24	1.3	31.2	4.20%	\$ 1,515,755	\$ 63,156
Single Family - 70'	37	1.4	51.8	6.98%	\$ 2,516,542	\$ 68,015
Totals	728		743	100.00%	\$ 36,076,911	

* 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 TWO

Product Types	No. of Units *	Total ERUs	% of Total ERUs	Improvements	Allocation of Par		
				Costs Per Product Type	Debt Per Product Type	Par Debt Per Unit	
Single Family - 40'	161	128.8	17.34%	\$ 6,257,347	\$ 7,530,967	\$46,776.19	
Single Family - 50'	382	382	51.44%	\$ 18,558,282	\$ 22,335,632	\$58,470.24	
Single Family - 60'	124	148.8	20.04%	\$ 7,228,985	\$ 8,700,372	\$70,164.29	
Single Family - 65'	24	31.2	4.20%	\$ 1,515,755	\$ 1,824,271	\$76,011.31	
Single Family - 70'	37	51.8	6.98%	\$ 2,516,542	\$ 3,028,758	\$81,858.34	
Totals	728	743	100%	\$ 36,076,911	\$ 43,420,000		

* 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 TWO

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'	161	128.8	17%	\$ 7,530,967	\$ 46,776	\$ 576,702	\$ 3,582.00	\$ 3,810.64
Single Family - 50'	382	382	51%	\$ 22,335,632	\$ 58,470	\$ 1,710,406	\$ 4,477.50	\$ 4,763.30
Single Family - 60'	124	148.8	20%	\$ 8,700,372	\$ 70,164	\$ 666,252	\$ 5,373.00	\$ 5,715.96
Single Family - 65'	24	31.2	4%	\$ 1,824,271	\$ 76,011	\$ 139,698	\$ 5,820.75	\$ 6,192.29
Single Family - 70'	37	51.8	7%	\$ 3,028,758	\$ 81,858	\$ 231,935	\$ 6,268.50	\$ 6,668.62
Totals	728	743	100%	\$ 43,420,000		\$ 3,324,993		

(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 TWO

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 Homes, LLC	Assessment Area Two	269.00	\$	161,413	\$ 43,420,000	\$ 3,324,993	\$ 3,537,226
Totals		269.00			\$ 43,420,000	\$ 3,324,993	\$ 3,537,226

(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 (%)	6.50%
Maximum Annual Debt Service	\$3,324,993

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

SECTION C

SECTION D

SECTION VII

SECTION C

SECTION 1

Lake Emma

Community Development District

Summary of Checks

April 20, 2022 to July 20, 2022

Bank	Date	Check #	Amount
General Fund	5/11/22	96	\$ 4,060.28
	5/16/22	97-98	\$ 2,409.00
	6/2/22	99-100	\$ 1,574.55
	6/13/22	101	\$ 3,980.58
	6/14/22	102	\$ 1,959.00
	6/28/22	103	\$ 1,177.50
	7/6/22	104	\$ 256.00
	7/11/22	105	\$ 3,972.52
	7/20/22	106-'107	\$ 11,180.63
			<hr/>
			\$ 30,570.06
Payroll Fund	<u>April 2022</u>		
	Adam Morgan	50007	\$ 184.70
	Brent Kewley	50008	\$ 184.70
			<hr/>
			\$ 369.40
			<hr/>
			\$ 30,939.46

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	7/20/22	PAGE	2
*** CHECK DATES 04/20/2022 - 07/20/2022 ***														
LAKE EMMA - GENERAL FUND														
BANK A GENERAL FUND														

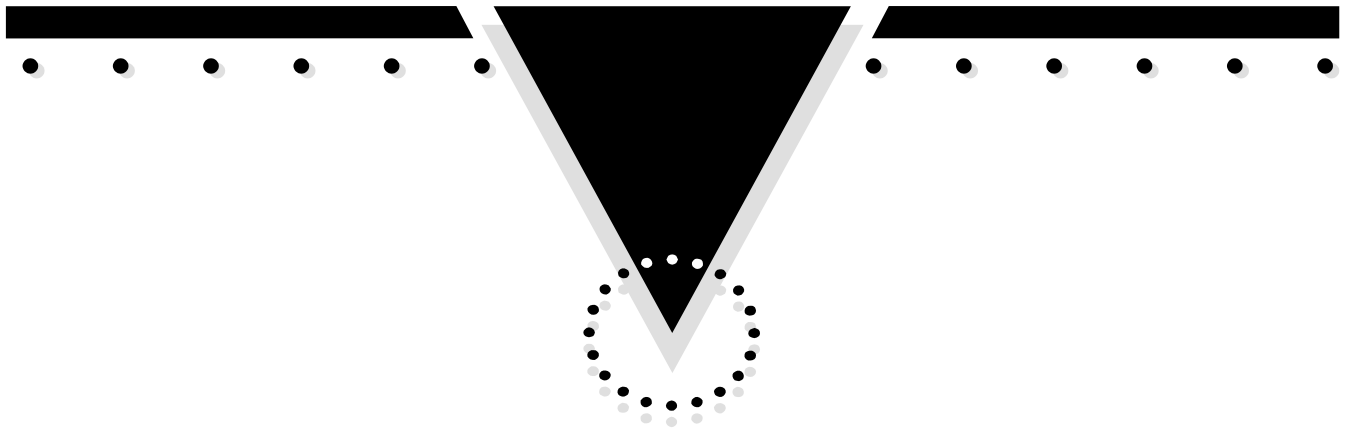
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		6/01/22 43	202206 310-51300-42500		*	5.70	
		COPIES					
		6/01/22 44	202206 320-53800-12000		*	625.00	
		FIELD MANAGEMENT JUN22					
				GOVERNMENTAL MANAGEMENT SERVICES			3,980.58 000101
6/14/22 00010		6/06/22 93065	202206 320-53800-46200		*	1,959.00	
		MTHLY GROUNDS MNT JUN22					
				CHERRYLAKE INC			1,959.00 000102
6/28/22 00007		6/15/22 2133709	202205 310-51300-31100		*	127.50	
		GEN ENG SVC-REQ.ANN.RPT					
		6/15/22 2133710	202205 310-51300-31100		*	1,050.00	
		STORMWATER NEEDS ANALYSIS					
				DEWBERRY ENGINEERS INC			1,177.50 000103
7/06/22 00014		6/28/22 3067831	202205 310-51300-31500		*	256.00	
		FINANCING UPDT/PROJ.STAT					
				KUTAK ROCK LLP			256.00 000104
7/11/22 00001		7/01/22 45	202207 310-51300-34000		*	2,916.67	
		MANAGEMENT FEES JUL22					
		7/01/22 45	202207 310-51300-35200		*	50.00	
		WEBSITE ADMIN JUL22					
		7/01/22 45	202207 310-51300-35100		*	87.50	
		INFORMATION TECH JUL22					
		7/01/22 45	202207 310-51300-31300		*	291.67	
		DISSEMINATION FEE JUL22					
		7/01/22 45	202207 310-51300-51000		*	.09	
		OFFICE SUPPLIES					
		7/01/22 45	202207 310-51300-42000		*	1.59	
		POSTAGE					
		7/01/22 46	202207 320-53800-12000		*	625.00	
		FIELD MANAGEMENT JUL22					
				GOVERNMENTAL MANAGEMENT SERVICES			3,972.52 000105
7/20/22 00007		7/15/22 2147596	202206 310-51300-31100		*	1,857.50	
		GENERAL ENG.RPT/EXHIBITS					
		7/15/22 2147597	202206 310-51300-31100		*	3,752.50	
		STORMWATER NEEDS ANALYSIS					
		7/15/22 2147598	202206 310-51300-31100		*	1,530.00	
		2022 ANNUAL ENGINEER RPT					
				DEWBERRY ENGINEERS INC			7,140.00 000106
7/20/22 00016		4/25/22 6504117	202204 310-51300-32300		*	4,040.63	
		FY22 TRUSTEE FEES SER2021					
				U.S. BANK			4,040.63 000107
				TOTAL FOR BANK A		30,570.06	

LKEM LAKE EMMA CDD TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						30,570.06	

LKEM LAKE EMMA CDD TVISCARRA

SECTION 2



Lake Emma
Community Development District

Unaudited Financial Reporting
June 30, 2022



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LAKE EMMA
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
June 30, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Total 2022
<u>ASSETS:</u>				
CASH	\$93,407	---	---	\$93,407
<u>INVESTMENTS</u>				
SERIES 2021				
RESERVE	---	\$196,944	---	\$196,944
REVENUE	---	\$132,117	---	\$132,117
CONSTRUCTION	---	---	\$12	\$12
TOTAL ASSETS	\$93,407	\$329,061	\$12	\$422,479
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$256	---	---	\$256
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE	---	\$329,061	---	\$329,061
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$12	\$12
UNASSIGNED	\$93,151	---	---	\$93,151
TOTAL LIABILITIES & FUND EQUITY	\$93,407	\$329,061	\$12	\$422,479

LAKE EMMA

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/22	ACTUAL THRU 6/30/22	VARIANCE
ADMINISTRATIVE ASSESSMENTS - OUTSIDE AA1	\$74,749	\$74,749	\$74,749	\$0
ADMINISTRATIVE ASSESSMENTS - AA1	\$42,369	\$42,369	\$42,514	\$145
MAINTENANCE ASSESSMENTS - AA1	\$46,008	\$46,008	\$46,057	\$49
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$5,251	\$5,251
TOTAL REVENUES	\$163,126	\$163,126	\$168,571	\$331,698

EXPENDITURES:

ADMINISTRATIVE:

SUPERVISORS FEES	\$12,000	\$9,000	\$1,200	\$7,800
FICA EXPENSE	\$918	\$689	\$92	\$597
ENGINEERING	\$12,000	\$9,000	\$4,115	\$4,885
ATTORNEY	\$25,000	\$18,750	\$5,629	\$13,121
DISSEMINATION	\$3,500	\$2,625	\$2,625	(\$0)
ARBITRAGE	\$450	\$450	\$450	\$0
ANNUAL AUDIT	\$4,500	\$4,500	\$4,400	\$100
TRUSTEE FEES	\$5,000	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$35,000	\$26,250	\$26,250	(\$0)
INFORMATION TECHNOLOGY	\$1,050	\$788	\$788	\$0
WEBSITE MAINTENANCE	\$600	\$450	\$450	\$0
TELEPHONE	\$300	\$225	\$0	\$225
POSTAGE	\$1,000	\$750	\$159	\$591
INSURANCE	\$5,500	\$5,500	\$5,251	\$249
PRINTING & BINDING	\$1,000	\$750	\$42	\$708
LEGAL ADVERTISING	\$2,500	\$1,875	\$0	\$1,875
OTHER CURRENT CHARGES	\$1,000	\$750	\$326	\$424
PROPERTY TAXES	\$0	\$0	\$17	(\$17)
OFFICE SUPPLIES	\$625	\$469	\$2	\$467
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0

FIELD:

FIELD SERVICES	\$7,500	\$5,625	\$5,625	\$0
LANDSCAPE MAINTENANCE	\$23,508	\$17,631	\$17,631	\$0
CONTINGENCY	\$10,000	\$7,500	\$0	\$7,500
REPAIRS & MAINTENANCE	\$5,000	\$3,750	\$0	\$3,750

TOTAL EXPENDITURES	\$163,126	\$122,501	\$80,227	\$202,727
EXCESS REVENUES (EXPENDITURES)	\$0		\$88,345	
FUND BALANCE - Beginning	\$0		\$4,806	
FUND BALANCE - Ending	\$0		\$93,151	

LAKE EMMA

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2021

Statement of Revenues & Expenditures

For The Period Ending June 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/22	ACTUAL THRU 6/30/22	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS	\$393,888	\$393,888	\$394,752	\$864
INTEREST	\$0	\$0	\$98	\$98
TOTAL REVENUES	\$393,888	\$393,888	\$394,850	\$962
<u>EXPENDITURES:</u>				
INTEREST - 12/15	\$125,850	\$125,850	\$125,850	\$0
PRINCIPAL - 06/15	\$140,000	\$140,000	\$140,000	\$0
INTEREST - 06/15	\$125,850	\$125,850	\$125,850	\$0
TOTAL EXPENDITURES	\$391,700	\$391,700	\$391,700	\$0
EXCESS REVENUES (EXPENDITURES)	\$2,188		\$3,150	
FUND BALANCE - Beginning	\$125,853		\$325,911	
FUND BALANCE - Ending	\$128,041		\$329,061	

LAKE EMMA

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

SERIES 2021

Statement of Revenues & Expenditures

For The Period Ending June 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/22	ACTUAL THRU 6/30/22	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$165	\$165
TOTAL REVENUES	\$0	\$0	\$165	\$165
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$6,512,707	(\$6,512,707)
TOTAL EXPENDITURES	\$0	\$0	\$6,512,707	(\$6,512,707)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$6,512,542)	
FUND BALANCE - Beginning	\$0		\$6,512,554	
FUND BALANCE - Ending	\$0		\$12	

LAKE EMMA

Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
REVENUES:													
ADMIN ASSESSMENTS - OUTSIDE AA1	\$0	\$0	\$37,375	\$18,687	\$0	\$0	\$18,687	\$0	\$0	\$0	\$0	\$0	\$74,749
ADMINISTRATIVE ASSESSMENTS - AA1	\$0	\$0	\$40,237	\$0	\$1,627	\$541	\$0	\$108	\$0	\$0	\$0	\$0	\$42,514
MAINTENANCE ASSESSMENTS - AA1	\$0	\$0	\$43,590	\$0	\$1,763	\$586	\$0	\$117	\$0	\$0	\$0	\$0	\$46,057
DEVELOPER CONTRIBUTIONS	\$5,251	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,251
TOTAL REVENUES	\$5,251	\$0	\$121,202	\$18,687	\$3,390	\$1,127	\$18,687	\$226	\$0	\$0	\$0	\$0	\$168,571
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$400	\$0	\$0	\$0	\$0	\$400	\$400	\$0	\$0	\$0	\$0	\$0	\$1,200
FICA EXPENSE	\$31	\$0	\$0	\$0	\$0	\$31	\$31	\$0	\$0	\$0	\$0	\$0	\$92
ENGINEERING	\$470	\$588	\$1,528	\$353	\$0	\$0	\$0	\$1,178	\$0	\$0	\$0	\$0	\$4,115
ATTORNEY	\$1,513	\$0	\$1,227	\$757	\$434	\$862	\$582	\$256	\$0	\$0	\$0	\$0	\$5,629
DISSEMINATION	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$2,625
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$450
ANNUAL AUDIT	\$0	\$0	\$0	\$1,000	\$3,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,400
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$26,250
INFORMATION TECHNOLOGY	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$0	\$0	\$0	\$788
WEBSITE INFORMATION	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$450
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$3	\$3	\$2	\$7	\$49	\$2	\$4	\$85	\$4	\$0	\$0	\$0	\$159
INSURANCE	\$5,251	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,251
PRINTING & BINDING	\$23	\$5	\$0	\$0	\$0	\$0	\$4	\$4	\$6	\$0	\$0	\$0	\$42
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER CURRENT CHARGES	\$30	\$35	\$38	\$38	\$38	\$30	\$39	\$38	\$38	\$0	\$0	\$0	\$326
PROPERTY TAXES	\$0	\$17	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
FIELD SERVICES	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$0	\$0	\$0	\$5,625
LANDSCAPE MAINTENANCE	\$1,959	\$1,959	\$1,959	\$1,959	\$1,959	\$1,959	\$1,959	\$1,959	\$1,959	\$0	\$0	\$0	\$17,631
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$18,825	\$6,578	\$8,725	\$8,084	\$9,852	\$7,255	\$6,989	\$7,941	\$5,978	\$0	\$0	\$0	\$80,227
EXCESS REVENUES (EXPENDITURES)	(\$13,574)	(\$6,578)	\$112,478	\$10,603	(\$6,461)	(\$6,127)	\$11,698	(\$7,715)	(\$5,978)	\$0	\$0	\$0	\$88,345

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 (21)*	General Fund Portion (22)	Over and (short) Balance Due
13	8/30/21	9/27/21	\$ 8,723.94	\$ 8,723.94	\$ 3,472.94	\$ 5,251.00	\$ -
14	9/19/21	10/15/21	\$ 5,764.83	\$ 5,764.83	\$ 5,764.83	\$ -	\$ -
15	10/19/21	11/22/21	\$ 1,004.00	\$ 1,004.00	\$ 1,004.00	\$ -	\$ -
Due from Developer			\$ 15,492.77	\$ 15,492.77	\$ 10,241.77	\$ 5,251.00	\$ -

Total Developer Contributions FY22

\$ 5,251.00

LAKE EMMA
COMMUNITY DEVELOPMENT DISTRICT

LONG TERM DEBT REPORT

SERIES 2021, SPECIAL ASSESSMENT BONDS		
ASSESSMENT AREA ONE		
INTEREST RATE:	2.500%, 3.100%, 3.500%, 4.000%	
MATURITY DATE:	6/15/2051	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$196,944	
RESERVE FUND BALANCE	\$196,944	
BONDS OUTSTANDING - 9/30/21		\$7,040,000
LESS: PRINCIPAL CALL - 6/15/22		(\$140,000)
CURRENT BONDS OUTSTANDING		\$6,900,000

**FY2022
SPECIAL ASSESSMENTS**

GROSS ASSESSMENTS	\$	94,018.23	\$	45,073.55	\$	48,944.68
CERTIFIED NET ASSESSMENTS	\$	88,377.14	\$	42,369.14	\$	46,008.00
				48%		52%

DEBT SERVICE

DIRECT BILLED ASSESSMENTS

\$74,749.32

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**Lake Emma
Community Development District**

**Special Assessment Bonds, Series 2021
Assessment Area One**

Date	Req.#	Contractor	Description	Requisitions
Fiscal Year 2021				
6/25/21	1	HOPPING, GREEN & SAMS	INV# 121483 & 122190 - PROJ. CONSTR. - FEB. & MAR.21	\$ 1,564.00
6/25/21	2	HOPPING, GREEN & SAMS	INV# 122556 - PROJECT CONSTRUCTION - APRIL 2021	\$ 267.46
6/25/21	3	HOPPING, GREEN & SAMS	INV# 120820 - PROJECT CONSTRUCTION - JANUARY 2021	\$ 346.00
8/17/21	4	HOPPING, GREEN & SAMS	INV# 124131 - PROJECT CONSTRUCTION - JUNE 2021	\$ 1,224.00
9/16/21	5	HOPPING, GREEN & SAMS	INV# 124638 - PROJECT CONSTRUCTION - JULY 2021	\$ 976.00
TOTAL				\$ 4,377.46

Fiscal Year 2021

4/1/21	INTEREST	\$ 2.14
5/3/21	INTEREST	\$ 32.07
6/2/21	INTEREST	\$ 33.14
7/2/21	INTEREST	\$ 32.07
8/2/21	INTEREST	\$ 33.13
9/1/21	INTEREST	\$ 33.55
TOTAL		\$ 166.10

Acquisition/Construction Fund at 3/30/21	\$ 6,517,721.30
Interest Earned thru 9/30/21	\$ 166.10
Requisitions Paid thru 9/30/21	\$ (4,377.46)
Remaining Acquisition/Construction Fund	\$ 6,513,509.94

Date	Req.#	Contractor	Description	Requisitions
Fiscal Year 2022				
11/23/21	6	HOPPING, GREEN & SAMS	INV# 125209 - PROJECT CONSTRUCTION - AUGUST 2021	\$ 223.50
11/23/21	7	HOPPING, GREEN & SAMS	INV# 125647 - PROJECT CONSTRUCTION - SEPTEMBER 2021	\$ 732.50
1/4/22	8	LENNAR HOMES, LLC	PUBLIC INFRASTRUCTURE CONSTRUCTION REIMBURSEMENT	\$ 6,512,707.18
TOTAL				\$ 6,513,663.18

Fiscal Year 2022

10/1/21	INTEREST	\$ 32.05
11/1/21	INTEREST	\$ 33.11
12/1/21	INTEREST	\$ 32.05
12/29/21	SHORT TERM GAIN DIVIDEND	\$ 22.92
1/3/22	INTEREST	\$ 33.11
2/1/22	INTEREST	\$ 11.75
3/1/22	INTEREST	\$ -
4/1/22	INTEREST	\$ -
5/1/22	INTEREST	\$ -
6/1/22	INTEREST	\$ -
TOTAL		\$ 164.99

Acquisition/Construction Fund at 9/30/21	\$ 6,513,509.94
Interest Earned thru 6/30/22	\$ 164.99
Requisitions Paid thru 6/30/22	\$ (6,513,663.18)
Remaining Acquisition/Construction Fund	\$ 11.75

SECTION 3

Exhibit A

BOARD OF SUPERVISORS MEETING DATES LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023

The Board of Supervisors of the Lake Emma Community Development District will hold their regular meeting for the Fiscal Year 2023 at Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida, 34711, at 10:00 A.M. unless otherwise indicated as follows:

October 26, 2022
November 23, 2022
December 28, 2022
January 25, 2023
February 22, 2023
March 22, 2023
April 26, 2023
May 24, 2023
June 28, 2023
July 26, 2023
August 23, 2023
September 27, 2023

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts.

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services - Central Florida, LLC 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 that 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