

BUENA LAGO

**COMMUNITY DEVELOPMENT
DISTRICT**

January 18, 2024

BOARD OF SUPERVISORS

**REGULAR
MEETING AGENDA**

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Buena Lago Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

January 11, 2024

Board of Supervisors
Buena Lago Community Development District

Dear Board Members:

The Board of Supervisors of the Buena Lago Community Development District will hold a Regular Meeting on January 18, 2024 at 10:30 a.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment of Shelley Kaercher to Fill Unexpired Term of Seat 3; *Term Expires November 2024*
 - Administration of Oath of Office to Appointed Supervisor
4. Acceptance of Resignation of Bill Fife [Seat 2]
5. Consider Appointment of Fill Unexpired Term of Seat 2; *Term Expires November 2026*
 - Administration of Oath of Office to Appointed Supervisor
6. Consideration of Resolution 2024-01, Appointing and Removing Officers of the District and Providing for an Effective Date
7. Presentation of Engineer’s Report - Amended and Restated
8. Presentation of Amended and Restated Master Special Assessment Methodology Report
9. Consideration of Resolution 2024-02, Designating a Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

10. Consideration of Resolution 2024-03, Declaring Special Assessments for a Boundary Amendment Parcel; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which The Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date
11. Consideration of Resolution 2024-04, Designating a Date, Time and Location for Landowners’ Meeting; Providing for Publication, Providing for an Effective Date [SEATS 3, 4 & 5]
12. Consideration of Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement
13. Acceptance of Unaudited Financial Statements as of November 30, 2023
14. Approval of August 17, 2023 Public Hearings and Regular Meeting Minutes
15. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - Update: Required Ethics Training
 - B. District Engineer: *Dewberry Engineers, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: February 15, 2024 at 10:30 AM

○ QUORUM CHECK

SEAT 1	CHRIS TYREE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	SHELLEY KAERCHER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ROBYN BRONSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	ROGER VAN AUKER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

16. Board Members’ Comments/Requests
17. Public Comments
18. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 909-7930.

Sincerely,



Daniel Rom
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 528 064 2804

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

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NOTICE OF TENDER OF RESIGNATION

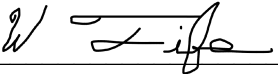
To: Board of Supervisors
Buena Lago Community Development District
Attn: Wrathell, Hunt and Associates, LLC 2300
Glades Road, Suite 410W
Boca Raton, FL 33431

From: **William Fife**
Printed Name

Date: **December 27, 2023**

I hereby tender my resignation as a member of the Board of Supervisors of Buena Lago Community Development District. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors, effective immediately.

I certify that this Notice of Tender of Resignation has been executed by me and [] faxed to 561-571-0013 or [] scanned and electronically transmitted to gillyardd@whhassociates.com and agree that the executed fax or email copy shall be binding and enforceable as an original.



Signature

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Buena Lago Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to appoint and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following is/are appointed as Officer(s) of the District effective January 18, 2024:

- _____ is appointed Chair
- _____ is appointed Vice Chair
- _____ is appointed Assistant Secretary
- _____ is appointed Assistant Secretary
- _____ is appointed Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of January 18, 2024:

- | | |
|--------------|---------------------|
| John Wiggins | Assistant Secretary |
| _____ | _____ |
| Bill Fife | Vice Chair |
| _____ | _____ |
| _____ | _____ |

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Daniel Rom is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 18TH DAY OF JANUARY, 2024.

ATTEST:

**BUENA LAGO COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

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REFERENCE NO. 50166049

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BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT

Engineer's Report – Amended and Restated

SEPTEMBER 21, 2023



ORIGINAL

SUBMITTED BY
Dewberry Engineers Inc.
800 North Magnolia Avenue
Orlando, Florida 32803
407.843.5120

SUBMITTED TO
Buena Lago Community Development
District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
877.276.0889

Engineer's Report Amended and Restated

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Summary of District Facilities.....	Exhibit 7A
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Overall Site Plan	Exhibit 8

1. Introduction

Buena Lago Community Development District (the “District” or “CDD”) is located entirely within unincorporated Osceola County, Florida (the “County”). It is located south of Alligator Lake, east and north of Hickory Tree Road, and west of Hickory Tree Lane. The District currently contains approximately 273.21 acres and is expected to consist of 545 residential lots of various sizes for single family with recreation/amenity areas, parks, and associated infrastructure for the development. Tables 1.1 and 1.2 provide the areas and units for the project.

The CDD was established under the County Ordinance No. 2022-32, which was approved by the County Commission on March 21, 2022, and was amended by County Ordinance No. 2022-114 effective October 26, 2022, to add an additional 159.75 acres to the original boundaries.

The master developer (“Developer”) is Forestar (USA) Real Estate Group, Inc. The development is approved as a Planned Development (PD) for residential units to be constructed in two phases. A land use summary is presented in Table 1.1.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the City of St. Cloud (the “City”), County, South Florida Water Management District (SFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of the probable cost of the public improvements is provided in Exhibit 7 of this report.

The Capital Improvement Plan (CIP) described in this Amended and Restated Engineer’s Report reflects the present intentions of the District and the landowners. It should be noted that the location of the proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits to the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development while maintaining a comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Table 1.1 Land Use Summary

LAND USE SUMMARY		
LAND USE	ORIGIINAL AREA (AC)	EXPANSION AREA (AC)
Master Stormwater System	35.00 ac	Included in Phase 1
Residential Land (Single-Family Lots)	36.31 ac	54.08 ac
Roadways Infrastructure & Public Facilities	14.97 ac	5.28 ac
Open Space/Conservation Areas/Parks	27.18 ac	105.65 ac
SUBTOTAL	113.46 ac	159.75 ac
TOTAL ACREAGE		273.21

Table 1.2 Lot Types

LOT TYPES		
LOT WIDTH	PHASE 1	PHASE 2
20-ft SFR Lots (townhomes)	72	0
50-ft SFR Lots	242	231
SUBTOTAL	314	231
TOTAL LOTS		545

Implementation of any proposed facilities or improvements outlined in this report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on the best available information, which includes, but is not limited to, previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the stormwater ponds) within the development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will be dedicated to the City/Toho Water Authority (TWA) for ownership and maintenance upon completion.

2. Purpose and Scope

The purpose of this report is to provide an understanding of the additional lands within the District and the engineering support for the funding of the proposed improvements within the District. This report will identify the proposed public infrastructure to be constructed or acquired by the District along with an Opinion of Probable Construction Costs for both phases. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure.

The predominant portion of this report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed or permitted for the improvements described herein. The engineer has considered and in specific instances has relied upon, the information and documentation prepared or supplied by others to prepare this Amended and Restated Engineer's Report.

3. The Development

The final development will consist of 545 residential units and associated infrastructure. The development is a planned residential community consisting of 273.21 acres located entirely within unincorporated Osceola County, Florida. The land uses and zoning for the development are LDR (low density residential). The development will be constructed in two phases with the addition of the additional lands to the boundary.

4. Capital improvements

The CIP consists of public infrastructure in the development. The primary portions of the CIP will provide funding for stormwater pond construction, roadways built to an urban roadway typical section, water, and sewer infrastructure including a lift station, and off-site improvements (including turn lanes and extension of water and sewer mains to serve the development).

There will also be stormwater structures and conveyance culverts within the CIP, which will outfall into the various on-site stormwater ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time as well as the lift station serving the project. Below-ground installation of telecommunications and cable television will occur but will not be funded by the District. Installation of streetlights and the incremental cost of undergrounding of power within the public rights-of-way or easements will be funded by the District. The recreational areas will have connectivity via sidewalks to the other portions of the District. The recreational areas will be accessed by the public roadways and sidewalks.

5. Capital improvement Plan Components

The CIP for the District includes the following:

5.1 Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention/detention ponds are contained within the District boundaries. Stormwater will be discharged via roadway curb and gutter

and storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and/or wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater treatment systems are regulated by the County and SFWMD.

Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map Panel No. 12097C0290G, dated 06/18/2013, demonstrates that the property is located within Flood Zones X and AE. Based on this information and the site topography, it appears that 100-year compensation will be located in areas where existing depressions will be impacted throughout the development, and the 100-year flood volumes will be compensated as it is required by the County and FEMA.

During the construction of stormwater management facilities, utilities, and roadway improvements, the contractor will be required to adhere to a Stormwater Pollution Prevention Plan (SWPPP) as required by the Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency. The SWPPP will be prepared to depict the proposed recommended locations of required erosion control measures and staked turbidity barriers specifically along the downgradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting as required by the National Pollutant Discharge Elimination System General Permit with erosion control, its maintenance, and any rainfall events that occur during construction activity.

5.2 Public Roadways

The proposed public roadway sections include Miami curbs or Type F curb and gutter on both sides of the

- 22-foot roadway consisting of asphalt along with a 50-foot right-of-way,
- 26-foot roadway consisting of two 18-foot lanes with a 10-foot median along with an 80-foot right of way, and
- one roundabout with a 36-foot roadway consisting of two 18-foot lanes and a 100-foot diameter open space tract at the center.

The proposed roadway sections will consist of stabilized subgrade, a lime rock, crushed concrete, or cement-treated base, and asphalt type roadway wearing surface. The proposed curb is to be 2-feet wide and placed along the edge of the proposed roadway section to protect the integrity of the pavement and to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

5.3 Water and Wastewater Facilities

A potable drinking water distribution system inclusive of a water main, gate valves, fire hydrants, and appurtenances will be installed. The water service provider will be the City. The water system will be designed to provide equal distribution and redundancy. The system will be installed within the proposed public rights-of-way and will provide potable drinking water (domestic) and fire protection services to serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be a minimum of eight (8)-inch diameter PVC pipe systems. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Sewer laterals will branch off from these sewer lines to serve the development. Lift stations are anticipated for this CIP. Flow from the lift station will be connected to a proposed force main that will pump to an existing force main that will connect to the City's wastewater treatment facility.

The City utilities will provide the reclaimed water to be used for all irrigation within the CDD. The reclaimed water will be funded by the District and installed onsite within the roadways to provide for

irrigation within the public right-of-way or any public areas needing irrigation. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

5.4 Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the development entrances. The site construction activities associated with the CIP are anticipated to be completed in one year. Upon completion, the required inspections will be completed, and final certifications of completions will be obtained from SFWMD, FDEP (water distribution and wastewater collection systems), and the County and TWA.

5.5 Amenities and Parks

The District will provide funding for an amenity center open to the residents and the public to include the following: parking areas, pavilion with The District will provide funding for an amenity center that is open to the residents and the public to include the following: parking areas, restroom facilities, pool, all-purpose playfields, and walking trails to provide connectivity to the various amenity centers within the CDD. In addition, there will be passive parks throughout the development, which will include benches and walking trails.

5.6 Electric Utilities and Lighting

The electric distribution system thru the District is currently planned to be underground. The District presently intends to fund the incremental cost of undergrounding of the electric conduits required by Orlando Utilities Commission (OUC), with OUC providing underground electrical service to the development. Electrical service will be provided by OUC.

5.7 Entry Feature

Landscaping, irrigation, entry features, and walls where required as a buffer at the entrances and along the outside boundary of the development, will be provided by the District. Landscaping for the roadways will consist of sod, perennial flowers, shrubs, ground cover, and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters where required as a buffer. These items will be funded, owned, and maintained by the CDD.

5.8 Miscellaneous

The stormwater improvements, landscaping and irrigation, street lighting, and certain permits and professional fees as described in this report are being financed by the District to benefit all the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family/residential planned development.

5.9 Permitting

Construction permits for all phases are required and include the SFWMD ERP, FDEP, City of St. Cloud, and County construction plan approval.

Following is a summary of required permits obtained or pending approval for the construction of the public infrastructure improvements for the District.

Table 5.1 Permit Status

PERMIT STATUS		
PERMITS/APPROVALS	PERMIT NUMBER	APPROVAL/EXPECTED APPROVAL DATE
Osceola County Zoning	ZMA 13-0013 Low Density Res	9/17/2013
Osceola County Const. Plans	SDP20-0070	3/10/2021
Osceola County Final. Plat	Book 32 Page 29	03/21/2022
SFWMD - ERP	49-02501-P	2/10/2017
SFWMD – Water Use/Dewater	49-02820-W	3/2/2021
SFWMD – C33 Canal ROW	16126-R	8/24/2021
St. Cloud Water & Sewer	In process	
FDEP Sanitary – Onsite	0408233-001-DWC/CM	8/26/2021
FDEP Sanitary - Offsite	0407239-001-DWC/CM	7/26/2021
FDEP Water - Onsite	0076597-516-DS	8/23/2021
FDEP Water - Offsite	0076597-515-DSGP	7/22/2021
NPDES – Notice of Intent	FLR20EJ31	4/8/2021

6. Recommendation

As previously described, the public infrastructure, as described, is necessary for the development and functional operation as required by the County. The site planning, engineering design, and construction plans for the infrastructure are in accordance with the applicable requirements of Osceola County and SFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation are in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the Opinion of Probable Costs for this report are based upon the proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SFWMD, FDEP, Osceola County, and City of St. Cloud Utilities’ regulations.

7. Report Modification

During the development and implementation of the designed public infrastructure improvements, it may be necessary to make modifications and/or deviations to the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the cost differences would not materially affect the proposed construction cost estimates.

8. Summary and Conclusion

The improvements as outlined are necessary for the functional development of the entire project. The project is being designed in accordance with current government regulatory requirements. The project will serve its intended function provided the construction is in substantial compliance with the design. Items of construction for the project are based upon current development plans.

9. Engineer’s Certification

It is our professional opinion that the public infrastructure costs for the CIP provided in this report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District and the value is at least the same as the costs for said improvements.

The Opinion of Probable Costs for the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon current unit prices and on our experience with ongoing and similar projects and basis in the County and City. However, labor market, future costs of equipment; materials, changes to the regulatory permitting agencies' activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control.

Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our opinion that the costs of the CIP 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 CIP improvements 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. We believe that the District will be well served by the improvements discussed in this report.

I hereby certify that the foregoing is a true and correct copy of the engineer's report for the Buena Lago Community Development District.



Reinardo Malavé, P.E.
Florida License No. 31588



**ALLIGATOR
LAKE**

CDD BOUNDARY

2

1

CANAL C-33

HICKORY TREE ROAD

DEER RUN ROAD

STORY RD.

HICKORY TREE ROAD

HICKORY TREE LANE

ALBRITTON RD.

OSCEOLA
CO.

LEGEND

 BUENA LAGO CDD

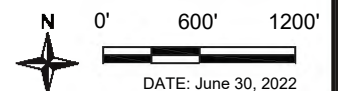
 BUENA LAGO CDD - PHASES 1-2
(ALREADY ESTABLISHED)

ID NO.	COUNTY PARCEL ID
1	32-26-31-4950-0001-0052
2	32-26-31-4950-0001-0050

SECT 32, T26S, R31E

**EXHIBITS 1 & 3 - LOCATION AND
PARCEL MAP
BUENA LAGO CDD -
AMMENDED AND RESTATED**

APPROX. CDD BOUNDARY
AREA - 159.75± AC.



Lots 20, 28, 29, 36, 37, 38, 43, 44, 45, 46, 52, 53, 54, 59, 60, 61, 68 and 69 and a portion of Lots 4, 5, 12, 13, 14, 18, 19, 21, 22, 27, 30, 31, 34, 35, 47, 50, 51, 62, 63, 66, 67, 70, 75, 76, 77, 78, 86 and 91, SEMINOLE LAND & INVESTMENT COMPANY'S SUBDIVISION OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 31 EAST, as recorded in Plat Book B, Page 28 of the Public Records of Osceola County, Florida being more particularly described as follows:

BEGIN at the Northeast corner of Lot 52, BUENA LAGO PHASE 1 AND 2, as recorded in Plat Book 32, Pages 29 through 36 of the Public Records of Osceola County, Florida; thence along the boundary of said BUENA LAGO PHASE 1 AND 2, the following twenty-three (23) courses: run S00°21'59"E, a distance of 51.09 feet; thence run S33°58'00"E, a distance of 277.25 feet to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 5,036.00 feet and a Central Angle of 00°25'48"; thence run Northeasterly along the arc of said curve, a distance of 37.79 feet (Chord Bearing = N55°45'31"E, Chord = 37.79 feet) to a Point of Reverse Curve, concave to the Northwest, having a Radius of 25.00 feet and a Central Angle of 60°09'22"; thence run Northeasterly along the arc of said curve, a distance of 26.25 feet (Chord Bearing = N25°53'44"E, Chord = 25.06 feet) to a point on a Non-Tangent curve, concave to the South, having a Radius of 100.00 feet and a Central Angle of 150°46'11"; thence run Easterly along the arc of said curve, a distance of 263.15 feet (Chord Bearing = N71°12'30"E, Chord = 193.53 feet); thence run N56°35'50"E, a distance of 40.62 feet; thence run N32°02'35"W, a distance of 93.52 feet; thence run N33°58'00"W, a distance of 96.22 feet to a point on a Non-Tangent curve, concave to the East, having a Radius of 130.00 feet and a Central Angle of 33°33'34"; thence run Northerly along the arc of said curve, a distance of 76.14 feet (Chord Bearing = N17°11'14"W, Chord = 75.06 feet); thence run N00°24'26"W, a distance of 650.67 feet; thence run S74°04'19"E, a distance of 638.43 feet to a point on a Non-Tangent curve, concave to the North, having a Radius of 5,145.00 feet and a Central Angle of 02°04'04"; thence run Easterly along the arc of said curve, a distance of 185.69 feet (Chord Bearing = S75°06'21"E, Chord = 185.68 feet); thence run S76°08'23"E, a distance of 320.94 feet to a point on a Non-Tangent curve, concave to the North, having a Radius of 790.00 feet and a Central Angle of 28°46'39"; thence run Easterly along the arc of said curve, a distance of 396.79 feet (Chord Bearing = N89°28'18"E, Chord = 392.63 feet); thence run N75°04'59"E, a distance of 128.29 feet to a point on a Non-Tangent curve, concave to the Northwest, having a Radius of 645.00 feet and a Central Angle of 29°34'16"; thence run Northeasterly along the arc of said curve, a distance of 332.89 feet (Chord Bearing = N60°17'52"E, Chord = 329.21 feet) to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 105.00 feet and a Central Angle of 32°25'02"; thence run Northeasterly along the arc of said curve, a distance of 59.41 feet (Chord Bearing = N61°43'15"E, Chord = 58.62 feet); thence run N12°04'14"W, a distance of 120.00 feet to a point on a Non-Tangent curve, concave to the South, having a Radius of 225.00 feet and a Central Angle of 47°13'51"; thence run Easterly along the arc of said curve, a distance of 185.48 feet (Chord Bearing = S78°27'18"E, Chord = 180.27 feet); thence run S54°50'22"E, a distance of 2.28 feet to the Point of Curvature of a curve concave to the West, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Southerly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = S09°50'22"E, Chord = 35.36 feet) to the Point of Tangency; thence run S35°09'38"W, a distance of 154.68 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 725.00 feet and a Central Angle of 05°56'55"; thence run Southwesterly along the arc of said curve, a distance of 75.27 feet (Chord Bearing = S38°08'05"W, Chord = 75.24 feet); thence run S48°53'28"E, a distance of 50.00 feet; thence run S54°50'22"E, a distance of 124.17 feet to a point on the West Right of Way of the C-33 Canal; thence along said West Right of Way the following five (5) courses: run N35°09'38"E, a distance of 730.00 feet; thence run S54°50'22"E, a distance of 15.00 feet; thence run N35°09'38"E, a distance of 450.00 feet to the Point of Curvature of a curve concave to the West, having a Radius of 240.00 feet and a Central Angle of 36°00'00"; thence run Northerly along the arc of said curve, a distance of 150.80 feet (Chord Bearing = N17°09'38"E, Chord = 148.33 feet) to the Point of Tangency; thence run N00°50'22"W, a distance of 1,023.95 feet to a point on the Regulated Control High Water Line for Alligator Lake; thence along said High Water Line the following six (6) courses: run N63°48'43"W, a distance of 403.35 feet; thence run N59°18'53"W, a distance of 589.50 feet; thence run N70°30'58"W, a distance of 150.75 feet; thence run N62°53'38"W, a distance of 590.04 feet; thence run N67°30'47"W, a distance of 416.29 feet; thence run S89°25'32"W, a distance of 196.53 feet; thence run S00°34'28"E, a distance of 372.27 feet to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 200.00 feet and a Central Angle of 24°57'12"; thence run Southwesterly along the arc of said curve, a distance of 87.10 feet (Chord Bearing = S59°46'47"W, Chord = 86.42 feet) to the Point of Tangency; thence run S47°18'11"W, a distance of 178.79 feet; thence run S43°53'00"W, a distance of 440.06 feet to the Point of Curvature of a curve concave to the North, having a Radius of 300.00 feet and a Central Angle of 49°13'33"; thence run Westerly along the arc of said curve, a distance of 257.75 feet (Chord Bearing = S68°29'47"W, Chord = 249.89 feet) to the Point of Tangency; thence run N86°53'27"W, a distance of 286.60 feet to a point on the East line of a 35 foot Right of Way per SEMINOLE LAND & INVESTMENT COMPANY'S SUBDIVISION OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 31 EAST, as recorded in Plat Book B, Page 28 of the Public Records of Osceola County, Florida; thence run S00°21'59"E, along said East Right of Way line, a distance of 2,558.40 feet to the POINT OF BEGINNING.

Containing 173.40 acres, more or less.

LESS the following parcel:

Tract L2, BUENA LAGO PHASE 1 AND 2, as recorded in Plat Book 32, Pages 29 through 36 of the Public Records of Osceola County, Florida.

Containing 13.65 acres, more or less.

Total Net Acreage contains 159.75 acres, more or less.

SECT 32, T26S, R31E

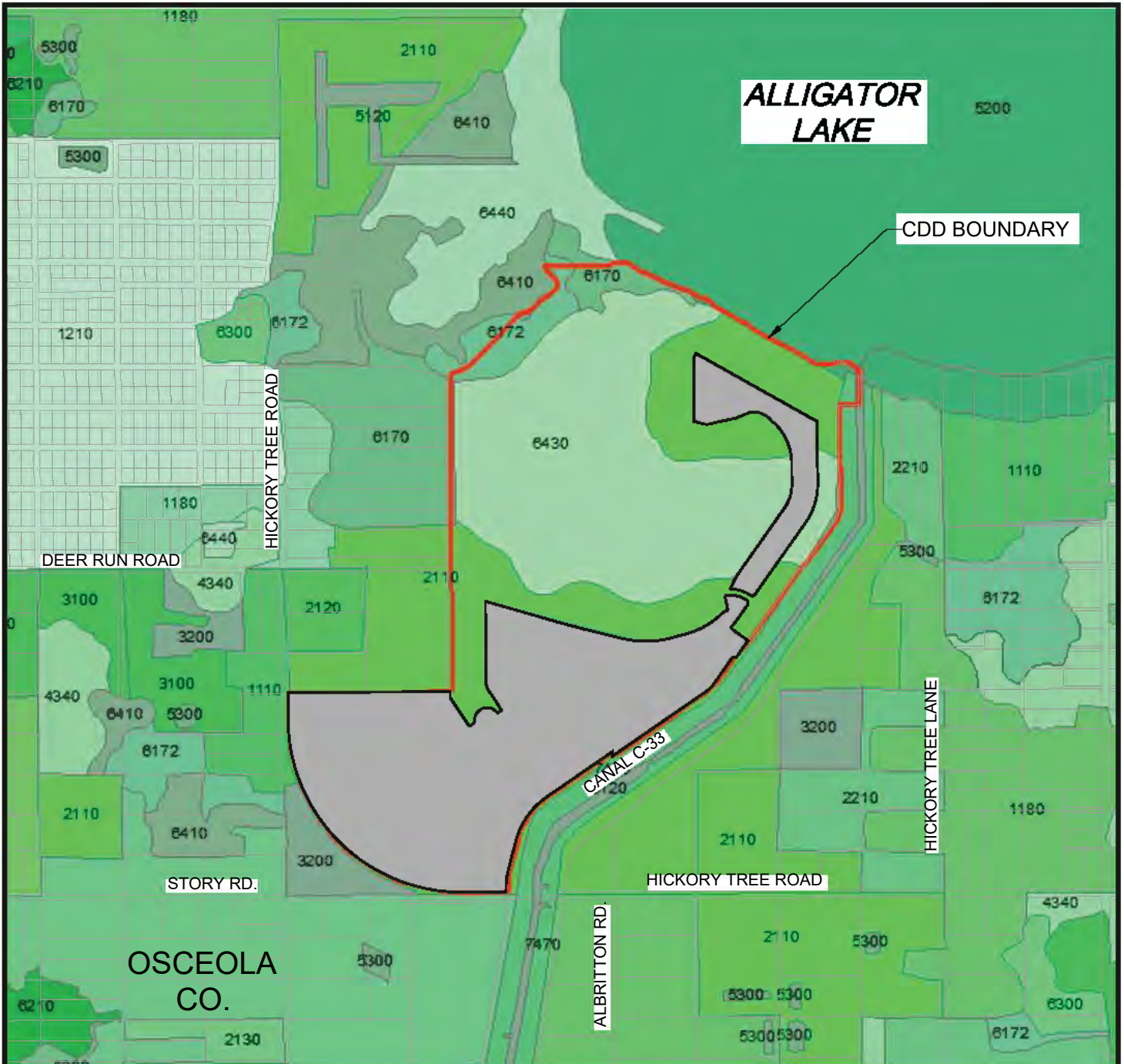
**EXHIBIT 2 - LEGAL
DESCRIPTION
BUENA LAGO CDD-**

APPROX. CDD BOUNDARY
AREA - 159.75± AC.



AMMENDED AND RESTATED

DATE: June 30, 2022



EXISTING LAND USE LEGEND

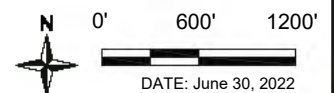
- 1110, Urban And Built Up
- 2110, Agriculture
- 2130, Upland Forests
- 5120, Water
- 5200, Water
- 6170, Wetlands
- 6172, Wetlands
- 6410, Wetlands
- 6430, Wetlands
- 6440, Wetlands
- 7470, Upland Nonforested

LEGEND

- BUENA LAGO CDD
- BUENA LAGO CDD - PHASES 1-2 (ALREADY ESTABLISHED)

SECT 32, T26S, R31E

**EXHIBIT 4 - EXISTING LAND
USE MAP
BUENA LAGO CDD-
AMMENDED AND RESTATED**





FUTURE LAND USE LEGEND

- COMMERCIAL
- INSTITUTIONAL
- LOW DENSITY RESIDENTIAL
- MIXED USE

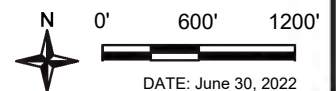
LEGEND

- BUENA LAGO CDD
- BUENA LAGO CDD - PHASES 1-2 (ALREADY ESTABLISHED)

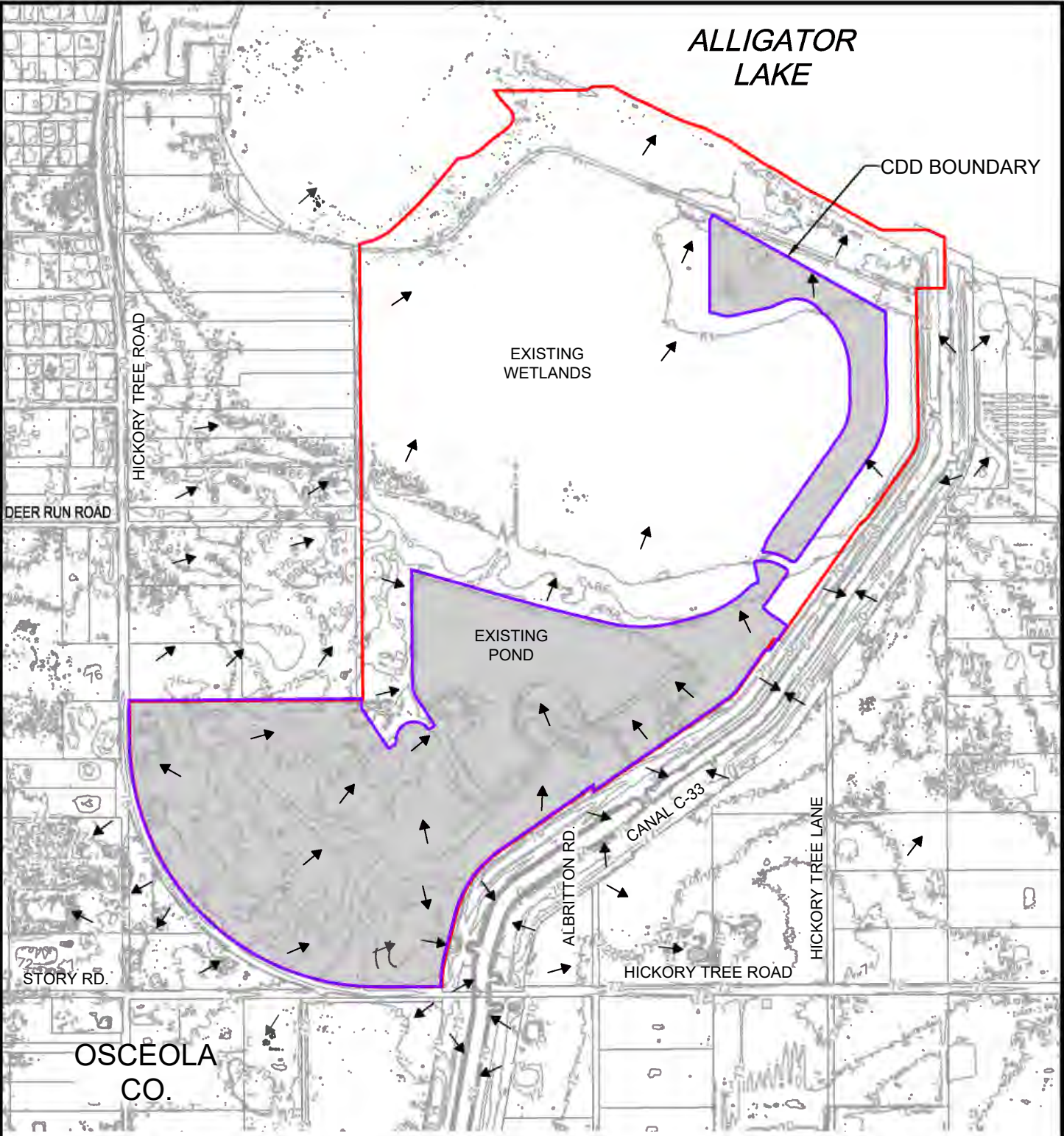
SECT 32, T26S, R31E

APPROX. CDD BOUNDARY
AREA - 159.75± AC.

**EXHIBIT 5 - FUTURE LAND USE MAP
BUENA LAGO CDD -
AMMENDED AND RESTATED**



ALLIGATOR LAKE



CDD BOUNDARY

EXISTING WETLANDS

EXISTING POND

CANAL C-33

ALBRITTON RD.

HICKORY TREE LANE

HICKORY TREE ROAD

HICKORY TREE ROAD

DEER RUN ROAD

STORY RD.

OSCEOLA CO.

NOTES:

1. NO EXISTING UTILITY MAINS EXIST IN THIS IMMEDIATE AREA.
2. ANY FUTURE AVAILABLE UTILITY MAINS TO BE PROVIDED BY THE CITY OF ST.CLOUD.

LEGEND

- BUENA LAGO CDD
- BUENA LAGO CDD - PHASES 1-2 (ALREADY ESTABLISHED)
- DRAINAGE PATTERN

SECT 32, T26S, R31E

EXHIBIT 6 - DRAINAGE AND UTILITIES MAP

BUENA LAGO CDD -

AMMENDED AND RESTATED

APPROX. CDD BOUNDARY AREA - 159.75± AC.

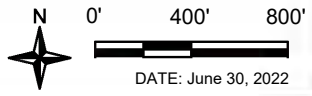


Exhibit 7A

SUMMARY OF PROPOSED DISTRICT FACILITIES				
DISTRICT INFRASTRUCTURE	CONSTRUCTION	OWNERSHIP	CAPITAL FINANCING	OPERATION AND MAINTENANCE
Entry Feature & Signage	District	District	District Bonds	District
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	City of St. Cloud	District Bonds	City of St. Cloud/TWA
Road Construction	District	District	District Bonds	District
Offsite Improvements (Utilities)**	District	City of St. Cloud	District Bonds	City of St. Cloud/TWA
Offsite Improvements (Roadway)**	District	County	District Bonds	County
Entry Feature & Signage	District	District	District Bonds	District

*Costs not funded by bonds will be funded by the developer.

**Offsite improvements include utilities (water, reclaim, force main), paving, right-of-way preparation, grading, and repairs.

EXHIBIT 7B COST ESTIMATE			
FACILITY TYPE	PHASE 1 (314 LOTS)	PHASE 2 (233 LOTS)	TOTAL (547 LOTS)
Offsite Improvements ⁽¹⁾⁽⁵⁾⁽⁹⁾⁽¹¹⁾	\$ 981,439.43	\$ 728,265.57	\$1,709,705.00
Stormwater Management ⁽¹⁾⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾⁽⁷⁾	\$3,100,339.14	\$2,300,570.13	\$5,400,909.27
Mass Grading and Master Stormwater Drainage	\$1,966,355.00	\$1,459,046.00	
Roadway Drainage	\$1,263,695.00	\$ 711,813.27	
Utilities (Water, Sewer, & Reuse) ⁽¹⁾⁽⁵⁾⁽⁷⁾⁽⁹⁾⁽¹¹⁾	\$3,150,395.00	\$2,337,922.00	\$5,488,317.00
Water	\$ 817,685.00	\$ 606,732.00	
Reuse	\$ 669,015.00	\$ 496,523.00	
Gravity Sewer	\$1,263,695.00	\$ 937,825.00	
Lift Station & Force Mains	\$ 400,000.00	\$ 296,842.00	
Electrical ⁽¹⁾⁽⁵⁾⁽⁷⁾⁽⁹⁾⁽¹¹⁾	\$1,095,005.00	\$ 616,793.96	\$1,711,798.96
Street Lighting (undergrounding cost only)	\$ 223,005.00	\$ 125,614.39	
Electrical Distribution (undergrounding cost only)	\$ 872,000.00	\$ 491,179.57	
Roadway ⁽¹⁾⁽⁴⁾⁽⁵⁾⁽⁷⁾	\$2,230,050.00	\$1,256,140.69	\$3,486,190.69
Entry Feature ⁽¹⁾⁽⁷⁾⁽⁸⁾⁽⁹⁾⁽¹¹⁾	\$ 114,808.04	\$ 85,191.96	\$ 200,000.00
Parks and Amenities ⁽¹⁾⁽⁷⁾⁽¹¹⁾	\$1,090,000.00	\$ 808,743.00	\$1,898,743.00
Subtotal	\$11,762,036.61	\$8,133,627.30	\$19,895,663.92
Professional Fees (10%)	\$1,176,203.66	\$ 813,362.73	\$1,989,566.39
Subtotal	\$12,938,240.27	\$8,946,990.04	\$21,885,230.31
Contingency (10%)	\$1,293,824.03	\$ 894,699.00	\$2,188,523.03
Total	\$14,232,064.30	\$9,841,689.04	\$24,073,753.34

Notes:

- Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and public neighborhood parks, all of which will be located on land owned by or subject to a permanent easement in favor of the District or another governmental entity.
- Excludes grading of each lot in conjunction with home construction, which will be provided by home builder.
- Includes stormwater pond excavation. Does not include the cost of transportation of fill for use of private lots.
- Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
- Includes subdivision infrastructure and civil/site engineering.
- Stormwater does not include grading associated with building pads.
- Estimates are based on 2023 cost.
- Includes entry features, signage, hardscape, landscape, irrigation, and fencing.
- CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Includes only the incremental cost of undergrounding.
- Estimates based on 547 lots.
- The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (all phases).
- The District may finance any or all of the above improvements, or, alternatively, the Developer may privately finance any of the improvements listed above and transfer them to a homeowner's association upon completion.



LEGEND

- BUENA LAGO CDD
- BUENA LAGO CDD - PHASES 1-2 (ALREADY ESTABLISHED)

SECT 32, T26S, R31E

APPROX. CDD BOUNDARY
AREA - 159.75± AC.

**EXHIBIT 8 - SITE PLAN
BUENA LAGO CDD -
AMMENDED AND RESTATED**



0' 325' 650'
 DATE: June 30, 2022

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

8

BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT

Amended and Restated Master Special Assessment
Methodology Amended Report

January 18, 2024



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Amended and Restated Master Special Assessment Methodology Report (the “Amended Report”) was developed to provide a revised master financing plan and a master special assessment methodology for the Buena Lago Community Development District (the “District”), located in unincorporated Osceola County, Florida, as related to funding the costs of the acquisition and construction of public infrastructure improvements contemplated to be provided by the District. This Amended Report amends and restates the Master Special Assessment Methodology Report dated March 31, 2022 (the “Original Report”).

1.2 Scope of the Amended Report

This Amended Report presents the updated projections for financing the District’s public infrastructure improvements (the “CIP”) as described in the Engineer’s Amended and Restated Report of Dewberry Engineers, Inc. dated September 21, 2023 (the “Amended Engineer’s Report”), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the CIP.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the CIP create special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Amended Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District’s Capital Improvement Plan (the “CIP”) enables properties within its boundaries to be developed.

There is no doubt that the general public, property owners, and property outside the District will benefit from the provision of the CIP. However, these benefits are only incidental since the CIP is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the CIP and do not depend upon the CIP to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District’s boundaries.

The CIP will provide infrastructure and improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the CIP. Even though the exact value of the benefits provided by the CIP is hard to estimate at this point, it is without doubt greater than the costs associated with providing the same.

1.4 Organization of the Amended Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the CIP as determined by the District Engineer.

Section Four discusses the current financing program for the District.

Section Five discusses the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serves the Buena Lago development (the “Development” or “Buena Lago”), a master planned, residential development located in unincorporated Osceola County, Florida. The land within the District consists of approximately 273.21 +/- acres and is generally located south of Alligator Lake, east and north of Hickory Tree Road, and west of Hickory Tree Lane.

2.2 The Development Program

The development of Buena Lago is anticipated to be conducted by Forestar (USA) Real Estate Group Inc. or an affiliated entity (the “Developer”). Based upon the information provided by the Developer, the current development plan for the District envisions a total of 545 residential units developed in one or more phases, although phasing plan, land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for the District.

3.0 The CIP

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Amended Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 CIP

The CIP needed to serve the Development is projected to consist of off-site roadway improvements, stormwater management, utilities (water, sewer/reuse), electrical utilities and lighting, roadways, entry features and parks and amenities, all as set forth in more detail in the Amended Engineer's Report.

The CIP is anticipated to be developed in one or more phases to coincide with and support the development of the land within the District and all of the infrastructure included in the CIP will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and all improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total costs of the CIP are estimated at \$24,073,753.34. Table 2 in the *Appendix* illustrates the specific components of the CIP and their costs.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of writing this Amended Report, and the District may either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund the costs of the

CIP as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$33,270,000 in par amount of special assessment bonds (the "Bonds").

Please note that the purpose of this Amended Report is to allocate the benefit of the CIP to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the CIP. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the principal amount of \$33,270,000 in one or more Series with various maturities to finance CIP costs at \$24,073,753.34. The Bonds as projected under this master financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made every May 1 or November 1.

In order to finance the improvement costs, the District would need to borrow more funds and incur indebtedness in the total amount of \$33,270,000. The difference is comprised of funding a debt service reserve, capitalized interest, and costs of issuance, including the underwriter's discount. Preliminary sources and uses of funding for the Bonds as well as assumptions are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Amended Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the CIP outlined in *Section 3.2* and described in more detail by the

District Engineer in the Amended Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to properties within the boundaries of the District. General benefits accrue to areas outside the District, but are only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the CIP. All properties that receive special benefits from the CIP will be assessed for their fair share of the debt issued in order to finance the CIP.

5.2 Benefit Allocation

While the initial development plan as discussed in the Original Report envisioned a total of 314 residential units which were to be comprised of 72 Townhomes and 242 Single-Family 50' units, the most current development plan envisions a total of 545 residential units which are to be comprised of 72 Townhomes and 473 Single-Family 50' units, for a total of 545 residential units, developed over a multi-year period in multiple development phases, although unit numbers, land use types and phasing may change throughout the development period and a supplemental or amended methodology would be adopted to adjust and address such changes in unit types and numbers.

The public infrastructure included in the CIP will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and such public improvements will be interrelated such that they will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the CIP have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is

more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

This Amended Report proposes to allocate the benefit associated with the CIP to the different product types proposed to be developed within the District in proportion to their density of development and intensity of use of infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the product types contemplated to be developed within the District based on the densities of development and the intensities of use of infrastructure, total ERU counts for each product type, and the share of the benefit received by each product type.

The rationale behind the different ERU weights is supported by the fact that generally and on average products with smaller lot sizes will use and benefit from the improvements which are part of the CIP less than products with larger lot sizes. For instance, generally and on average products with smaller lot sizes will produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than products with larger lot sizes. Additionally, the value of the products with larger lot sizes is likely to appreciate by more in terms of dollars than that of the products with smaller lot sizes as a result of the implementation of the infrastructure improvements. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the District's public infrastructure improvements that are part of the CIP.

Please note that the method used to derive ERU values for Single Family units is based on the linear front footage of the various product types as a proportion to the product type that is set to a standard unit of 1 ERU. For example, if the product type that is set to a standard unit of 1 ERU is a Single-Family 50' unit, a Single-Family 60' unit would be 1.20 ERU ($60' / 50'$). In the event that a new product type was to be introduced, the aforementioned ERU value method would be applied accordingly.

If at any time, any portion of the property within the District is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Bond Assessments (hereinafter defined) thereon), or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with the Bonds (the “Bond Assessment”) to the Single-Family residential units contemplated to be developed within the District in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the Bond Assessment annual debt service assessments per unit.

No Bond Assessment is allocated herein to the private amenities or other common areas planned for the development. Such amenities and common areas will be owned and operated by the master homeowners’ association for the benefit of the entire District, will be available for use by all of the residents of the District, and are considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas flows directly to the benefit of all platted lots in the District. As such, no Bond Assessment will be assigned to the amenities and common areas.

5.3 Assigning Bond Assessments

The land in the District is only partially platted for its intended final use. Out of the projected 72 Townhomes and 473 Single-Family 50’ units, all 72 Townhomes and 351 Single-Family 50’ units have already been platted and assigned individual parcel numbers by the Osceola County Property Appraiser’s Office. Collectively, these 423 residential units account for approximately 66.21 +/- acres. The remaining 207.00 +/- acres within the District remain unplatted.

Accordingly, the Bond Assessments will be allocated to each platted parcel which has been assigned individual parcel numbers by the Osceola County Property Appraiser’s Office on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Consequently, the 423 residential units which have been platted will cumulatively be allocated a sum of \$25,515,051.59 in Bond Assessments. For the remaining 122 Single-Family 50’ units that either have been platted but not yet assigned individual parcel numbers by the Osceola County Property Appraiser’s Office or remain unplatted, the precise location of the various product types by lot or parcel is unknown and consequently the Bond Assessments will initially be levied on the remaining developable and unplatted land and platted land which has not yet been assigned individual parcel numbers by the Osceola County Property Appraiser’s Office on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$7,754,948.41 (\$33,270,000.00 minus the \$25,515,051.59 allocated

to the platted lots which have been assigned individual parcel numbers by the Osceola County Property Appraiser's Office) will be preliminarily levied on approximately 207.00 +/- gross acres at a rate of \$37,463.52 per acre.

When the balance of the land is platted and assigned individual parcel numbers by the Osceola County Property Appraiser's Office, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessment from unplatted gross acres to platted parcels will reduce the amount of the Bond Assessments levied on unplatted gross acres within the District.

Further, to the extent that any parcel of land which has not been platted is sold to another developer or builder, the Bond Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement are:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums; and
- d. increased marketability and value of the property.

The improvements which are part of the CIP make the land in the District developable and saleable and when implemented jointly as parts of the CIP, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but

not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received by the various product types from the improvements is delineated in Table 4 (expressed as the ERU factors).

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the CIP.

Accordingly, no acre or parcel of property within the District will be liened for the payment of Bond Assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned Equivalent Residential Units ("ERUs") as set forth in Table 1 in the *Appendix* ("Development Plan"). At such time as lands are to be platted (or replatted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

a. If a Proposed Plat results in the same amount of ERUs (and thus Bond Assessments) able to be imposed on the "Remaining Unplatted Lands" (i.e., those remaining unplatted lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Bond Assessments to the product types being platted and the remaining property in accordance with this Amended Report, and cause the Bond Assessments to be recorded in the District's Improvement Lien Book.

b. If a Proposed Plat results in a greater amount of ERUs (and thus Bond Assessments) able to be imposed on the Remaining Unplatted Lands as compared to what was originally contemplated

under the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the Property, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat results in a lower amount of ERUs (and thus Bond Assessments) able to be imposed on the Remaining Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a “True-Up Payment” equal to the difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).¹

With respect to the foregoing true-up analysis, the District, through the District’s Assessment Consultant, in consultation with the District Engineer and District Counsel and shall determine in his or her sole discretion what amount of ERUs (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the development, b) the revised, overall development plan showing the number and type of units reasonably planned for the development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient assessments to pay debt service on the applicable series of bonds and the District may conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular assessment installment payable for such

¹ For example, if the first platting includes 72 Townhomes and 453 Single-family 50’ units, which equates to a total allocation of \$31,998,696.98 in Bond Assessments, then the remaining unplatted land would be required to absorb 20 Single Family 50’ units, which equates to \$1,271,303.02 in Bond Assessments. If the remaining unplatted land would only be able to absorb 10 instead of 20 Single Family 50’ units or \$635,651.51 in Bond Assessments, then a true-up, payable by the owner of the unplatted land, would be due in the amount of \$635,651.51 in Bond Assessments plus applicable accrued interest to the extent described in this Section.

lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within 45 calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Bond Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

5.7 Preliminary Assessment Roll

Based on the per gross acre assessment proposed in Section 5.2, the Bond Assessment of \$33,270,000 is proposed to be levied over the area described in Exhibit "A" and Exhibit "B". Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.

5.8 Additional Items Regarding Bond Assessment Imposition and Allocation

Master Lien - This master assessment allocation methodology is intended to establish the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein comprising the CIP. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

System of Improvements - As noted herein, the CIP functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund master improvements within any benefitted property or designated assessment area within the District, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

Contributions - As set forth in any supplemental report, and for any particular bond issuance, the Developers may opt to “buy down” the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the Developers to pay down Bond Assessment will not be eligible for “deferred costs” or any other form of repayment, if any are provided for in connection with any particular bond issuance.

Government Property - Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Bond Assessments without specific consent thereto. If at any time, any real property on which Bond Assessments are imposed is sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

New Unit Types - As noted herein, this Report identifies the anticipated product types for the development, and associates particular ERU factors with each product type. If new product types are identified in the course of development, the District’s Assessment Consultant – without a further hearing – may determine the ERU factor for the new product type on a front footage basis, provided that such determination is made on a pro-rated basis and derived from the front footage of existing product types and their corresponding ERUs. For example, if a Single-family 50’ unit has an ERU of 1.00, and a Single-family 40’ unit has an ERU of 0.80, then a new Single-family 80’ product type would have an ERU of 1.60.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

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

7.0 Appendix

Table 1

Buena Lago Community Development District

Development Plan

Product Type	Phase 1	Phase 2	Number of Units
Townhomes	72	-	72
Single-Family 50'	242	231	473
Total	314	231	545

Table 2

Buena Lago Community Development District

Capital Improvement Plan Costs

Improvement	Total Costs
Offsite Improvements	\$1,709,705.00
Stormwater Management	\$5,400,909.27
Utilities (Water, Sewer, & Reuse)	\$5,488,317.00
Electrical	\$1,711,798.96
Roadway	\$3,486,190.69
Entry Feature	\$200,000.00
Parks and Amenities	\$1,898,743.00
Professional Fees (10%)	\$1,989,566.39
Contingency (10%)	\$2,188,523.03
Total	\$24,073,753.34

Table 3

Buena Lago Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$33,270,000.00
Total Sources	\$33,270,000.00

Uses

Project Fund Deposits:	
Project Fund	\$24,073,753.34
Other Fund Deposits:	
Debt Service Reserve Fund	\$2,955,288.71
Capitalized Interest Fund	\$5,323,200.00
Delivery Date Expenses:	
Costs of Issuance	\$915,400.00
Rounding	\$2,357.95
Total Uses	\$33,270,000.00

Assumptions: Coupon Rate: 8% | CAPI Length: 24 months | Number of Principal Repayments: 30 | Underwriter's Discount: 2% | Cost of Issuance: \$250,000

Table 4

Buena Lago

Community Development District

Benefit Allocation

Product Type	Number of Units	ERU Weight	Total ERU
Townhomes	72	0.70	50.40
Single-Family 50'	473	1.00	473.00
Total	545		523.40

Table 5

Buena Lago

Community Development District

Bond Assessments Apportionment

Product Type	Number of Units	Total Cost Allocation*	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Debt Service Payment per Unit**
Townhomes	72	\$2,318,145.14	\$3,203,683.61	\$44,495.61	\$4,204.71
Single-Family 50'	473	\$21,755,608.20	\$30,066,316.39	\$63,565.15	\$6,006.73
Total	545	\$24,073,753.34	\$33,270,000.00		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes 2% cost of collection (subject to change) and 4% early payment discount (subject to change).

EXHIBIT "A"

Lot #	Unit Type	Parcel ID	Acres	Bond Assessments
				Apportionment per Unit
1	SF	32-26-31-3566-0001-0010	0.16	\$63,565.15
2	SF	32-26-31-3566-0001-0020	0.16	\$63,565.15
3	SF	32-26-31-3566-0001-0030	0.32	\$63,565.15
4	SF	32-26-31-3566-0001-0040	0.26	\$63,565.15
5	SF	32-26-31-3566-0001-0050	0.26	\$63,565.15
6	SF	32-26-31-3566-0001-0060	0.28	\$63,565.15
7	SF	32-26-31-3566-0001-0070	0.16	\$63,565.15
8	SF	32-26-31-3566-0001-0080	0.17	\$63,565.15
9	SF	32-26-31-3566-0001-0090	0.17	\$63,565.15
10	SF	32-26-31-3566-0001-0100	0.17	\$63,565.15
11	SF	32-26-31-3566-0001-0110	0.17	\$63,565.15
12	SF	32-26-31-3566-0001-0120	0.20	\$63,565.15
13	SF	32-26-31-3566-0001-0130	0.20	\$63,565.15
14	SF	32-26-31-3566-0001-0140	0.19	\$63,565.15
15	SF	32-26-31-3566-0001-0150	0.19	\$63,565.15
16	SF	32-26-31-3566-0001-0160	0.17	\$63,565.15
17	SF	32-26-31-3566-0001-0170	0.26	\$63,565.15
18	SF	32-26-31-3566-0001-0180	0.43	\$63,565.15
19	SF	32-26-31-3566-0001-0190	0.23	\$63,565.15
20	SF	32-26-31-3566-0001-0200	0.29	\$63,565.15
21	SF	32-26-31-3566-0001-0210	0.26	\$63,565.15
22	SF	32-26-31-3566-0001-0220	0.18	\$63,565.15
23	SF	32-26-31-3566-0001-0230	0.17	\$63,565.15
24	SF	32-26-31-3566-0001-0240	0.15	\$63,565.15
25	SF	32-26-31-3566-0001-0250	0.17	\$63,565.15
26	SF	32-26-31-3566-0001-0260	0.17	\$63,565.15
27	SF	32-26-31-3566-0001-0270	0.17	\$63,565.15
28	SF	32-26-31-3566-0001-0280	0.19	\$63,565.15
29	SF	32-26-31-3566-0001-0290	0.44	\$63,565.15
30	SF	32-26-31-3566-0001-0300	0.38	\$63,565.15
31	SF	32-26-31-3566-0001-0310	0.42	\$63,565.15
32	SF	32-26-31-3566-0001-0320	0.24	\$63,565.15
33	SF	32-26-31-3566-0001-0330	0.20	\$63,565.15
34	SF	32-26-31-3566-0001-0340	0.19	\$63,565.15
35	SF	32-26-31-3566-0001-0350	0.18	\$63,565.15
36	SF	32-26-31-3566-0001-0360	0.17	\$63,565.15
37	SF	32-26-31-3566-0001-0370	0.17	\$63,565.15
38	SF	32-26-31-3566-0001-0380	0.17	\$63,565.15
39	SF	32-26-31-3566-0001-0390	0.17	\$63,565.15
40	SF	32-26-31-3566-0001-0400	0.17	\$63,565.15
41	SF	32-26-31-3566-0001-0410	0.17	\$63,565.15
42	SF	32-26-31-3566-0001-0420	0.17	\$63,565.15
43	SF	32-26-31-3566-0001-0430	0.17	\$63,565.15

EXHIBIT "A"

Lot #	Unit Type	Parcel ID	Acres	Bond Assessments
				Apportionment per Unit
44	SF	32-26-31-3566-0001-0440	0.17	\$63,565.15
45	SF	32-26-31-3566-0001-0450	0.17	\$63,565.15
46	SF	32-26-31-3566-0001-0460	0.18	\$63,565.15
47	SF	32-26-31-3566-0001-0470	0.18	\$63,565.15
48	SF	32-26-31-3566-0001-0480	0.17	\$63,565.15
49	SF	32-26-31-3566-0001-0490	0.17	\$63,565.15
50	SF	32-26-31-3566-0001-0500	0.17	\$63,565.15
51	SF	32-26-31-3566-0001-0510	0.25	\$63,565.15
52	SF	32-26-31-3566-0001-0520	0.30	\$63,565.15
53	SF	32-26-31-3566-0001-0530	0.19	\$63,565.15
54	SF	32-26-31-3566-0001-0540	0.14	\$63,565.15
55	SF	32-26-31-3566-0001-0550	0.14	\$63,565.15
56	SF	32-26-31-3566-0001-0560	0.18	\$63,565.15
57	SF	32-26-31-3566-0001-0570	0.19	\$63,565.15
58	SF	32-26-31-3566-0001-0580	0.17	\$63,565.15
59	SF	32-26-31-3566-0001-0590	0.16	\$63,565.15
60	SF	32-26-31-3566-0001-0600	0.15	\$63,565.15
61	SF	32-26-31-3566-0001-0610	0.15	\$63,565.15
62	SF	32-26-31-3566-0001-0620	0.15	\$63,565.15
63	SF	32-26-31-3566-0001-0630	0.15	\$63,565.15
64	SF	32-26-31-3566-0001-0640	0.15	\$63,565.15
65	SF	32-26-31-3566-0001-0650	0.15	\$63,565.15
66	SF	32-26-31-3566-0001-0660	0.15	\$63,565.15
67	SF	32-26-31-3566-0001-0670	0.15	\$63,565.15
68	SF	32-26-31-3566-0001-0680	0.15	\$63,565.15
69	SF	32-26-31-3566-0001-0690	0.15	\$63,565.15
70	SF	32-26-31-3566-0001-0700	0.17	\$63,565.15
71	SF	32-26-31-3566-0001-0710	0.20	\$63,565.15
72	SF	32-26-31-3566-0001-0720	0.19	\$63,565.15
73	SF	32-26-31-3566-0001-0730	0.14	\$63,565.15
74	SF	32-26-31-3566-0001-0740	0.14	\$63,565.15
75	SF	32-26-31-3566-0001-0750	0.14	\$63,565.15
76	SF	32-26-31-3566-0001-0760	0.18	\$63,565.15
77	SF	32-26-31-3566-0001-0770	0.15	\$63,565.15
78	SF	32-26-31-3566-0001-0780	0.15	\$63,565.15
79	SF	32-26-31-3566-0001-0790	0.15	\$63,565.15
80	SF	32-26-31-3566-0001-0800	0.18	\$63,565.15
81	SF	32-26-31-3566-0001-0810	0.25	\$63,565.15
82	SF	32-26-31-3566-0001-0820	0.26	\$63,565.15
83	SF	32-26-31-3566-0001-0830	0.31	\$63,565.15
84	SF	32-26-31-3566-0001-0840	0.26	\$63,565.15
85	SF	32-26-31-3566-0001-0850	0.16	\$63,565.15
86	SF	32-26-31-3566-0001-0860	0.15	\$63,565.15

EXHIBIT "A"

Lot #	Unit Type	Parcel ID	Acres	Bond Assessments
				Apportionment per Unit
87	SF	32-26-31-3566-0001-0870	0.15	\$63,565.15
88	SF	32-26-31-3566-0001-0880	0.15	\$63,565.15
89	SF	32-26-31-3566-0001-0890	0.15	\$63,565.15
90	SF	32-26-31-3566-0001-0900	0.22	\$63,565.15
91	SF	32-26-31-3566-0001-0910	0.20	\$63,565.15
92	SF	32-26-31-3566-0001-0920	0.14	\$63,565.15
93	SF	32-26-31-3566-0001-0930	0.14	\$63,565.15
94	SF	32-26-31-3566-0001-0940	0.15	\$63,565.15
95	SF	32-26-31-3566-0001-0950	0.19	\$63,565.15
96	SF	32-26-31-3566-0001-0960	0.20	\$63,565.15
97	SF	32-26-31-3566-0001-0970	0.15	\$63,565.15
98	SF	32-26-31-3566-0001-0980	0.14	\$63,565.15
99	SF	32-26-31-3566-0001-0990	0.22	\$63,565.15
100	SF	32-26-31-3566-0001-1000	0.25	\$63,565.15
101	SF	32-26-31-3566-0001-1010	0.15	\$63,565.15
102	SF	32-26-31-3566-0001-1020	0.18	\$63,565.15
103	SF	32-26-31-3566-0001-1030	0.18	\$63,565.15
104	SF	32-26-31-3566-0001-1040	0.15	\$63,565.15
105	SF	32-26-31-3566-0001-1050	0.15	\$63,565.15
106	SF	32-26-31-3566-0001-1060	0.14	\$63,565.15
107	SF	32-26-31-3566-0001-1070	0.14	\$63,565.15
108	SF	32-26-31-3566-0001-1080	0.14	\$63,565.15
109	SF	32-26-31-3566-0001-1090	0.14	\$63,565.15
110	SF	32-26-31-3566-0001-1100	0.14	\$63,565.15
111	SF	32-26-31-3566-0001-1110	0.14	\$63,565.15
112	SF	32-26-31-3566-0001-1120	0.14	\$63,565.15
113	SF	32-26-31-3566-0001-1130	0.14	\$63,565.15
114	SF	32-26-31-3566-0001-1140	0.14	\$63,565.15
115	SF	32-26-31-3566-0001-1150	0.14	\$63,565.15
116	SF	32-26-31-3566-0001-1160	0.14	\$63,565.15
117	SF	32-26-31-3566-0001-1170	0.14	\$63,565.15
118	SF	32-26-31-3566-0001-1180	0.14	\$63,565.15
119	SF	32-26-31-3566-0001-1190	0.14	\$63,565.15
120	SF	32-26-31-3566-0001-1200	0.14	\$63,565.15
121	SF	32-26-31-3566-0001-1210	0.14	\$63,565.15
122	SF	32-26-31-3566-0001-1220	0.18	\$63,565.15
123	SF	32-26-31-3566-0001-1230	0.28	\$63,565.15
124	SF	32-26-31-3566-0001-1240	0.26	\$63,565.15
125	SF	32-26-31-3566-0001-1250	0.15	\$63,565.15
126	SF	32-26-31-3566-0001-1260	0.14	\$63,565.15
127	SF	32-26-31-3566-0001-1270	0.14	\$63,565.15
128	SF	32-26-31-3566-0001-1280	0.14	\$63,565.15
129	SF	32-26-31-3566-0001-1290	0.14	\$63,565.15

EXHIBIT "A"

Lot #	Unit Type	Parcel ID	Acres	Bond Assessments
				Apportionment per Unit
130	SF	32-26-31-3566-0001-1300	0.20	\$63,565.15
131	SF	32-26-31-3566-0001-1310	0.16	\$63,565.15
132	SF	32-26-31-3566-0001-1320	0.14	\$63,565.15
133	SF	32-26-31-3566-0001-1330	0.14	\$63,565.15
134	SF	32-26-31-3566-0001-1340	0.14	\$63,565.15
135	SF	32-26-31-3566-0001-1350	0.14	\$63,565.15
136	SF	32-26-31-3566-0001-1360	0.14	\$63,565.15
137	SF	32-26-31-3566-0001-1370	0.14	\$63,565.15
138	SF	32-26-31-3566-0001-1380	0.14	\$63,565.15
139	SF	32-26-31-3566-0001-1390	0.14	\$63,565.15
140	SF	32-26-31-3566-0001-1400	0.22	\$63,565.15
141	SF	32-26-31-3566-0001-1410	0.19	\$63,565.15
142	SF	32-26-31-3566-0001-1420	0.15	\$63,565.15
143	SF	32-26-31-3566-0001-1430	0.15	\$63,565.15
144	SF	32-26-31-3566-0001-1440	0.15	\$63,565.15
145	SF	32-26-31-3566-0001-1450	0.15	\$63,565.15
146	SF	32-26-31-3566-0001-1460	0.15	\$63,565.15
147	SF	32-26-31-3566-0001-1470	0.15	\$63,565.15
148	SF	32-26-31-3566-0001-1480	0.14	\$63,565.15
149	SF	32-26-31-3566-0001-1490	0.14	\$63,565.15
150	SF	32-26-31-3566-0001-1500	0.14	\$63,565.15
151	SF	32-26-31-3566-0001-1510	0.14	\$63,565.15
152	SF	32-26-31-3566-0001-1520	0.14	\$63,565.15
153	SF	32-26-31-3566-0001-1530	0.21	\$63,565.15
154	SF	32-26-31-3566-0001-1540	0.13	\$63,565.15
155	SF	32-26-31-3566-0001-1550	0.13	\$63,565.15
156	SF	32-26-31-3566-0001-1560	0.13	\$63,565.15
157	SF	32-26-31-3566-0001-1570	0.13	\$63,565.15
158	SF	32-26-31-3566-0001-1580	0.14	\$63,565.15
159	SF	32-26-31-3566-0001-1590	0.15	\$63,565.15
160	SF	32-26-31-3566-0001-1600	0.15	\$63,565.15
161	SF	32-26-31-3566-0001-1610	0.15	\$63,565.15
162	SF	32-26-31-3566-0001-1620	0.15	\$63,565.15
163	SF	32-26-31-3566-0001-1630	0.15	\$63,565.15
164	SF	32-26-31-3566-0001-1640	0.15	\$63,565.15
165	SF	32-26-31-3566-0001-1650	0.15	\$63,565.15
166	SF	32-26-31-3566-0001-1660	0.15	\$63,565.15
167	SF	32-26-31-3566-0001-1670	0.13	\$63,565.15
168	SF	32-26-31-3566-0001-1680	0.13	\$63,565.15
169	SF	32-26-31-3566-0001-1690	0.13	\$63,565.15
170	SF	32-26-31-3566-0001-1700	0.13	\$63,565.15
171	SF	32-26-31-3566-0001-1710	0.13	\$63,565.15
172	SF	32-26-31-3566-0001-1720	0.13	\$63,565.15

EXHIBIT "A"

Lot #	Unit Type	Parcel ID	Acres	Bond Assessments
				Apportionment per Unit
173	SF	32-26-31-3566-0001-1730	0.13	\$63,565.15
174	SF	32-26-31-3566-0001-1740	0.13	\$63,565.15
175	SF	32-26-31-3566-0001-1750	0.13	\$63,565.15
176	SF	32-26-31-3566-0001-1760	0.13	\$63,565.15
177	SF	32-26-31-3566-0001-1770	0.13	\$63,565.15
178	SF	32-26-31-3566-0001-1780	0.13	\$63,565.15
179	SF	32-26-31-3566-0001-1790	0.13	\$63,565.15
180	SF	32-26-31-3566-0001-1800	0.17	\$63,565.15
181	SF	32-26-31-3566-0001-1810	0.16	\$63,565.15
182	SF	32-26-31-3566-0001-1820	0.15	\$63,565.15
183	SF	32-26-31-3566-0001-1830	0.14	\$63,565.15
184	SF	32-26-31-3566-0001-1840	0.13	\$63,565.15
185	SF	32-26-31-3566-0001-1850	0.13	\$63,565.15
186	SF	32-26-31-3566-0001-1860	0.13	\$63,565.15
187	SF	32-26-31-3566-0001-1870	0.13	\$63,565.15
188	SF	32-26-31-3566-0001-1880	0.13	\$63,565.15
189	SF	32-26-31-3566-0001-1890	0.13	\$63,565.15
190	SF	32-26-31-3566-0001-1900	0.13	\$63,565.15
191	SF	32-26-31-3566-0001-1910	0.13	\$63,565.15
192	SF	32-26-31-3566-0001-1920	0.13	\$63,565.15
193	SF	32-26-31-3566-0001-1930	0.13	\$63,565.15
194	SF	32-26-31-3566-0001-1940	0.13	\$63,565.15
195	SF	32-26-31-3566-0001-1950	0.13	\$63,565.15
196	SF	32-26-31-3566-0001-1960	0.13	\$63,565.15
197	SF	32-26-31-3566-0001-1970	0.15	\$63,565.15
198	SF	32-26-31-3566-0001-1980	0.16	\$63,565.15
199	SF	32-26-31-3566-0001-1990	0.14	\$63,565.15
200	SF	32-26-31-3566-0001-2000	0.13	\$63,565.15
201	SF	32-26-31-3566-0001-2010	0.13	\$63,565.15
202	SF	32-26-31-3566-0001-2020	0.13	\$63,565.15
203	SF	32-26-31-3566-0001-2030	0.13	\$63,565.15
326	SF	32-26-31-3566-0001-3260	0.15	\$63,565.15
327	SF	32-26-31-3566-0001-3270	0.19	\$63,565.15
328	SF	32-26-31-3566-0001-3280	0.15	\$63,565.15
329	SF	32-26-31-3566-0001-3290	0.14	\$63,565.15
330	SF	32-26-31-3566-0001-3300	0.14	\$63,565.15
331	SF	32-26-31-3566-0001-3310	0.14	\$63,565.15
332	SF	32-26-31-3566-0001-3320	0.14	\$63,565.15
333	SF	32-26-31-3566-0001-3330	0.14	\$63,565.15
334	SF	32-26-31-3566-0001-3340	0.14	\$63,565.15
335	SF	32-26-31-3566-0001-3350	0.14	\$63,565.15
336	SF	32-26-31-3566-0001-3360	0.14	\$63,565.15
337	SF	32-26-31-3566-0001-3370	0.14	\$63,565.15

EXHIBIT "A"

Lot #	Unit Type	Parcel ID	Acres	Bond Assessments
				Apportionment per Unit
338	SF	32-26-31-3566-0001-3380	0.14	\$63,565.15
339	SF	32-26-31-3566-0001-3390	0.14	\$63,565.15
340	SF	32-26-31-3566-0001-3400	0.14	\$63,565.15
341	SF	32-26-31-3566-0001-3410	0.14	\$63,565.15
342	SF	32-26-31-3566-0001-3420	0.14	\$63,565.15
343	SF	32-26-31-3566-0001-3430	0.14	\$63,565.15
344	SF	32-26-31-3566-0001-3440	0.14	\$63,565.15
345	SF	32-26-31-3566-0001-3450	0.15	\$63,565.15
346	SF	32-26-31-3566-0001-3460	0.15	\$63,565.15
347	SF	32-26-31-3566-0001-3470	0.15	\$63,565.15
348	SF	32-26-31-3566-0001-3480	0.15	\$63,565.15
349	SF	32-26-31-3566-0001-3490	0.15	\$63,565.15
350	SF	32-26-31-3566-0001-3500	0.14	\$63,565.15
351	SF	32-26-31-3566-0001-3510	0.14	\$63,565.15
352	SF	32-26-31-3566-0001-3520	0.15	\$63,565.15
353	SF	32-26-31-3566-0001-3530	0.15	\$63,565.15
354	SF	32-26-31-3566-0001-3540	0.15	\$63,565.15
355	SF	32-26-31-3566-0001-3550	0.16	\$63,565.15
356	SF	32-26-31-3566-0001-3560	0.14	\$63,565.15
357	SF	32-26-31-3566-0001-3570	0.14	\$63,565.15
358	SF	32-26-31-3566-0001-3580	0.14	\$63,565.15
359	SF	32-26-31-3566-0001-3590	0.15	\$63,565.15
360	SF	32-26-31-3566-0001-3600	0.15	\$63,565.15
361	SF	32-26-31-3566-0001-3610	0.14	\$63,565.15
362	SF	32-26-31-3566-0001-3620	0.14	\$63,565.15
363	SF	32-26-31-3566-0001-3630	0.14	\$63,565.15
364	SF	32-26-31-3566-0001-3640	0.14	\$63,565.15
365	SF	32-26-31-3566-0001-3650		\$63,565.15
366	SF	32-26-31-3566-0001-3660		\$63,565.15
367	SF	32-26-31-3566-0001-3670		\$63,565.15
368	SF	32-26-31-3566-0001-3680		\$63,565.15
369	SF	32-26-31-3566-0001-3690		\$63,565.15
370	SF	32-26-31-3566-0001-3700		\$63,565.15
371	SF	32-26-31-3566-0001-3710		\$63,565.15
372	SF	32-26-31-3566-0001-3720		\$63,565.15
373	SF	32-26-31-3566-0001-3730		\$63,565.15
374	SF	32-26-31-3566-0001-3740		\$63,565.15
375	SF	32-26-31-3566-0001-3750		\$63,565.15
376	SF	32-26-31-3566-0001-3760		\$63,565.15
377	SF	32-26-31-3566-0001-3770		\$63,565.15
378	SF	32-26-31-3566-0001-3780		\$63,565.15
379	SF	32-26-31-3566-0001-3790		\$63,565.15
380	SF	32-26-31-3566-0001-3800		\$63,565.15

EXHIBIT "A"

Lot #	Unit Type	Parcel ID	Acres	Bond Assessments
				Apportionment per Unit
381	SF	32-26-31-3566-0001-3810		\$63,565.15
382	SF	32-26-31-3566-0001-3820		\$63,565.15
383	SF	32-26-31-3566-0001-3830		\$63,565.15
384	SF	32-26-31-3566-0001-3840		\$63,565.15
385	SF	32-26-31-3566-0001-3850		\$63,565.15
386	SF	32-26-31-3566-0001-3860		\$63,565.15
387	SF	32-26-31-3566-0001-3870		\$63,565.15
388	SF	32-26-31-3566-0001-3880		\$63,565.15
389	SF	32-26-31-3566-0001-3890		\$63,565.15
390	SF	32-26-31-3566-0001-3900		\$63,565.15
391	SF	32-26-31-3566-0001-3910		\$63,565.15
392	SF	32-26-31-3566-0001-3920		\$63,565.15
393	SF	32-26-31-3566-0001-3930		\$63,565.15
394	SF	32-26-31-3566-0001-3940		\$63,565.15
395	SF	32-26-31-3566-0001-3950		\$63,565.15
396	SF	32-26-31-3566-0001-3960		\$63,565.15
397	SF	32-26-31-3566-0001-3970		\$63,565.15
398	SF	32-26-31-3566-0001-3980		\$63,565.15
399	SF	32-26-31-3566-0001-3990		\$63,565.15
400	SF	32-26-31-3566-0001-4000		\$63,565.15
401	SF	32-26-31-3566-0001-4010		\$63,565.15
402	SF	32-26-31-3566-0001-4020		\$63,565.15
403	SF	32-26-31-3566-0001-4030		\$63,565.15
404	SF	32-26-31-3566-0001-4040		\$63,565.15
405	SF	32-26-31-3566-0001-4050		\$63,565.15
406	SF	32-26-31-3566-0001-4060		\$63,565.15
407	SF	32-26-31-3566-0001-4070		\$63,565.15
408	SF	32-26-31-3566-0001-4080		\$63,565.15
409	SF	32-26-31-3566-0001-4090		\$63,565.15
410	SF	32-26-31-3566-0001-4100		\$63,565.15
411	SF	32-26-31-3566-0001-4110		\$63,565.15
412	SF	32-26-31-3566-0001-4120		\$63,565.15
413	SF	32-26-31-3566-0001-4130		\$63,565.15
414	SF	32-26-31-3566-0001-4140		\$63,565.15
415	SF	32-26-31-3566-0001-4150		\$63,565.15
416	SF	32-26-31-3566-0001-4160		\$63,565.15
417	SF	32-26-31-3566-0001-4170		\$63,565.15
418	SF	32-26-31-3566-0001-4180		\$63,565.15
419	SF	32-26-31-3566-0001-4190		\$63,565.15
420	SF	32-26-31-3566-0001-4200		\$63,565.15
421	SF	32-26-31-3566-0001-4210		\$63,565.15
422	SF	32-26-31-3566-0001-4220		\$63,565.15
423	SF	32-26-31-3566-0001-4230		\$63,565.15

EXHIBIT "A"

Lot #	Unit Type	Parcel ID	Acres	Bond Assessments
				Apportionment per Unit
424	SF	32-26-31-3566-0001-4240		\$63,565.15
425	SF	32-26-31-3566-0001-4250		\$63,565.15
426	SF	32-26-31-3566-0001-4260		\$63,565.15
427	SF	32-26-31-3566-0001-4270		\$63,565.15
428	SF	32-26-31-3566-0001-4280		\$63,565.15
429	SF	32-26-31-3566-0001-4290		\$63,565.15
430	SF	32-26-31-3566-0001-4300		\$63,565.15
431	SF	32-26-31-3566-0001-4310		\$63,565.15
432	SF	32-26-31-3566-0001-4320		\$63,565.15
433	SF	32-26-31-3566-0001-4330		\$63,565.15
434	SF	32-26-31-3566-0001-4340		\$63,565.15
435	SF	32-26-31-3566-0001-4350		\$63,565.15
436	SF	32-26-31-3566-0001-4360		\$63,565.15
437	SF	32-26-31-3566-0001-4370		\$63,565.15
438	SF	32-26-31-3566-0001-4380		\$63,565.15
439	SF	32-26-31-3566-0001-4390		\$63,565.15
440	SF	32-26-31-3566-0001-4400		\$63,565.15
441	SF	32-26-31-3566-0001-4410		\$63,565.15
442	SF	32-26-31-3566-0001-4420		\$63,565.15
443	SF	32-26-31-3566-0001-4430		\$63,565.15
444	SF	32-26-31-3566-0001-4440		\$63,565.15
445	SF	32-26-31-3566-0001-4450		\$63,565.15
446	SF	32-26-31-3566-0001-4460		\$63,565.15
447	SF	32-26-31-3566-0001-4470		\$63,565.15
448	SF	32-26-31-3566-0001-4480		\$63,565.15
449	SF	32-26-31-3566-0001-4490		\$63,565.15
450	SF	32-26-31-3566-0001-4500		\$63,565.15
451	SF	32-26-31-3566-0001-4510		\$63,565.15
452	SF	32-26-31-3566-0001-4520		\$63,565.15
453	SF	32-26-31-3566-0001-4530		\$63,565.15
454	SF	32-26-31-3566-0001-4540		\$63,565.15
455	SF	32-26-31-3566-0001-4550		\$63,565.15
456	SF	32-26-31-3566-0001-4560		\$63,565.15
457	SF	32-26-31-3566-0001-4570		\$63,565.15
458	SF	32-26-31-3566-0001-4580		\$63,565.15
459	SF	32-26-31-3566-0001-4590		\$63,565.15
460	SF	32-26-31-3566-0001-4600		\$63,565.15
461	SF	32-26-31-3566-0001-4610		\$63,565.15
462	SF	32-26-31-3566-0001-4620		\$63,565.15
463	SF	32-26-31-3566-0001-4630		\$63,565.15
464	SF	32-26-31-3566-0001-4640		\$63,565.15
465	SF	32-26-31-3566-0001-4650		\$63,565.15
466	SF	32-26-31-3566-0001-4660		\$63,565.15

EXHIBIT "A"

Lot #	Unit Type	Parcel ID	Acres	Bond Assessments
				Apportionment per Unit
467	SF	32-26-31-3566-0001-4670		\$63,565.15
468	SF	32-26-31-3566-0001-4680		\$63,565.15
469	SF	32-26-31-3566-0001-4690		\$63,565.15
470	SF	32-26-31-3566-0001-4700		\$63,565.15
471	SF	32-26-31-3566-0001-4710		\$63,565.15
472	SF	32-26-31-3566-0001-4720		\$63,565.15
473	SF	32-26-31-3566-0001-4730		\$63,565.15
474	TH	32-26-31-3566-0001-4740	0.05	\$44,495.61
475	TH	32-26-31-3566-0001-4750	0.04	\$44,495.61
476	TH	32-26-31-3566-0001-4760	0.04	\$44,495.61
477	TH	32-26-31-3566-0001-4770	0.04	\$44,495.61
478	TH	32-26-31-3566-0001-4780	0.04	\$44,495.61
479	TH	32-26-31-3566-0001-4790	0.04	\$44,495.61
480	TH	32-26-31-3566-0001-4800	0.04	\$44,495.61
481	TH	32-26-31-3566-0001-4810	0.05	\$44,495.61
482	TH	32-26-31-3566-0001-4820	0.05	\$44,495.61
483	TH	32-26-31-3566-0001-4830	0.04	\$44,495.61
484	TH	32-26-31-3566-0001-4840	0.04	\$44,495.61
485	TH	32-26-31-3566-0001-4850	0.04	\$44,495.61
486	TH	32-26-31-3566-0001-4860	0.04	\$44,495.61
487	TH	32-26-31-3566-0001-4870	0.05	\$44,495.61
488	TH	32-26-31-3566-0001-4880	0.05	\$44,495.61
489	TH	32-26-31-3566-0001-4890	0.04	\$44,495.61
490	TH	32-26-31-3566-0001-4900	0.04	\$44,495.61
491	TH	32-26-31-3566-0001-4910	0.04	\$44,495.61
492	TH	32-26-31-3566-0001-4920	0.04	\$44,495.61
493	TH	32-26-31-3566-0001-4930	0.04	\$44,495.61
494	TH	32-26-31-3566-0001-4940	0.04	\$44,495.61
495	TH	32-26-31-3566-0001-4950	0.05	\$44,495.61
496	TH	32-26-31-3566-0001-4960	0.05	\$44,495.61
497	TH	32-26-31-3566-0001-4970	0.04	\$44,495.61
498	TH	32-26-31-3566-0001-4980	0.04	\$44,495.61
499	TH	32-26-31-3566-0001-4990	0.04	\$44,495.61
500	TH	32-26-31-3566-0001-5000	0.04	\$44,495.61
501	TH	32-26-31-3566-0001-5010	0.04	\$44,495.61
502	TH	32-26-31-3566-0001-5020	0.04	\$44,495.61
503	TH	32-26-31-3566-0001-5030	0.05	\$44,495.61
504	TH	32-26-31-3566-0001-5040	0.05	\$44,495.61
505	TH	32-26-31-3566-0001-5050	0.04	\$44,495.61
506	TH	32-26-31-3566-0001-5060	0.04	\$44,495.61
507	TH	32-26-31-3566-0001-5070	0.04	\$44,495.61
508	TH	32-26-31-3566-0001-5080	0.04	\$44,495.61
509	TH	32-26-31-3566-0001-5090	0.04	\$44,495.61

EXHIBIT "A"

Lot #	Unit Type	Parcel ID	Acres	Bond Assessments
				Apportionment per Unit
510	TH	32-26-31-3566-0001-5100	0.04	\$44,495.61
511	TH	32-26-31-3566-0001-5110	0.05	\$44,495.61
512	TH	32-26-31-3566-0001-5120	0.05	\$44,495.61
513	TH	32-26-31-3566-0001-5130	0.04	\$44,495.61
514	TH	32-26-31-3566-0001-5140	0.04	\$44,495.61
515	TH	32-26-31-3566-0001-5150	0.04	\$44,495.61
516	TH	32-26-31-3566-0001-5160	0.04	\$44,495.61
517	TH	32-26-31-3566-0001-5170	0.04	\$44,495.61
518	TH	32-26-31-3566-0001-5180	0.04	\$44,495.61
519	TH	32-26-31-3566-0001-5190	0.05	\$44,495.61
520	TH	32-26-31-3566-0001-5200	0.05	\$44,495.61
521	TH	32-26-31-3566-0001-5210	0.04	\$44,495.61
522	TH	32-26-31-3566-0001-5220	0.04	\$44,495.61
523	TH	32-26-31-3566-0001-5230	0.04	\$44,495.61
524	TH	32-26-31-3566-0001-5240	0.04	\$44,495.61
525	TH	32-26-31-3566-0001-5250	0.05	\$44,495.61
526	TH	32-26-31-3566-0001-5260	0.05	\$44,495.61
527	TH	32-26-31-3566-0001-5270	0.04	\$44,495.61
528	TH	32-26-31-3566-0001-5280	0.04	\$44,495.61
529	TH	32-26-31-3566-0001-5290	0.04	\$44,495.61
530	TH	32-26-31-3566-0001-5300	0.04	\$44,495.61
531	TH	32-26-31-3566-0001-5310	0.04	\$44,495.61
532	TH	32-26-31-3566-0001-5320	0.04	\$44,495.61
533	TH	32-26-31-3566-0001-5330	0.05	\$44,495.61
534	TH	32-26-31-3566-0001-5340	0.05	\$44,495.61
535	TH	32-26-31-3566-0001-5350	0.04	\$44,495.61
536	TH	32-26-31-3566-0001-5360	0.04	\$44,495.61
537	TH	32-26-31-3566-0001-5370	0.04	\$44,495.61
538	TH	32-26-31-3566-0001-5380	0.04	\$44,495.61
539	TH	32-26-31-3566-0001-5390	0.05	\$44,495.61
540	TH	32-26-31-3566-0001-5400	0.05	\$44,495.61
541	TH	32-26-31-3566-0001-5410	0.04	\$44,495.61
542	TH	32-26-31-3566-0001-5420	0.04	\$44,495.61
543	TH	32-26-31-3566-0001-5430	0.04	\$44,495.61
544	TH	32-26-31-3566-0001-5440	0.04	\$44,495.61
545	TH	32-26-31-3566-0001-5450	0.05	\$44,495.61
Total			43.11	\$25,515,051.59
		Phase 4 Acreage	23.10	
		Total Combined Acreage	66.21	

EXHIBIT "B"

Bond Assessments in the estimated amount of \$7,754,948.41 are proposed to be levied uniformly over the area described below less and except the parcels listed in Exhibit "A":

Exhibit A
Property Description

21-134

BUENA LAGO CDD LEGAL DESCRIPTION

PARCEL 1

Lots 84, 85, 90, 92, 102, 103, 106 and 119 and a portion of Lots 67, 70, 75 through 78, 83, 86, 89, 91, 93, 94, 100, 101, 104, 105, 107, 108, 118 and 120 through 123, SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 31 EAST, as recorded in Plat Book B, Page 28 of the Public Records of Osceola County, Florida being more particularly described as follows:

BEGIN at the Southwest corner of Lot 86, SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 31 EAST, as recorded in Plat Book B, Page 28 of the Public Records of Osceola County, Florida; thence run S00°21'59"E, a distance of 51.09 feet; thence run S33°58'00"E, a distance of 277.25 feet to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 5,036.00 feet and a Central Angle of 00°25'48"; thence run Northeasterly along the arc of said curve, a distance of 37.79 feet (Chord Bearing = N55°45'31"E, Chord = 37.79 feet) to a Point of Reverse Curve, concave to the Northwest, having a Radius of 25.00 feet and a Central Angle of 60°09'22"; thence run Northeasterly along the arc of said curve, a distance of 26.25 feet (Chord Bearing = N25°53'44"E, Chord = 25.06 feet) to a point on a Non-Tangent curve, concave to the South, having a Radius of 100.00 feet and a Central Angle of 150°46'11"; thence run Easterly along the arc of said curve, a distance of 263.15 feet (Chord Bearing = N71°12'30"E, Chord = 193.53 feet); thence run N56°35'50"E, a distance of 40.62 feet; thence run N32°02'35"W, a distance of 93.52 feet; thence run N33°58'00"W, a distance of 96.22 feet to a point on a Non-Tangent curve, concave to the East, having a Radius of 130.00 feet and a Central Angle of 33°33'34"; thence run Northerly along the arc of said curve, a distance of 76.14 feet (Chord Bearing = N17°11'14"W, Chord = 75.06 feet); thence run N00°24'26"W, a distance of 650.67 feet; thence run S74°04'19"E, a distance of 638.43 feet to a point on a Non-Tangent curve, concave to the North, having a Radius of 5,145.00 feet and a Central Angle of 02°04'04"; thence run Easterly along the arc of said curve, a distance of 185.69 feet (Chord Bearing = S75°06'21"E, Chord = 185.68 feet); thence run S76°08'23"E, a distance of 320.94 feet to a point on a Non-Tangent curve, concave to the North, having a Radius of 790.00 feet and a Central Angle of 28°46'39"; thence run Easterly along the arc of said curve, a distance of 396.79 feet (Chord Bearing = N89°28'18"E, Chord = 392.63 feet); thence run N75°04'59"E, a distance of 128.29 feet to a point on a Non-Tangent curve,

concave to the Northwest, having a Radius of 645.00 feet and a Central Angle of 29°34'16"; thence run Northeasterly along the arc of said curve, a distance of 332.89 feet (Chord Bearing = N60°17'52"E, Chord = 329.21 feet) to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 105.00 feet and a Central Angle of 32°25'02"; thence run Northeasterly along the arc of said curve, a distance of 59.41 feet (Chord Bearing = N61°43'15"E, Chord = 58.62 feet); thence run N12°04'14"W, a distance of 120.00 feet to a point on a Non-Tangent curve, concave to the South, having a Radius of 225.00 feet and a Central Angle of 47°13'51"; thence run Easterly along the arc of said curve, a distance of 185.48 feet (Chord Bearing = 578°27'18"E, Chord = 180.27 feet); thence run S54°50'22"E, a distance of 2.28 feet to the Point of Curvature of a curve concave to the West, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Southerly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = S09°50'22"E, Chord = 35.36 feet); thence run S35°09'38"W, a distance of 154.68 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 725.00 feet and a Central Angle of 05°56'55"; thence run Southwesterly along the arc of said curve, a distance of 75.27 feet (Chord Bearing = S38°08'05"W, Chord = 75.24 feet) thence run S48°53'28"E, a distance of 50.00 feet; thence run S54°50'22"E, a distance of 124.17 feet to a point on the West Right of Way of Canal C-33; thence along the West Right of Way of said Canal the following eleven (11) courses: run S35°09'38"W, a distance of 167.58 feet; thence run S89°39'12"W, a distance of 30.72 feet; thence run S35°09'38"W, a distance of 268.82 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 200.00 feet and a Central Angle of 20°12'00"; thence run Southwesterly along the arc of said curve, a distance of 70.51 feet (Chord Bearing = S45°15'38"W, Chord = 70.15 feet) to a point; thence run S55°21'35"W, a distance of 927.86 feet; thence run N00°21'59"W, a distance of 36.30 feet; thence run S55°21'38"W, a distance of 644.27 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 630.00 feet and a Central Angle of 40°56'00"; thence run Southwesterly along the arc of said curve, a distance of 450.09 feet (Chord Bearing = S34°53'38"W, Chord = 440.57 feet) to the Point of Tangency; thence run S14°25'38"W, a distance of 236.37 feet to the Point of Curvature of a curve concave to the East, having a Radius of 630.00 feet and a Central Angle of 14°46'26"; thence run Southerly along the arc of said curve, a distance of 162.45 feet (Chord Bearing = S07°02'25"W, Chord = 162.00 feet) to the Point of Tangency; thence run S00°20'48"E, a distance of 18.19 feet to a point on the North Right of Way of Hickory Tree Road (State Road S-534); thence along said North Right of Way the following three (3) courses: run S89°39'41"W, a distance of 349.47 feet to the Point of Curvature of a curve concave to the Northeast, having a Radius of 1,402.69 feet and a Central Angle of 89°57'29"; thence run Northwesterly along the arc of said curve, a distance of 2,202.31 feet (Chord Bearing = N45°21'35"W, Chord = 1,982.98

feet) to the Point of Tangency; thence run $N00^{\circ}22'50''W$, a distance of 220.46 feet to a point on the North line of Lot 89 of the aforesaid SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 31 EAST; thence run $N89^{\circ}35'14''E$, along said North line and the North line of Lot 90 of said subdivision and an extension thereof a distance of 1,311.57 feet; to the POINT OF BEGINNING.

Containing 99.81 acres, more or less.

PARCEL 2

A portion of Lots 19, 30, 31, 34, 35, 47, 50, 51, 62, 63 and 67, SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 31 EAST, as recorded in Plat Book B, Page 28 of the Public Records of Osceola County, Florida being more particularly described as follows:

Commence at the Southwest corner of Lot 86, SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 31 EAST, as recorded in Plat Book B, Page 28 of the Public Records of Osceola County, Florida; thence run $N89^{\circ}35'14''E$, a distance of 2431.19 feet; thence run $N00^{\circ}24'46''W$, a distance of 759.96 feet to the POINT OF BEGINNING; thence run $N54^{\circ}50'22''W$, a distance of 2.28 feet to a point on a Non-Tangent curve, concave to the South, having a Radius of 275.00 feet and a Central Angle of $35^{\circ}12'29''$; thence run Westerly along the arc of said curve, a distance of 168.99 feet (Chord Bearing = $N72^{\circ}26'38''W$, Chord = 166.34 feet) to a point on a Non-Tangent curve, concave to the West, having a Radius of 170.00 feet and a Central Angle of $03^{\circ}49'09''$; thence run Northerly along the arc of said curve, a distance of 11.33 feet (Chord Bearing = $N18^{\circ}05'55''W$, Chord = 11.33 feet) to a point; thence run $N69^{\circ}59'32''E$, a distance of 9.57 feet to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 429.00 feet and a Central Angle of $16^{\circ}34'39''$; thence run Northeasterly along the arc of said curve, a distance of 124.12 feet (Chord Bearing = $N26^{\circ}52'41''E$, Chord = 123.69 feet) to a point; thence run $N35^{\circ}10'00''E$, a distance of 648.95 feet to the Point of Curvature of a curve concave to the West, having a Radius of 331.00 feet and a Central Angle of $36^{\circ}00'00''$; thence run Northerly along the arc of said curve, a distance of 207.97 feet (Chord Bearing = $N17^{\circ}10'00''E$, Chord = 204.57 feet) to the Point of Tangency; thence run $N00^{\circ}49'59''W$, a distance of 186.19 feet; to a point on a Non-Tangent curve, concave to the Southwest, having a Radius of 449.34 feet and a Central Angle of $44^{\circ}18'24''$; thence run Northwesterly along the arc of said curve, a distance

of 347.47 feet (Chord Bearing = N24°45'16"W, Chord = 338.88 feet) to a point; thence run N70°50'30"W, a distance of 15.07 feet to a point on a Non-Tangent curve, concave to the South, having a Radius of 170.00 feet and a Central Angle of 81°31'07"; thence run Westerly along the arc of said curve, a distance of 241.87 feet (Chord Bearing = N72°20'09"W, Chord = 221.98 feet) to a point; thence run S66°54'16"W, a distance of 92.34 feet to a point on a Non-Tangent curve, concave to the South, having a Radius of 4,440.00 feet and a Central Angle of 02°53'39"; thence run Westerly along the arc of said curve, a distance of 224.27 feet (Chord Bearing = S77°33'55"W, Chord = 224.25 feet) to a point on a Non-Tangent curve, concave to the North, having a Radius of 55.00 feet and a Central Angle of 27°56'56"; thence run Westerly along the arc of said curve, a distance of 26.83 feet (Chord Bearing = N89°54'22"W, Chord = 26.56 feet) to a point; thence run N75°55'54"W, a distance of 94.32 feet; thence run N00°00'00"E, a distance of 519.41 feet; thence run N29°19'57"E, a distance of 34.47 feet; thence run S60°40'03"E, a distance of 1,120.59 feet; thence run S00°50'44"E, a distance of 192.01 feet; thence run S02°12'52"W, a distance of 75.45 feet; thence run S00°50'22"E, a distance of 40.80 feet; thence run S03°53'37"E, a distance of 75.08 feet; thence run S00°50'22"E, a distance of 116.14 feet to a point on a Non-Tangent curve, concave to the West, having a Radius of 537.59 feet and a Central Angle of 36°04'59"; thence run Southerly along the arc of said curve, a distance of 338.56 feet (Chord Bearing = S17°07'07"W, Chord = 332.99 feet) to a point; thence run S35°09'38"W, a distance of 713.72 feet to a point on a Non-Tangent curve, concave to the North, having a Radius of 25.00 feet and a Central Angle of 90°01'19"; thence run Westerly along the arc of said curve, a distance of 39.28 feet (Chord Bearing = S80°08'03"W, Chord = 35.36 feet) to the POINT OF BEGINNING.

Containing 13.65 acres, more or less.

FOR A COMBINED TOTAL OF 113.46 ACRES, MORE OR LESS

Exhibit A:
Legal Description of Boundary Amendment Parcel

Lots 20, 28, 29, 36, 37, 38, 43, 44, 45, 46, 52, 53, 54, 59, 60, 61, 68 and 69 and a portion of Lots 4, 5, 12, 13, 14, 18, 19, 21, 22, 27, 30, 31, 34, 35, 47, 50, 51, 62, 63, 66, 67, 70, 75, 76, 77, 78, 86 and 91, SEMINOLE LAND & INVESTMENT COMPANY'S SUBDIVISION OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 31 EAST, as recorded in Plat Book B, Page 28 of the Public Records of Osceola County, Florida being more particularly described as follows:

BEGIN at the Northeast corner of Lot 52, BUENA LAGO PHASE 1 AND 2, as recorded in Plat Book 32, Pages 29 through 36 of the Public Records of Osceola County, Florida; thence along the boundary of said BUENA LAGO PHASE 1 AND 2, the following twenty-three (23) courses: run S00°21'59"E, a distance of 51.09 feet; thence run S33°58'00"E, a distance of 277.25 feet to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 5,036.00 feet and a Central Angle of 00°25'48"; thence run Northeasterly along the arc of said curve, a distance of 37.79 feet (Chord Bearing = N55°45'31"E, Chord = 37.79 feet) to a Point of Reverse Curve, concave to the Northwest, having a Radius of 25.00 feet and a Central Angle of 60°09'22"; thence run Northeasterly along the arc of said curve, a distance of 26.25 feet (Chord Bearing = N25°53'44"E, Chord = 25.06 feet) to a point on a Non-Tangent curve, concave to the South, having a Radius of 100.00 feet and a Central Angle of 150°46'11"; thence run Easterly along the arc of said curve, a distance of 263.15 feet (Chord Bearing = N71°12'30"E, Chord = 193.53 feet); thence run N56°35'50"E, a distance of 40.62 feet; thence run N32°02'35"W, a distance of 93.52 feet; thence run N33°58'00"W, a distance of 96.22 feet to a point on a Non-Tangent curve, concave to the East, having a Radius of 130.00 feet and a Central Angle of 33°33'34"; thence run Northerly along the arc of said curve, a distance of 76.14 feet (Chord Bearing = N17°11'14"W, Chord = 75.06 feet); thence run N00°24'26"W, a distance of 650.67 feet; thence run S74°04'19"E, a distance of 638.43 feet to a point on a Non-Tangent curve, concave to the North, having a Radius of 5,145.00 feet and a Central Angle of 02°04'04"; thence run Easterly along the arc of said curve, a distance of 185.69 feet (Chord Bearing = S75°06'21"E, Chord = 185.68 feet); thence run S76°08'23"E, a distance of 320.94 feet to a point on a Non-Tangent curve, concave to the North, having a Radius of 790.00 feet and a Central Angle of 28°46'39"; thence run Easterly along the arc of said curve, a distance of 396.79 feet (Chord Bearing = N89°28'18"E, Chord = 392.63 feet); thence run N75°04'59"E, a distance of 128.29 feet to a point on a Non-Tangent curve, concave to the Northwest, having a Radius of 645.00 feet and a Central Angle of 29°34'16"; thence run Northeasterly along the arc of said curve, a distance of 332.89 feet (Chord Bearing = N60°17'52"E, Chord = 329.21 feet) to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 105.00 feet and a Central Angle of 32°25'02"; thence run Northeasterly along the arc of said curve, a distance of 59.41 feet (Chord Bearing = N61°43'15"E, Chord = 58.62 feet); thence run N12°04'14"W, a distance of 120.00 feet to a point on a Non-Tangent curve, concave to the South, having a Radius of 225.00 feet and a Central Angle of 47°13'51"; thence run Easterly along the arc of said curve, a distance of 185.48 feet (Chord Bearing = S78°27'18"E, Chord = 180.27 feet); thence run S54°50'22"E, a distance of 2.28 feet to the Point of Curvature of a curve concave to the West, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Southerly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = S09°50'22"E, Chord = 35.36 feet) to the Point of Tangency; thence run S35°09'38"W, a distance of 154.68 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 725.00 feet and a Central Angle of 05°56'55"; thence run Southwesterly along the arc of said curve, a distance of 75.27 feet (Chord Bearing = S38°08'05"W, Chord = 75.24 feet); thence run S48°53'28"E, a distance of 50.00 feet; thence run S54°50'22"E, a distance of 124.17 feet to a point on the West Right of Way of the C-33 Canal; thence along said West Right of Way the following five (5) courses: run N35°09'38"E, a distance of 730.00 feet; thence run S54°50'22"E, a distance of 15.00 feet; thence run N35°09'38"E, a distance of 450.00 feet to the Point of Curvature of a curve concave to the West, having a Radius of 240.00 feet and a Central Angle of 36°00'00"; thence run Northerly along the arc of said curve, a distance of 150.80 feet (Chord Bearing = N17°09'38"E, Chord = 148.33 feet) to the Point of Tangency; thence run N00°50'22"W, a distance of 1,023.95 feet to a point on the Regulated Control High Water Line for Alligator Lake; thence along said High Water Line the following six (6) courses: run N63°48'43"W, a distance of 403.35 feet; thence run N59°18'53"W, a distance of 589.50 feet; thence run N70°30'58"W, a distance of 150.75 feet; thence run N62°53'38"W, a distance of 590.04 feet; thence run N67°30'47"W, a distance of 416.29 feet; thence run S89°25'32"W, a distance of 196.53 feet; thence run S00°34'28"E, a distance of 372.27 feet to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 200.00 feet and a Central Angle of 24°57'12"; thence run Southwesterly along the arc of said curve, a distance of 87.10 feet (Chord Bearing = S59°46'47"W, Chord = 86.42 feet) to the Point of Tangency; thence run S47°18'11"W, a distance of 178.79 feet; thence run S43°53'00"W, a distance of 440.06 feet to the Point of Curvature

of a curve concave to the North, having a Radius of 300.00 feet and a Central Angle of $49^{\circ}13'33''$; thence run Westerly along the arc of said curve, a distance of 257.75 feet (Chord Bearing = $S68^{\circ}29'47''W$, Chord = 249.89 feet) to the Point of Tangency; thence run $N86^{\circ}53'27''W$, a distance of 286.60 feet to a point on the East line of a 35 foot Right of Way per SEMINOLE LAND & INVESTMENT COMPANY'S SUBDIVISION OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 31 EAST, as recorded in Plat Book B, Page 28 of the Public Records of Osceola County, Florida; thence run $S00^{\circ}21'59''E$, along said East Right of Way line, a distance of 2,558.40 feet to the POINT OF BEGINNING.

Containing 173.40 acres, more or less.

LESS the following parcel:

Tract L2, BUENA LAGO PHASE 1 AND 2, as recorded in Plat Book 32, Pages 29 through 36 of the Public Records of Osceola County, Florida.

Containing 13.65 acres, more or less.

Total Net Acreage contains 159.75 acres, more or less.

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, FLORIDA STATUTES; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Buena Lago Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the Board of Supervisors of the District ("**Board**") to levy, collect and enforce special assessments pursuant to Chapters 170 and 190, *Florida Statutes*; and

WHEREAS, the District desires to use the uniform method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes* ("**Uniform Method**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT:

- 1. PUBLIC HEARING.** A Public Hearing will be held on the District's intent to adopt the Uniform Method on _____, 2024, at 10:30 a.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.
- 2. PUBLICATION.** The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, Florida Statutes.
- 3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PASSED AND ADOPTED this 18th day of January, 2024.

ATTEST:

**BUENA LAGO COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

10

RESOLUTION 2024-03

[DECLARING RESOLUTION – BOUNDARY AMENDMENT PARCEL]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS FOR A BOUNDARY AMENDMENT PARCEL; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Buena Lago Community Development District (“**District**”) is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, on May 19, 2022, and after notice and a public hearing, the District’s Board of Supervisors adopted Resolution 2022-30 and determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the District’s overall capital improvement plan (“**Project**”); and

WHEREAS, as part of Resolution 2022-30, the District determined that it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments (“**Assessments**”); and

WHEREAS, effective October 25, 2022, and at the request of the District’s Board of Supervisors, the Board of County Commissioners for Osceola County, Florida adopted Ordinance No. 2022-114, expanding the District’s boundaries to include a “**Boundary Amendment Parcel**,” which is described herein as **Exhibit C**; and

WHEREAS, the District now desires to levy the Assessments on the Boundary Amendment Parcel; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT:

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARATION OF ASSESSMENTS.** The Board hereby declares that, with respect to the Boundary Amendment Parcel, the Board has determined to undertake the Project, as described in the attached *Amended and Restated Engineer's Report*, attached hereto as **Exhibit A**, and to defray all or a portion of the cost thereof by the Assessments, as described in the attached *Amended and Restated Assessment Methodology Report*, attached hereto as **Exhibit B**. **Exhibit A and Exhibit B** are both on file with the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District Records Office**").

3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for the Project, including the portion that relates to the Boundary Amendment Parcel, are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. **DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**

- A. The total estimated cost of the Project, including the portion that relates to the Boundary Amendment Parcel, is \$_____ ("**Estimated Cost**").
- B. The Assessments, including the portion that relates to the Boundary Amendment Parcel, will defray approximately \$_____, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than approximately \$_____ per year, again as set forth in **Exhibit B**.
- C. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens

each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. 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 to select collection methods in any given year, regardless of past practices.

5. **DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Assessments securing the Project shall be levied on the lands within the District, including the Boundary Amendment Parcel, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed with certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District’s preliminary assessment roll.

8. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE:	
TIME:	10:30 a.m.
LOCATION:	Johnston’s Surveying, Inc. 900 Cross Prairie Parkway, Kissimmee Florida 34744

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.

10. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. As a point of clarification, Resolution 2022-30 remains in full force and effect, and the intent of this Resolution is solely to add the Boundary Amendment Parcel to the property subject to the Assessments originally levied pursuant to Resolution 2022-30.

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

12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 18th day of January, 2024.

ATTEST:

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: *Amended and Restated Engineer's Report, dated November 13, 2023*

Exhibit B: *Amended and Restated Master Special Assessment Methodology Report, dated January 18, 2024*

Exhibit C: Legal Description of Boundary Amendment Parcel

Exhibit A: *Amended and Restated Engineer's Report*, dated November 13, 2023

Exhibit B: *Amended and Restated Master Special Assessment Methodology Report,*
dated January 18, 2024

Exhibit C: Legal Description of Boundary Amendment Parcel

EXHIBIT A
EXTERNAL BOUNDARIES OF THE DISTRICT

21-134

BUENA LAGO CDD LEGAL DESCRIPTION

PARCEL 1

Lots 84, 85, 90, 92, 102, 103, 106 and 119 and a portion of Lots 67, 70, 75 through 78, 83, 86, 89, 91, 93, 94, 100, 101, 104, 105, 107, 108, 118 and 120 through 123, SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 31 EAST, as recorded in Plat Book B, Page 28 of the Public Records of Osceola County, Florida being more particularly described as follows:

BEGIN at the Southwest corner of Lot 86, SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 31 EAST, as recorded in Plat Book B, Page 28 of the Public Records of Osceola County, Florida; thence run $S00^{\circ}21'59''E$, a distance of 51.09 feet; thence run $S93^{\circ}58'00''E$, a distance of 277.25 feet to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 5,036.00 feet and a Central Angle of $00^{\circ}25'48''$; thence run Northeasterly along the arc of said curve, a distance of 37.79 feet (Chord Bearing = $N55^{\circ}45'31''E$, Chord = 37.79 feet) to a Point of Reverse Curve, concave to the Northwest, having a Radius of 25.00 feet and a Central Angle of $60^{\circ}09'22''$; thence run Northeasterly along the arc of said curve, a distance of 26.25 feet (Chord Bearing = $N25^{\circ}53'44''E$, Chord = 25.06 feet) to a point on a Non-Tangent curve, concave to the South, having a Radius of 100.00 feet and a Central Angle of $150^{\circ}46'11''$; thence run Easterly along the arc of said curve, a distance of 269.15 feet (Chord Bearing = $N71^{\circ}12'30''E$, Chord = 193.53 feet); thence run $N56^{\circ}35'50''E$, a distance of 40.62 feet; thence run $N32^{\circ}02'35''W$, a distance of 93.52 feet; thence run $N33^{\circ}58'00''W$, a distance of 96.22 feet to a point on a Non-Tangent curve, concave to the East, having a Radius of 130.00 feet and a Central Angle of $33^{\circ}33'34''$; thence run Northerly along the arc of said curve, a distance of 76.14 feet (Chord Bearing = $N17^{\circ}11'14''W$, Chord = 75.06 feet); thence run $N00^{\circ}24'26''W$, a distance of 650.67 feet; thence run $S74^{\circ}04'19''E$, a distance of 638.43 feet to a point on a Non-Tangent curve, concave to the North, having a Radius of 5,145.00 feet and a Central Angle of $02^{\circ}04'04''$; thence run Easterly along the arc of said curve, a distance of 185.69 feet (Chord Bearing = $S75^{\circ}06'21''E$, Chord = 185.68 feet); thence run $S76^{\circ}08'23''E$, a distance of 320.94 feet to a point on a Non-Tangent curve, concave to the North, having a Radius of 790.00 feet and a Central Angle of $28^{\circ}46'39''$; thence run Easterly along the arc of said curve, a distance of 396.79 feet (Chord Bearing = $N89^{\circ}28'18''E$, Chord = 392.63 feet); thence run $N75^{\circ}04'59''E$, a distance of 128.29 feet to a point on a Non-Tangent curve,

concave to the Northwest, having a Radius of 645.00 feet and a Central Angle of $29^{\circ}34'16''$; thence run Northeasterly along the arc of said curve, a distance of 332.89 feet (Chord Bearing = $N60^{\circ}17'52''E$, Chord = 329.21 feet) to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 105.00 feet and a Central Angle of $32^{\circ}25'02''$; thence run Northeasterly along the arc of said curve, a distance of 59.41 feet (Chord Bearing = $N61^{\circ}43'15''E$, Chord = 58.62 feet); thence run $N12^{\circ}04'14''W$, a distance of 120.00 feet to a point on a Non-Tangent curve, concave to the South, having a Radius of 225.00 feet and a Central Angle of $47^{\circ}13'51''$; thence run Easterly along the arc of said curve, a distance of 185.48 feet (Chord Bearing = $S78^{\circ}27'18''E$, Chord = 180.27 feet); thence run $S54^{\circ}50'22''E$, a distance of 2.28 feet to the Point of Curvature of a curve concave to the West, having a Radius of 25.00 feet and a Central Angle of $90^{\circ}00'00''$; thence run Southerly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = $S09^{\circ}50'22''E$, Chord = 35.36 feet); thence run $S35^{\circ}09'38''W$, a distance of 154.68 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 725.00 feet and a Central Angle of $05^{\circ}56'55''$; thence run Southwesterly along the arc of said curve, a distance of 75.27 feet (Chord Bearing = $S38^{\circ}08'05''W$, Chord = 75.24 feet) thence run $S48^{\circ}53'28''E$, a distance of 50.00 feet; thence run $S54^{\circ}50'22''E$, a distance of 124.17 feet to a point on the West Right of Way of Canal C-33; thence along the West Right of Way of said Canal the following eleven (11) courses: run $S35^{\circ}09'38''W$, a distance of 167.58 feet; thence run $S89^{\circ}39'12''W$, a distance of 30.72 feet; thence run $S35^{\circ}09'38''W$, a distance of 268.82 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 200.00 feet and a Central Angle of $20^{\circ}12'00''$; thence run Southwesterly along the arc of said curve, a distance of 70.51 feet (Chord Bearing = $S45^{\circ}15'38''W$, Chord = 70.15 feet) to a point; thence run $S55^{\circ}21'35''W$, a distance of 927.86 feet; thence run $N00^{\circ}21'59''W$, a distance of 36.30 feet; thence run $S55^{\circ}21'38''W$, a distance of 644.27 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 630.00 feet and a Central Angle of $40^{\circ}56'00''$; thence run Southwesterly along the arc of said curve, a distance of 450.09 feet (Chord Bearing = $S34^{\circ}53'38''W$, Chord = 440.57 feet) to the Point of Tangency; thence run $S14^{\circ}25'38''W$, a distance of 236.37 feet to the Point of Curvature of a curve concave to the East, having a Radius of 630.00 feet and a Central Angle of $14^{\circ}46'26''$; thence run Southerly along the arc of said curve, a distance of 162.45 feet (Chord Bearing = $S07^{\circ}02'25''W$, Chord = 162.00 feet) to the Point of Tangency; thence run $S00^{\circ}20'48''E$, a distance of 18.19 feet to a point on the North Right of Way of Hickory Tree Road (State Road S-534); thence along said North Right of Way the following three (3) courses: run $S89^{\circ}39'41''W$, a distance of 349.47 feet to the Point of Curvature of a curve concave to the Northeast, having a Radius of 1,402.69 feet and a Central Angle of $89^{\circ}57'29''$; thence run Northwesterly along the arc of said curve, a distance of 2,202.31 feet (Chord Bearing = $N45^{\circ}21'35''W$, Chord = 1,982.98

feet) to the Point of Tangency; thence run $N00^{\circ}22'50''W$, a distance of 220.46 feet to a point on the North line of Lot 89 of the aforesaid SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 31 EAST; thence run $N89^{\circ}35'14''E$, along said North line and the North line of Lot 90 of said subdivision and an extension thereof a distance of 1,311.57 feet; to the POINT OF BEGINNING.

Containing 99.81 acres, more or less.

PARCEL 2

A portion of Lots 19, 30, 31, 34, 35, 47, 50, 51, 62, 63 and 67, SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 31 EAST, as recorded in Plat Book B, Page 28 of the Public Records of Osceola County, Florida being more particularly described as follows:

Commence at the Southwest corner of Lot 86, SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 31 EAST, as recorded in Plat Book B, Page 28 of the Public Records of Osceola County, Florida; thence run $N89^{\circ}35'14''E$, a distance of 2491.19 feet; thence run $N00^{\circ}24'46''W$, a distance of 759.96 feet to the POINT OF BEGINNING; thence run $N54^{\circ}50'22''W$, a distance of 2.28 feet to a point on a Non-Tangent curve, concave to the South, having a Radius of 275.00 feet and a Central Angle of $35^{\circ}12'29''$; thence run Westerly along the arc of said curve, a distance of 168.99 feet (Chord Bearing = $N72^{\circ}26'38''W$, Chord = 166.34 feet) to a point on a Non-Tangent curve, concave to the West, having a Radius of 170.00 feet and a Central Angle of $03^{\circ}49'09''$; thence run Northerly along the arc of said curve, a distance of 11.33 feet (Chord Bearing = $N18^{\circ}05'55''W$, Chord = 11.33 feet) to a point; thence run $N69^{\circ}59'32''E$, a distance of 9.57 feet to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 429.00 feet and a Central Angle of $16^{\circ}34'39''$; thence run Northeasterly along the arc of said curve, a distance of 124.12 feet (Chord Bearing = $N26^{\circ}52'41''E$, Chord = 123.69 feet) to a point; thence run $N35^{\circ}10'00''E$, a distance of 648.95 feet to the Point of Curvature of a curve concave to the West, having a Radius of 331.00 feet and a Central Angle of $36^{\circ}00'00''$; thence run Northerly along the arc of said curve, a distance of 207.97 feet (Chord Bearing = $N17^{\circ}10'00''E$, Chord = 204.57 feet) to the Point of Tangency; thence run $N00^{\circ}49'59''W$, a distance of 186.19 feet; to a point on a Non-Tangent curve, concave to the Southwest, having a Radius of 449.34 feet and a Central Angle of $44^{\circ}18'24''$; thence run Northwesterly along the arc of said curve, a distance

of 347.47 feet (Chord Bearing = N24°45'16"W, Chord = 338.88 feet) to a point; thence run N70°50'30"W, a distance of 15.07 feet to a point on a Non-Tangent curve, concave to the South, having a Radius of 170.00 feet and a Central Angle of 81°31'07"; thence run Westerly along the arc of said curve, a distance of 241.87 feet (Chord Bearing = N72°20'09"W, Chord = 221.98 feet) to a point; thence run S66°54'16"W, a distance of 92.34 feet to a point on a Non-Tangent curve, concave to the South, having a Radius of 4,440.00 feet and a Central Angle of 02°53'39"; thence run Westerly along the arc of said curve, a distance of 224.27 feet (Chord Bearing = S77°33'55"W, Chord = 224.25 feet) to a point on a Non-Tangent curve, concave to the North, having a Radius of 55.00 feet and a Central Angle of 27°56'56"; thence run Westerly along the arc of said curve, a distance of 26.83 feet (Chord Bearing = N89°54'22"W, Chord = 26.56 feet) to a point; thence run N75°55'54"W, a distance of 94.32 feet; thence run N00°00'00"E, a distance of 519.41 feet; thence run N29°19'57"E, a distance of 34.47 feet; thence run S60°40'03"E, a distance of 1,120.59 feet; thence run S00°50'44"E, a distance of 192.01 feet; thence run S02°12'52"W, a distance of 75.45 feet; thence run S00°50'22"E, a distance of 40.80 feet; thence run S03°53'37"E, a distance of 75.08 feet; thence run S00°50'22"E, a distance of 116.14 feet to a point on a Non-Tangent curve, concave to the West, having a Radius of 537.59 feet and a Central Angle of 36°04'59"; thence run Southerly along the arc of said curve, a distance of 338.56 feet (Chord Bearing = S17°07'07"W, Chord = 332.99 feet) to a point; thence run S35°09'38"W, a distance of 713.72 feet to a point on a Non-Tangent curve, concave to the North, having a Radius of 25.00 feet and a Central Angle of 90°01'19"; thence run Westerly along the arc of said curve, a distance of 39.28 feet (Chord Bearing = S80°08'03"W, Chord = 35.36 feet) to the POINT OF BEGINNING.

Containing 13.65 acres, more or less.

FOR A COMBINED TOTAL OF 113.46 ACRES, MORE OR LESS

CONTINUED ON FOLLOWING PAGE

TOGETHER WITH:

Lots 20, 28, 29, 36, 37, 38, 43, 44, 45, 46, 52, 53, 54, 59, 60, 61, 68 and 69 and a portion of Lots 4, 5, 12, 13, 14, 18, 19, 21, 22, 27, 30, 31, 34, 35, 47, 50, 51, 62, 63, 66, 67, 70, 75, 76, 77, 78, 86 and 91, SEMINOLE LAND & INVESTMENT COMPANY'S SUBDIVISION OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 31 EAST, as recorded in Plat Book B, Page 28 of the Public Records of Osceola County, Florida being more particularly described as follows:

BEGIN at the Northeast corner of Lot 52, BUENA LAGO PHASE 1 AND 2, as recorded in Plat Book 32, Pages 29 through 36 of the Public Records of Osceola County, Florida; thence along the boundary of said BUENA LAGO PHASE 1 AND 2, the following twenty-three (23) courses: run $S00^{\circ}21'59''E$, a distance of 51.09 feet; thence run $S33^{\circ}58'00''E$, a distance of 277.25 feet to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 5,036.00 feet and a Central Angle of $00^{\circ}25'48''$; thence run Northeasterly along the arc of said curve, a distance of 37.79 feet (Chord Bearing = $N55^{\circ}45'31''E$, Chord = 37.79 feet) to a Point of Reverse Curve, concave to the Northwest, having a Radius of 25.00 feet and a Central Angle of $60^{\circ}09'22''$; thence run Northeasterly along the arc of said curve, a distance of 26.25 feet (Chord Bearing = $N25^{\circ}53'44''E$, Chord = 25.06 feet) to a point on a Non-Tangent curve, concave to the South, having a Radius of 100.00 feet and a Central Angle of $150^{\circ}46'11''$; thence run Easterly along the arc of said curve, a distance of 263.15 feet (Chord Bearing = $N71^{\circ}12'30''E$, Chord = 193.53 feet); thence run $N56^{\circ}35'50''E$, a distance of 40.62 feet; thence run $N32^{\circ}02'35''W$, a distance of 93.52 feet; thence run $N33^{\circ}58'00''W$, a distance of 96.22 feet to a point on a Non-Tangent curve, concave to the East, having a Radius of 130.00 feet and a Central Angle of $33^{\circ}33'34''$; thence run Northerly along the arc of said curve, a distance of 76.14 feet (Chord Bearing = $N17^{\circ}11'14''W$, Chord = 75.06 feet); thence run $N00^{\circ}24'26''W$, a distance of 650.67 feet; thence run $S74^{\circ}04'19''E$, a distance of 638.43 feet to a point on a Non-Tangent curve, concave to the North, having a Radius of 5,145.00 feet and a Central Angle of $02^{\circ}04'04''$; thence run Easterly along the arc of said curve, a distance of 185.69 feet (Chord Bearing = $S75^{\circ}06'21''E$, Chord = 185.68 feet); thence run $S76^{\circ}08'23''E$, a distance of 320.94 feet to a point on a Non-Tangent curve, concave to the North, having a Radius of 790.00 feet and a Central Angle of $28^{\circ}46'39''$; thence run Easterly along the arc of said curve, a distance of 396.79 feet (Chord Bearing = $N89^{\circ}28'18''E$, Chord = 392.63 feet); thence run $N75^{\circ}04'59''E$, a distance of 128.29 feet to a point on a Non-Tangent curve, concave to the Northwest, having a Radius of 645.00 feet and a Central Angle of $29^{\circ}34'16''$; thence run Northeasterly along the arc of said curve, a distance of 332.89 feet (Chord Bearing = $N60^{\circ}17'52''E$, Chord = 329.21 feet) to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 105.00 feet and a Central Angle of $32^{\circ}25'02''$; thence run Northeasterly along the arc of said curve, a distance of 59.41 feet (Chord Bearing = $N61^{\circ}43'15''E$, Chord = 58.62 feet); thence run $N12^{\circ}04'14''W$, a distance of 120.00 feet to a point on a Non-Tangent curve, concave to the South, having a Radius of 225.00 feet and a Central Angle of $47^{\circ}13'51''$; thence run Easterly along the arc of said curve, a distance of 185.48 feet (Chord Bearing = $S78^{\circ}27'18''E$, Chord = 180.27 feet); thence run $S54^{\circ}50'22''E$, a distance of 2.28 feet to the Point of Curvature of a curve concave to the West, having a Radius of 25.00 feet and a Central Angle of $90^{\circ}00'00''$; thence run Southerly along the arc of said curve, a distance of 39.27 feet (Chord Bearing = $S09^{\circ}50'22''E$, Chord = 35.36 feet) to the Point of Tangency; thence run $S35^{\circ}09'38''W$, a distance of 154.68 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 725.00 feet and a Central Angle of $05^{\circ}56'55''$; thence run Southwesterly along the arc of said curve, a distance of 75.27 feet (Chord Bearing = $S38^{\circ}08'05''W$, Chord = 75.24 feet); thence run $S48^{\circ}53'28''E$, a distance of 50.00 feet; thence run $S54^{\circ}50'22''E$, a distance of 124.17 feet to a point on the West Right of Way of the C-33 Canal; thence along said West Right of Way the following five (5) courses: run $N35^{\circ}09'38''E$, a distance of 730.00 feet; thence run $S54^{\circ}50'22''E$, a distance of 15.00 feet; thence run $N35^{\circ}09'38''E$, a

distance of 450.00 feet to the Point of Curvature of a curve concave to the West, having a Radius of 240.00 feet and a Central Angle of 36°00'00"; thence run Northerly along the arc of said curve, a distance of 150.80 feet (Chord Bearing = N17°09'38"E, Chord = 148.33 feet) to the Point of Tangency; thence run N00°50'22"W, a distance of 1,023.95 feet to a point on the Regulated Control High Water Line for Alligator Lake; thence along said High Water Line the following six (6) courses: run N63°48'43"W, a distance of 403.35 feet; thence run N59°18'53"W, a distance of 589.50 feet; thence run N70°30'58"W, a distance of 150.75 feet; thence run N62°53'38"W, a distance of 590.04 feet; thence run N67°30'47"W, a distance of 416.29 feet; thence run S89°25'32"W, a distance of 196.53 feet; thence run S00°34'28"E, a distance of 372.27 feet to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 200.00 feet and a Central Angle of 24°57'12"; thence run Southwesterly along the arc of said curve, a distance of 87.10 feet (Chord Bearing = S59°46'47"W, Chord = 86.42 feet) to the Point of Tangency; thence run S47°18'11"W, a distance of 178.79 feet; thence run S43°53'00"W, a distance of 440.06 feet to the Point of Curvature of a curve concave to the North, having a Radius of 300.00 feet and a Central Angle of 49°13'33"; thence run Westerly along the arc of said curve, a distance of 257.75 feet (Chord Bearing = S68°29'47"W, Chord = 249.89 feet) to the Point of Tangency; thence run N86°53'27"W, a distance of 286.60 feet to a point on the East line of a 35 foot Right of Way per SEMINOLE LAND & INVESTMENT COMPANY'S SUBDIVISION OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 31 EAST, as recorded in Plat Book B, Page 28 of the Public Records of Osceola County, Florida; thence run S00°21'59"E, along said East Right of Way line, a distance of 2,558.40 feet to the POINT OF BEGINNING.

Containing 173.40 acres, more or less.

LESS the following parcel:

Tract L2, BUENA LAGO PHASE 1 AND 2, as recorded in Plat Book 32, Pages 29 through 36 of the Public Records of Osceola County, Florida.

Containing 13.65 acres, more or less.

Total Net Acreage contains 159.75 acres, more or less.

FOR A TOTAL AMENDED ACREAGE OF 273.21 ACRES.

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

11

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Buena Lago Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Osceola County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of Osceola County Ordinance No. 2022-32 creating the District (the "Ordinance") March 21, 2022; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the 5th day of November, 2024 10:30 a.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

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

SECTION 3. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced by the Board at its January 18, 2024 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 at the office of the District Manager, Wrathell, Hunt & Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18TH DAY OF JANUARY, 2024.

ATTEST:

**BUENA LAGO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Buena Lago Community Development District (the "District") in Osceola County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors 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 5, 2024

TIME: 10:30 a.m.

PLACE: Johnston's Surveying, Inc.
900 Cross Prairie Parkway
Kissimmee, Florida 34744

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. 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 of Supervisors 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 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. 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 Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District 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.

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
BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 5, 2024**

TIME: **10:30 a.m.**

LOCATION: **Johnston's Surveying, Inc.
900 Cross Prairie Parkway
Kissimmee, Florida 34744**

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. 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.

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

**BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 5, 2024**

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 Buena Lago Community Development District to be held at 10:30 a.m., on November 5, 2024, at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744, 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

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</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.]

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. 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

**BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 5, 2024**

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 Buena Lago 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: _____

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

12

EMMA® Filing Assistance Software as a Service License Agreement

This EMMA Filing Assistance Software as a Service License Agreement (this "**Agreement**") is entered into by and between the **Bueno Lago Community Development District** (the "**District**") on behalf of itself, its Dissemination Agent and all other Obligated Persons as defined in the District's outstanding Continuing Disclosure Agreements (collectively, the "**Licensee**"), and Disclosure Technology Services, LLC, a Delaware limited liability company ("**DTS**" or the "**Licensor**"). This Agreement shall be effective as of last day executed below ("**Effective Date**").

NOW, THEREFORE, for good and adequate consideration, the sufficiency of which is hereby acknowledged, the parties have agreed as follows:

The District is, or may in the future be, a party to one or more Continuing Disclosure Agreements (the "**CDAs**") in connection with the issuance of bonds or other debt obligations. Pursuant to the CDAs, the District and the other Obligated Persons named therein are, or will be, obligated to file certain Annual Reports, Quarterly Reports and Listed Event filings (as such terms are defined in the CDAs) electronically through the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("**EMMA**") system website within the time periods specified in the CDAs.

Subject to the payment of the fees provided for in "Exhibit A: Fee Schedule" attached hereto and the terms and conditions provided for in the "EMMA® Filing Assistance Software End User License Agreement" located at , both of which are hereby incorporated by reference into this Agreement, the Licensor hereby (i) grants to Licensee a non-exclusive, non-transferable, non-sublicensable, limited license and right to access and use the DTS Portal ("**Portal**") for the purposes provided for herein. The Portal is configured to provide annual and quarterly notices of reporting deadlines prior to the applicable Annual Filing Date(s) and Quarterly Filing Date(s) set forth in the CDAs (the "**Services**").

As part of the notices provided by the Portal, links to access to the Portal will be made delivered to the District and other Obligated Persons annually and quarterly, as applicable, via email, which will allow for the District and other Obligated Persons to input the information required for the Annual Reports (excluding the Audited Financial Statements) and the Quarterly Reports under the CDAs, respectively, into a reportable format (collectively, the "**Formatted Information**"). Notwithstanding this provision or failure to provide such Formatted Information or any Services, the District, and its Dissemination Agent, if any, will remain responsible for filing the Formatted Information with EMMA on or before the deadlines provided for in the CDAs. The Portal shall not include any links for Listed Events as defined in the CDAs and all EMMA reporting obligations shall remain the sole obligations of the District and the Obligated Persons as set forth in the CDAs if and when a Listed Events report needs to be filed.

This Agreement shall commence on the Effective Date and continue through September 30 of the year in which this Agreement is executed, and thereafter, shall renew for additional one year terms (based on the District's fiscal year, which ends September 30) so long as the District is obligated under any CDAs. Either party may terminate this Agreement upon thirty days prior written notice to the other party hereto. Any fees paid prior to termination shall be considered earned and non-refundable and the Licensor may adjust the fees hereunder upon thirty days prior written notice to Licensee. Upon the termination of this Agreement, Licensee shall immediately discontinue use of the Portal. Licensee's obligations according to the provisions of this Agreement prior to termination shall survive termination of this Agreement. This Agreement is also subject to the terms set forth in **Exhibit B**.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date below written.

Bueno Lago Community Development District

Disclosure Technology Services, LLC

By: _____

By:  _____

Print: _____

Print: Michael Klurman

Title: _____

Title: Vice President

Date: _____

Date: 01-02-2024 _____

Exhibit A – Fee Schedule

Annual License Fee:

1. \$1000 per annum for all bond issuances to be issued by the District.

Exhibit B – CDD Addendum

The following terms apply notwithstanding any other provision of the Agreement (including but not limited to any of the terms incorporated therein from other documents):

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

IF THE DTS HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DTS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, Craig Wrathell, Wrathell, Hunt & Associates, 2300 Glades Road, 33431

LIMITATIONS ON LIABILITY. Nothing in the Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SCRUTINIZED COMPANIES. DTS certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If DTS is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

E-VERIFY. DTS shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, DTS shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the DTS has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the DTS represents that no public employer has terminated a contract with the DTS under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2023**

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2023**

	General Fund	Debt Service Fund Series 2022	Capital Projects Fund Series 2022	Total Governmental Funds
ASSETS				
Cash	\$ 2,097	\$ -	\$ -	\$ 2,097
Investments				
Revenue	-	18,513	-	18,513
Reserve	-	74,497	-	74,497
Capitalized interest	-	1	-	1
Construction	-	-	74	74
Undeposited funds	11,340	-	-	11,340
Due from Landowner	2,126	-	-	2,126
Due from general fund	-	8,120	-	8,120
Total assets	<u>\$ 15,563</u>	<u>\$ 101,131</u>	<u>\$ 74</u>	<u>\$ 116,768</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 14,332	\$ -	\$ -	\$ 14,332
Due to Landowner	1,475	3,324	-	4,799
Due to debt service fund	8,120	-	-	8,120
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>29,927</u>	<u>3,324</u>	<u>-</u>	<u>33,251</u>
Fund balances:				
Restricted				
Debt service	-	97,807	-	97,807
Capital projects	-	-	74	74
Unassigned	(14,364)	-	-	(14,364)
Total fund balances	<u>(14,364)</u>	<u>97,807</u>	<u>74</u>	<u>83,517</u>
Total liabilities and fund balances	<u>\$ 15,563</u>	<u>\$ 101,131</u>	<u>\$ 74</u>	<u>\$ 116,768</u>

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 3,285	\$ 3,285	\$ 120,631	3%
Landowner contribution	-	-	44,925	0%
Total revenues	<u>3,285</u>	<u>3,285</u>	<u>165,556</u>	<u>2%</u>
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	8,000	48,000	17%
Legal	414	414	25,000	2%
Engineering	382	382	2,000	19%
Audit*	-	-	4,900	0%
Arbitrage rebate calculation*	-	-	750	0%
Dissemination agent*	83	167	2,000	8%
Trustee*	-	-	11,000	0%
Telephone	16	33	200	17%
Postage	-	-	500	0%
Printing & binding	42	83	500	17%
Legal advertising	-	-	3,500	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	6,050	86%
Contingencies/bank charges	-	-	500	0%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>4,937</u>	<u>14,454</u>	<u>105,990</u>	<u>14%</u>
Field operations and maintenance				
Field operations manager	200	400	2,400	17%
Landscape contract labor	868	1,736	37,000	5%
Insurance: property	-	-	7,000	0%
Backflow prevention test	-	-	150	0%
Tree trimming	-	-	2,500	0%
Signage	-	-	2,500	0%
General maintenance	-	-	1,000	0%
Aquatic controls - ponds	495	990	4,500	22%
Total field operations	<u>1,563</u>	<u>3,126</u>	<u>57,050</u>	<u>5%</u>
Other fees & charges				
Tax collector	66	66	2,513	3%
Total other fees & charges	<u>66</u>	<u>66</u>	<u>2,513</u>	<u>3%</u>
Total expenditures	<u>6,566</u>	<u>17,646</u>	<u>165,553</u>	<u>11%</u>
Excess/(deficiency) of revenues over/(under) expenditures	(3,281)	(14,361)	3	
Fund balances - beginning	(11,083)	(3)	-	
Fund balances - ending	<u>\$ (14,364)</u>	<u>\$ (14,364)</u>	<u>\$ 3</u>	

*These items will be realized when bonds are issued.

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	\$ 8,286	\$ 8,286	\$ 304,328	3%
Interest	866	1,827	-	N/A
Total revenues	<u>9,152</u>	<u>10,113</u>	<u>304,328</u>	3%
EXPENDITURES				
Principal	-	-	70,000	0%
Interest	113,600	113,600	227,200	50%
Total debt service	<u>113,600</u>	<u>113,600</u>	<u>297,200</u>	38%
Other fees & charges				
Tax collector	166	166	6,340	3%
Total other fees and charges	<u>166</u>	<u>166</u>	<u>6,340</u>	3%
Total expenditures	<u>113,766</u>	<u>113,766</u>	<u>303,540</u>	37%
Excess/(deficiency) of revenues over/(under) expenditures	(104,614)	(103,653)	788	
Fund balances - beginning	202,421	201,460	268,316	
Fund balances - ending	<u>\$ 97,807</u>	<u>\$ 97,807</u>	<u>\$ 269,104</u>	

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 74
Total revenues	-	74
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	74
Fund balances - beginning	74	-
Fund balances - ending	\$ 74	\$ 74

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Buena Lago Community Development District held Public Hearings and a Regular Meeting on August 17, 2023 at 10:30 a.m., or as soon thereafter the matter may be heard at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present were:

Chris Tyree (via telephone)	Chair
Bill Fife	Vice Chair
Robyn Bronson	Assistant Secretary
Roger Van Auker	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Ashley Ligas (via telephone)	District Counsel
Katie Ibarra (via telephone)	Kutak Rock LLP
Rey Malave (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 10:35 a.m. Supervisors Bronson, Van Auker and Fife were present. Supervisor Tyree attended via telephone. Supervisor Wiggins was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Supervisor John Wiggins [SEAT 3]

On MOTION by Mr. Fife and seconded by Mr. Van Auker, with all in favor, the resignation of Mr. John Wiggins, was accepted.

FOURTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires November 2024

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- **Administration of Oath of Office to Appointed Supervisor (the following to be provided in a separate package)**
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
 - B. Membership, Obligations and Responsibilities**
 - C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
 - D. Form 8B – Memorandum of Voting Conflict**

These items were deferred.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-04, Designating Certain Officers of the District, and Providing for an Effective Date

This item was deferred.

SIXTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Fiscal Year 2023/2024 Budget

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2023-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Rom noted the proposed Fiscal Year 2024 budget includes the new “Field operations manager” line item and assessments transitioning from off roll to 100% on roll.

On MOTION by Mr. Fife and seconded by Ms. Bronson, with all in favor, the Public Hearing was opened.

No members of the public or affected property owners spoke.

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On MOTION by Mr. Fife and seconded by Ms. Bronson, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Bronson and seconded by Mr. Fife, with all in favor, Resolution 2023-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**
- C. Consideration of Resolution 2023-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Mr. Fife and seconded by Ms. Bronson, with all in favor, the Public Hearing was opened.

No members of the public or affected property owners spoke.

On MOTION by Mr. Fife and seconded by Ms. Bronson, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Fife and seconded by Ms. Bronson, with all in favor, Resolution 2023-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

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EIGHTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2022, Prepared by Grau & Associates

Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September 30, 2022. The CDD received a clean audit; there were no findings, recommendations, deficiencies on internal control or instances of non-compliance.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2022

On MOTION by Mr. Fife and seconded by Ms. Bronson, with all in favor, Resolution 2023-07, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2022, was adopted.

TENTH ORDER OF BUSINESS

Ratification of Termination of Floralawn, Inc., for Landscape & Irrigation Services

Mr. Fife stated that termination was necessary due to lack of rapport with the provider. Mr. Rom confirmed that Floralawn received the termination letter. Floralawn emailed to change the effective date to July 31, 2023.

On MOTION by Ms. Bronson and seconded by Mr. Van Auken, with all in favor, termination of the Floralawn, Inc. Landscape & Irrigation Services Agreement, effective July 31, 2023, was ratified.

ELEVENTH ORDER OF BUSINESS

Ratification of Florida ULS Operating, LLC d/b/a United Land Services, LLC, Landscape & Irrigation Services Agreement

On MOTION by Mr. Fife and seconded by Ms. Bronson, with all in favor, the Landscape & Irrigation Services Agreement with Florida ULS Operating, LLC d/b/a United Land Services, LLC, effective August 1, 2023, was ratified.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2023

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On MOTION by Ms. Bronson and seconded by Mr. Fife, with all in favor, the Unaudited Financial Statements as of June 30, 2023, were accepted.

THIRTEENTH ORDER OF BUSINESS **Approval of May 18, 2023 Regular Meeting Minutes**

On MOTION by Ms. Bronson and seconded by Mr. Fife, with all in favor, the May 18, 2023 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS **Staff Reports**

- A. District Counsel: Kutak Rock LLP**
There was no report.
- B. District Engineer: Dewberry Engineers, Inc.**
Mr. Malave expects to finalize and distribute an updated Engineer’s Report within a few weeks. As to the next bond issue, Mr. Tyree expects it to be around January or February 2024.
- C. District Manager: *Wrathell, Hunt and Associates, LLC***
 - **16 Registered Voters in District as of April 15, 2023**
 - **NEXT MEETING DATE: September 21, 2023 at 10:30 A.M.**
 - **QUORUM CHECK**
The next meeting will be September 21, 2023, unless cancelled.

FIFTEENTH ORDER OF BUSINESS **Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

SIXTEENTH ORDER OF BUSINESS **Public Comment**

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Fife and seconded by Ms. Bronson, with all in favor, the meeting adjourned at 10:46 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

STAFF

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MEMORANDUM

To: Board of Supervisors, Buena Lago Community Development District

From: Jere Earlywine

Date: January 4, 2024

Subject: Ethics Training Requirements

Beginning January 1, 2024, all Board Supervisors of Florida Community Development Districts will be required to complete four (4) hours of Ethics training each year. The four (4) hours must be allocated to the following categories: two (2) hours of Ethics Law, one (1) hour of Sunshine Law, and one (1) hour of Public Records law.

This training may be completed online, and the four (4) hours do not have to be completed all at once. The Florida Commission on Ethics (“COE”) has compiled a list of resources for this training. An overview of the resources are described below, and links to the resources are included in this memo.

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the Ethics training requirements. At this time, there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

Free Training Options

The Florida Commission on Ethics’ (“COE”) website has several free online resources and links to resources that Supervisors can access to complete the training requirements. Navigate to that page here: [Florida Commission on Ethics Training](https://ethics.state.fl.us/Training/Training.aspx).¹ Please note that the COE only provides free training for the two (2) hour Ethics portion of the annual training. However, the COE does provide links to free outside resources to complete the Sunshine and Public Records portion of the training. These links are included in this memorandum below for your ease of reference.

¹ <https://ethics.state.fl.us/Training/Training.aspx>

Free Ethics Law Training

The COE provides several videos for Ethics training, none of which are exactly two (2) hours in length. Please ensure you complete 120 minutes of Ethics training when choosing a combination of the below.

State Ethics Laws for Constitutional Officers & Elected Municipal Officers (100 minutes)

Click here: [Kinetic Ethics](#)

Business and Employment Conflicts and Post-Public-Service (56 minutes) Restriction

Click here: [Business and Employment Conflicts](#)

Gifts (50 minutes)

Click here: [Ethics Laws Governing Acceptance of Gifts](#)

Voting Conflicts - Local Officers (58 minutes)¹

Click here: [Voting Vertigo](#)

Free Sunshine/Public Records Law Training

The Office of the Attorney General provides a two (2) hour online training course (audio only) that meets the requirements of the Sunshine Law and Public Records Law portion of Supervisors' annual training.

Click here to access: [Public Meeting and Public Records Law](#)

Other Training Options

4- Hour Course

Some courses will provide a certificate upon completion (not required), like the one found from the Florida State University, Florida Institute of Government, linked here: [4-Hour Ethics Course](#). This course meets all the ethics training requirements for the year, including Sunshine Law and Public Records training. This course is currently \$79.00

CLE Course

The COE's website includes a link to the Florida Bar's Continuing Legal Education online tutorial which also meets all the Ethics training requirements. However, this is a CLE course designed more specifically for attorneys. The 5 hours 18 minutes' long course exceeds the 4-hour requirement and its cost is significantly higher than the 4-Hour Ethics course provided by the Florida State University. The course is currently \$325.00. To access this course, click here: [Sunshine Law, Public Records and Ethics for Public Officers and Public Employees](#).

If you have any questions, please do not hesitate to contact me.

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

C

BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 19, 2023 CANCELED	Regular Meeting	10:30 AM*
November 13, 2023 CANCELED	Regular Meeting	1:00 PM*
November 16, 2023 <i>Rescheduled to November 13, 2023</i>	Regular Meeting	10:30 AM*
December 21, 2023 CANCELED	Regular Meeting	10:30 AM*
January 18, 2024	Regular Meeting	10:30 AM*
February 15, 2024	Regular Meeting	10:30 AM*
March 21, 2024	Regular Meeting	10:30 AM*
April 18, 2024	Regular Meeting	10:30 AM*
May 16, 2024	Regular Meeting	10:30 AM*
June 20, 2024	Regular Meeting	10:30 AM*
July 18, 2024	Regular Meeting	10:30 AM*
August 15, 2024	Regular Meeting	10:30 AM*
September 19, 2024	Regular Meeting	10:30 AM*

**Meetings will commence at 10:30 AM, or immediately following the adjournment of the Harmony West Community Development District meetings.*