BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

April 18, 2024

BOARD OF SUPERVISORS

PUBLIC HEARINGS AND 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

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

April 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 Public Hearings and a Regular Meeting on April 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. Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

   A. Affidavit/Proof of Publication

   B. Consideration of Resolution 2024-05, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Buena Lago Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

4. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

   - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
   - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

C. Engineer's Report - Amended and Restated *(for informational purposes)*

D. Amended and Restated Master Special Assessment Methodology Report *(for informational purposes)*

E. Consideration of Resolution 2024-06, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date

5. Consideration of Resolution 2024-07, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

6. Consideration of Resolution 2024-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

7. Consideration of Resolution 2024-09, Ratifying the Actions of the District Manager in Redesignating the Time for Landowners' Meeting; Providing for Publication, Providing for an Effective Date

8. Ratification Items

A. Acquisition of the Buena Lago Phase 4 Utilities and Roadways Improvements

B. Revocation of United Land Services, LLC Landscape Maintenance Services Agreement Termination

9. Acceptance of Unaudited Financial Statements as of February 29, 2024

10. Approval of January 18, 2024 Regular Meeting Minutes

11. Staff Reports

    A. District Counsel: *Kutak Rock LLP*

    B. District Engineer: *Dewberry Engineers, Inc.*

    C. District Manager: *Wrathell, Hunt and Associates, LLC*

    - NEXT MEETING DATE: May 16, 2024 at 10:30 AM
        - QUORUM CHECK

SEAT 1	CHRIS TYREE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	AYDEN WILLIAMS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	SHELLEY KAERCHER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	ROBYN BRONSON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	ROGER VAN AUKER	☐ IN PERSON	☐ PHONE	☐ NO

12. Board Members' Comments/Requests

13. Public Comments

14. 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

3A

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2024-05

[RESOLUTION AUTHORIZING UNIFORM METHOD - EXPANSION PARCEL]

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Buena Lago Community Development District ("**District**") was established pursuant to the provisions of Chapter 190, Florida Statutes, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, Florida Statutes, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, Florida Statutes; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, Florida Statutes, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, effective October 25, 2022, the boundaries of the District were amended by Ordinance #2022-114 of Osceola County, Florida, to include additional lands within the boundaries of the District ("**Expansion Parcel**"); and

WHEREAS, the District desires to express its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying the cost of operating and maintaining its assessable improvements on lands located within the Expansion Parcel; and

WHEREAS, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within the County in which the District is located for four (4) consecutive weeks prior to such hearing.

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

SECTION 1. The District, upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments located within the Expansion Parcel is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District's use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

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

ATTEST:	**BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT**
______________________________	___________________________________
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description

Exhibit A
Property Description

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.

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

4A

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

4B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.

2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Buena Lago Community Development District ("**District**").

3. Among other things, my duties include preparing and transmitting correspondence relating to the District.

4. I do hereby certify that on March 19, 2024, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A.**

5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.

[signature]
By: Curtis Marcoux, Financial Analyst

SWORN AND SUBSCRIBED before me by means of ☑ physical presence or ☐ online notarization this 19th day of March 2024, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☑ is personally known to me or ☐ has provided ________________ as identification, and who ☐ did or ☑ did not take an oath.

DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC
[signature]
Print Name: Daphne Gillyard
Notary Public, State of FLORIDA
Commission No.: HH 390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices
EXHIBIT B: List of Addressees

9589 0710 5270 0163 1246 64

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MAR 19 2024

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FORESTAR (USA) REAL ESTATE GROUP INC.
2221 E LAMAR BLV SUITE 790
ARLINGTON, TEXAS 76006

PS Form 3800 ... See Reverse for Instructions

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

<u>Via First Class U.S. Mail and Email</u>

March 19, 2024
DR. Horton Inc.
10192 Dowden RD
Orlando, FL, 32832

RE: ***Buena Lago Community Development District ("District")***
Notice of Hearings on Debt Assessments
(Boundary Amendment Parcel)[1]

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the District's Board of Supervisors ("**Board**") hereby provides notice of the following public hearings, and public meeting:

NOTICE OF PUBLIC HEARINGS

DATE:	April 18, 2024
TIME:	10:30 a.m.
LOCATION:	Johnson's Surveying, Inc. 900 Cross Prairie Parkway Kissimmee, Florida 34744

The purpose of the public hearings announced above is to consider the imposition of special assessments ("**Debt Assessments**"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the Boundary Amendment Parcel, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "**Project**"), benefitting all lands within the Boundary Amendment Parcel. The Project is described in more detail in the *Amended and Restated Engineer's Report* ("**Engineer's Report**"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting the Boundary Amendment Parcel, as identified in the Engineer's Report. The

[1] 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. As part of Resolution 2022-30, the District levied debt assessments to finance all or a portion of the capital improvement plan. 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**." The District now desires to levy the special assessments, first established under Resolution 2022-30, on the Boundary Amendment Parcel.

Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the Boundary Amendment Parcel, as set forth in the *Amended and Restated Master Special Assessment Methodology Report* ("**Assessment Report**"). Copies of the Engineer's Report and Assessment Report are attached hereto. As required by Chapters 170, 190 and 197, *Florida Statutes*, the Assessment Report, together with the Engineer's Report, describe in more detail the purpose of the Debt Assessments; the total amount to be levied against each parcel of land within the Boundary Amendment Parcel; the units of measurement to be applied against each parcel to determine the Debt Assessments; the number of such units contained within each parcel; and the total revenue the District will collect by the Debt Assessments. At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The Debt Assessments constitute a lien against benefitted property located within the Boundary Amendment Parcel just as do each year's property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The District is located entirely within unincorporated Osceola County, Florida, and covers approximately 273.21 acres of land, more or less, and the Boundary Amendment Parcel encompasses the northern 159.75 acres of the District. The site is generally located south of Alligator Lake, east and north of Hickory Tree Road and west of Hickory Tree Lane. All lands within the Boundary Amendment Parcel are expected to be improved in accordance with the reports identified above. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "**District's Office**" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877)276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Office.

Sincerely,

Daniel Rom
District Manager

Exhibit A: *Amended and Restated Engineer's Report*
Exhibit B: *Amended and Restated Master Special Assessment Methodology Report*
Exhibit C: Legal Description of Boundary Amendment Parcel

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

Via First Class U.S. Mail and Email

March 19, 2024
FORESTAR (USA) REAL ESTATE GROUP INC.
2221 E Lamar Blvd Suite 790
Arlington, Texas 76006

RE: ***Buena Lago Community Development District ("District")***
Notice of Hearings on Debt Assessments
(Boundary Amendment Parcel)[1]

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the District's Board of Supervisors ("**Board**") hereby provides notice of the following public hearings, and public meeting:

NOTICE OF PUBLIC HEARINGS

DATE:	April 18, 2024
TIME:	10:30 a.m.
LOCATION:	Johnson's Surveying, Inc. 900 Cross Prairie Parkway Kissimmee, Florida 34744

The purpose of the public hearings announced above is to consider the imposition of special assessments ("**Debt Assessments**"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the Boundary Amendment Parcel, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "**Project**"), benefitting all lands within the Boundary Amendment Parcel. The Project is described in more detail in the *Amended and Restated Engineer's Report* ("**Engineer's Report**"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting the Boundary Amendment Parcel, as identified in the Engineer's Report. The

[1] 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. As part of Resolution 2022-30, the District levied debt assessments to finance all or a portion of the capital improvement plan. 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**." The District now desires to levy the special assessments, first established under Resolution 2022-30, on the Boundary Amendment Parcel.

Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the Boundary Amendment Parcel, as set forth in the *Amended and Restated Master Special Assessment Methodology Report* ("**Assessment Report**"). Copies of the Engineer's Report and Assessment Report are attached hereto. As required by Chapters 170, 190 and 197, *Florida Statutes*, the Assessment Report, together with the Engineer's Report, describe in more detail the purpose of the Debt Assessments; the total amount to be levied against each parcel of land within the Boundary Amendment Parcel; the units of measurement to be applied against each parcel to determine the Debt Assessments; the number of such units contained within each parcel; and the total revenue the District will collect by the Debt Assessments. At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The Debt Assessments constitute a lien against benefitted property located within the Boundary Amendment Parcel just as do each year's property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The District is located entirely within unincorporated Osceola County, Florida, and covers approximately 273.21 acres of land, more or less, and the Boundary Amendment Parcel encompasses the northern 159.75 acres of the District. The site is generally located south of Alligator Lake, east and north of Hickory Tree Road and west of Hickory Tree Lane. All lands within the Boundary Amendment Parcel are expected to be improved in accordance with the reports identified above. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "**District's Office**" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877)276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Office.

Sincerely,

Daniel Rom
District Manager

Exhibit A: *Amended and Restated Engineer's Report*
Exhibit B: *Amended and Restated Master Special Assessment Methodology Report*
Exhibit C: Legal Description of Boundary Amendment Parcel

REFERENCE NO. 50166049

BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT

Engineer's Report – Amended and Restated

SEPTEMBER 21, 2023

Dewberry

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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List of Exhibits

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	ORGIINAL 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

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

LEGEND

BUENA LAGO CDD

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

SECT 32, T26S, R31E

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

APPROX. CDD BOUNDARY AREA - 159.75± AC.

N 0' 600' 1200'

DATE: June 30, 2022

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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.

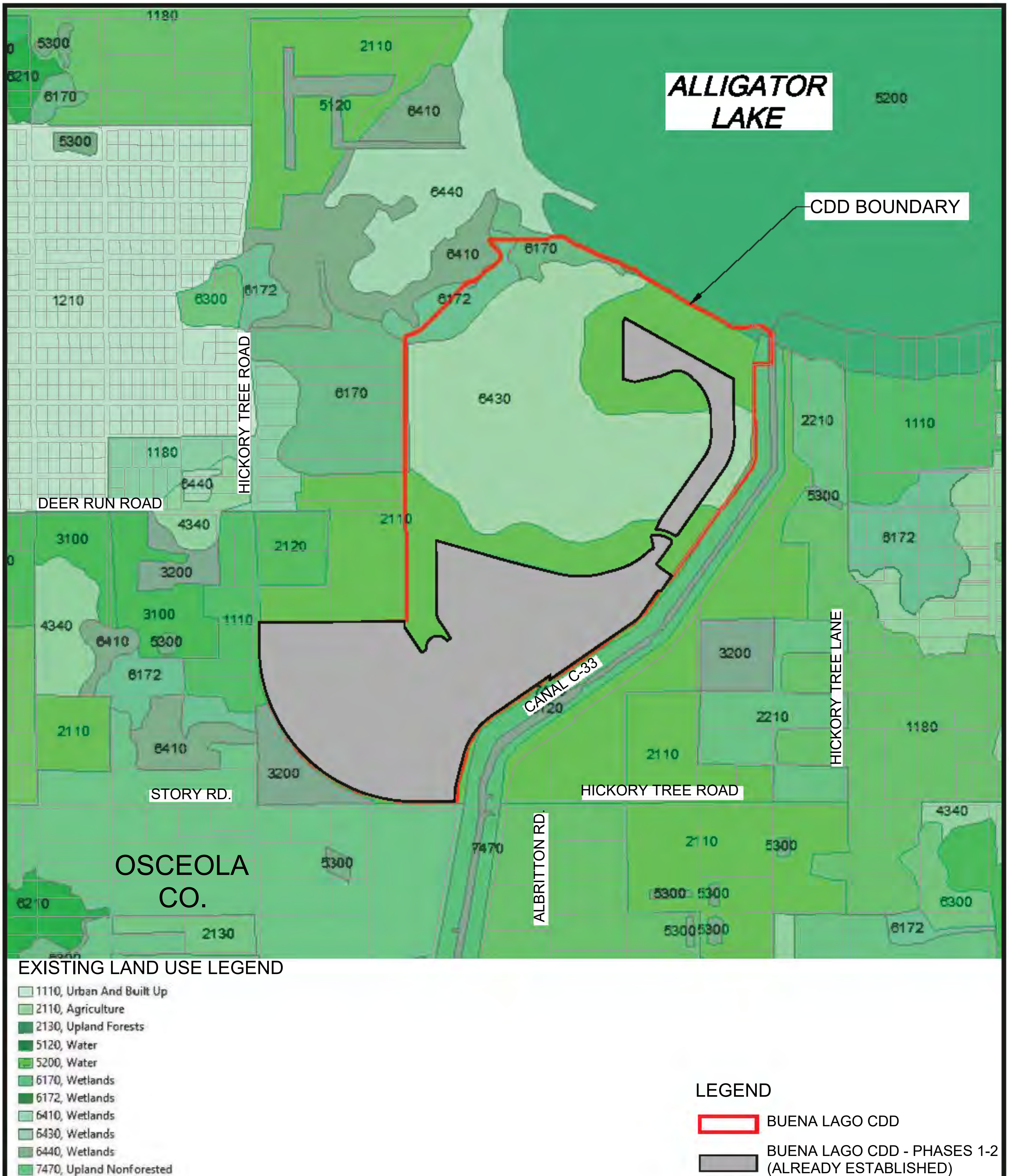
SECT 32, T26S, R31E

EXHIBIT 2 - LEGAL DESCRIPTION BUENA LAGO CDD- AMMENDED AND RESTATED

APPROX. CDD BOUNDARY AREA - 159.75± AC.

Dewberry®

DATE: June 30, 2022



SECT 32, T26S, R31E

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

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N 0' 600' 1200'

DATE: June 30, 2022

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

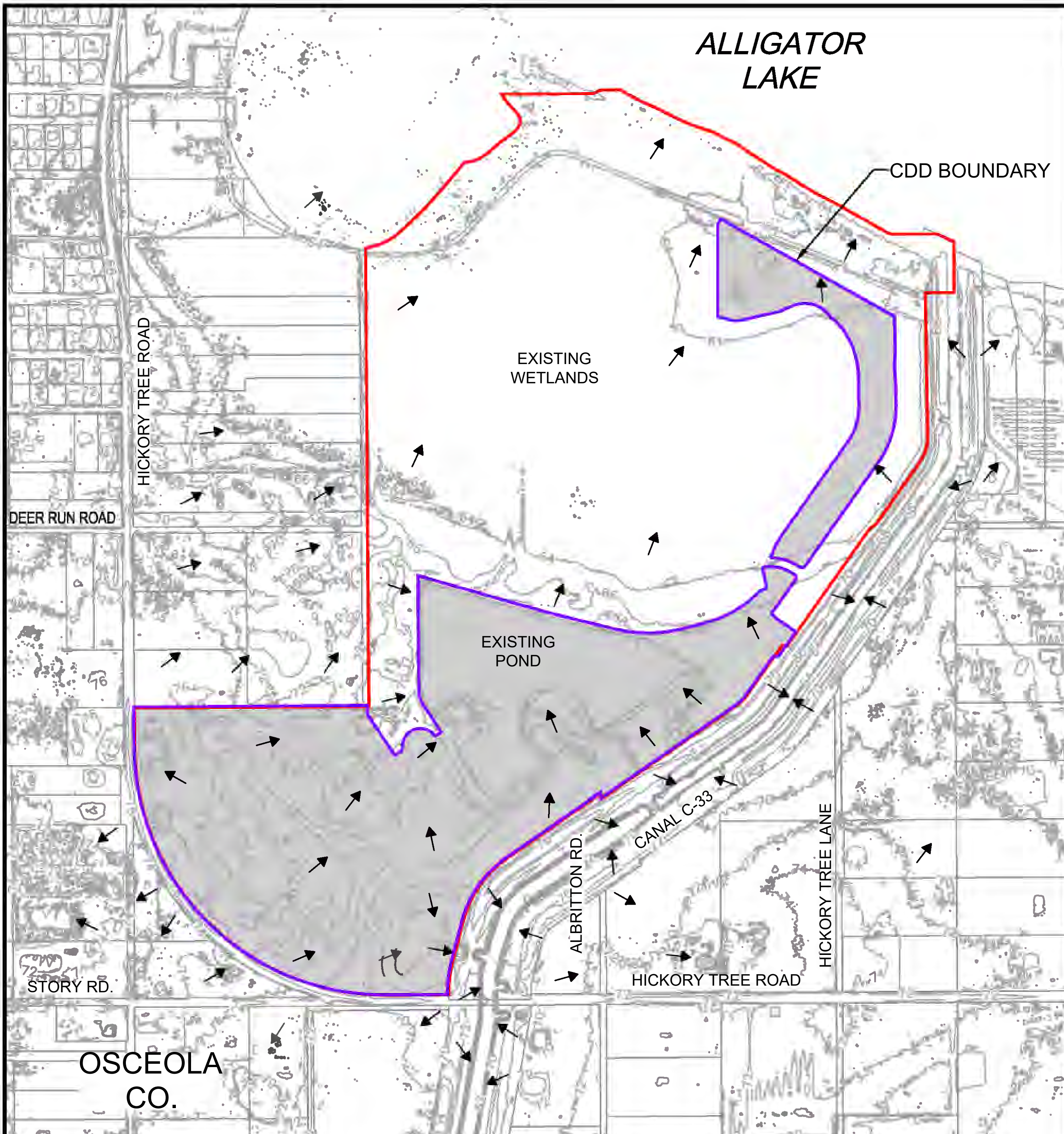
APPROX. CDD BOUNDARY
AREA - 159.75± AC.

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

Dewberry®

N 0' 600' 1200'

DATE: June 30, 2022



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.

N 0' 400' 800'

DATE: June 30, 2022

Dewberry®

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 (231 LOTS)	TOTAL (545 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:

1. 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.
2. Excludes grading of each lot in conjunction with home construction, which will be provided by home builder.
3. Includes stormwater pond excavation. Does not include the cost of transportation of fill for use of private lots.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Stormwater does not include grading associated with building pads.
7. Estimates are based on 2023 cost.
8. Includes entry features, signage, hardscape, landscape, irrigation, and fencing.
9. 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.
10. Estimates based on 547 lots.
11. The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (all phases).
12. 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.

SECT 32, T26S, R31E

APPROX. CDD BOUNDARY
AREA - 159.75± AC.

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

Dewberry

N

0' 325' 650'

DATE: June 30, 2022

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

Table of Contents

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 re-platted) 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 = 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); 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°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°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°35'14"E, a distance of 2431.19 feet; thence run N00°24'46"W, a distance of 759.96 feet to the POINT OF BEGINNING; thence run N54°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°12'29"; thence run Westerly along the arc of said curve, a distance of 168.99 feet (Chord Bearing = N72°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°49'09"; thence run Northerly along the arc of said curve, a distance of 11.33 feet (Chord Bearing = N18°05'55"W, Chord = 11.33 feet) to a point; thence run N69°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°34'39"; thence run Northeasterly along the arc of said curve, a distance of 124.12 feet (Chord Bearing = N26°52'41"E, Chord = 123.69 feet) to a point; thence run N35°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°00'00"; thence run Northerly along the arc of said curve, a distance of 207.97 feet (Chord Bearing = N17°10'00"E, Chord = 204.57 feet) to the Point of Tangency; thence run N00°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°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°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.

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EXHIBIT: B

ParcelID	SubName	Owner1	Addr1	City	ST/Prov	Zip/Postal
32-26-31-3514-0001-3650	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3660	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3670	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3680	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3690	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3700	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3710	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3720	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3730	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3740	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3750	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3760	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3770	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3780	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3790	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3800	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3810	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3820	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3830	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3840	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3850	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3860	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3870	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3880	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3890	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3900	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3910	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3920	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3930	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3940	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3950	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3960	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3970	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3980	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-3990	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4000	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4010	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4020	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4030	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4040	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4050	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4060	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4070	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4080	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4090	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4100	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4110	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4120	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4130	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4140	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4150	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4160	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4170	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4180	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4190	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4200	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4210	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4220	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4230	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4240	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4250	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4260	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4270	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4280	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4290	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4300	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4310	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4320	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4330	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4340	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4350	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4360	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4370	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4380	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4390	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4400	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4410	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4420	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4430	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4440	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006

32-26-31-3514-0001-4450	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4460	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4470	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4480	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4490	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4500	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4510	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4520	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4530	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4540	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4550	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4560	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4570	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4580	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4590	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4600	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4610	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4620	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4630	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4640	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4650	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4660	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4670	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4680	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4690	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4700	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4710	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4720	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3514-0001-4730	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-0010	BUENA LAGO PH 1 & 2	RODRIGUEZ CORTES JONATHAN	3993 MAGENTA PL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0020	BUENA LAGO PH 1 & 2	AGOSTO FRANCISCO	3997 MAGENTA PL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0030	BUENA LAGO PH 1 & 2	RODRIGUEZ MICHAEL JOEL	4001 MAGENTA PL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0040	BUENA LAGO PH 1 & 2	VERA YUMAR JOSE	4005 MAGENTA PL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0050	BUENA LAGO PH 1 & 2	ROJAS FERNANDO ENRIQUE	4004 MAGENTA PLACE	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0060	BUENA LAGO PH 1 & 2	PADILLA GUZMAN RAYMAR TUAREG	4000 MAGENTA PL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0070	BUENA LAGO PH 1 & 2	REA VIVIANA	3996 MAGENTA PL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0080	BUENA LAGO PH 1 & 2	HENNIGAN ORTIZ WILLIAM LEE	3992 MAGENTA PL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0090	BUENA LAGO PH 1 & 2	SANCHEZ SARAH YVETTE	3988 MAGENTA PL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0100	BUENA LAGO PH 1 & 2	NAVA VELASQUEZ REIMAR SEGUNDO	3984 MAGENTA PL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0110	BUENA LAGO PH 1 & 2	FRAITES KRISTOFF JUNIER	3980 MAGENTA PL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0120	BUENA LAGO PH 1 & 2	SOLANO JASON	3976 MAGENTA PL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0130	BUENA LAGO PH 1 & 2	BARTKUS KEVIN MICHAEL	3975 MEKONG CT	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0140	BUENA LAGO PH 1 & 2	SALGADO CHRISTOPHER JOSE	3979 MEKONG CT	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0150	BUENA LAGO PH 1 & 2	CANQUIZ OCANDO GUSTAVO JESUS	3983 MEKONG CT	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0160	BUENA LAGO PH 1 & 2	POLANCO TEJADA MODESTO	3987 MEKONG CT	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0170	BUENA LAGO PH 1 & 2	FELICIANO PAGAN VANESSA	3991 MEKONG CT	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0180	BUENA LAGO PH 1 & 2	CINQUEMANI DINO BERNARD	3995 MEKONG CT	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0190	BUENA LAGO PH 1 & 2	TORO ESCOBAR CARLOS ALBERTO	3999 MEKONG CT	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0200	BUENA LAGO PH 1 & 2	CHOONG CRISTIAN ANDRE	3994 MEKONG CT	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0210	BUENA LAGO PH 1 & 2	LOPEZ FELIX ANTONIO	3990 MEKONG CT	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0220	BUENA LAGO PH 1 & 2	SANTOS DANIEL	3986 MEKONG CT	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0230	BUENA LAGO PH 1 & 2	VENTURA BENITEZ CARLOS JOSE	3982 MEKONG CT	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0240	BUENA LAGO PH 1 & 2	BRITO FILOMENA DEL CARMEN	3978 MEKONG CT	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0250	BUENA LAGO PH 1 & 2	AGU PHILIPPA	3974 MEKONG CT	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0260	BUENA LAGO PH 1 & 2	PIERRE ANOSHAH JUSTINE	5060 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0270	BUENA LAGO PH 1 & 2	ALVES RUGGERI LUCIANO	5056 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0280	BUENA LAGO PH 1 & 2	RIVERA ADORNO ALEX DAVID	5052 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0290	BUENA LAGO PH 1 & 2	MCCRIGHT-GILL TALAYA MARCITA	5048 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0300	BUENA LAGO PH 1 & 2	ALIZE HUBERT	5044 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0310	BUENA LAGO PH 1 & 2	DIAZ ORTIZ RAMON ENRIQUE	5045 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0320	BUENA LAGO PH 1 & 2	RODRIGUEZ VEGA OMAR AUGUSTO	5049 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0330	BUENA LAGO PH 1 & 2	EMPEY WILLIAM I	5053 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0340	BUENA LAGO PH 1 & 2	ROMERO RAMIREZ GREGORIS NEHOMAR	5057 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0350	BUENA LAGO PH 1 & 2	CARTAGENA JESSICA DEL VALLE	5061 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0360	BUENA LAGO PH 1 & 2	SANTIAGO MICHAEL MARTIN JR	5065 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0370	BUENA LAGO PH 1 & 2	QUINONES RAYMOND ANTHONY JR	5069 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0380	BUENA LAGO PH 1 & 2	MARMOL ROSIBEL	5073 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0390	BUENA LAGO PH 1 & 2	GARCIA EIDER	5077 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0400	BUENA LAGO PH 1 & 2	MIGLIORE JAIMES SANDRA COROMOTO	5081 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0410	BUENA LAGO PH 1 & 2	KERCADO MELENDEZ IPCIA M	1895 VETERANS DR	KISSIMMEE	FL	34744
32-26-31-3566-0001-0420	BUENA LAGO PH 1 & 2	MONTERO CARLOS DANIEL	5089 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0430	BUENA LAGO PH 1 & 2	BARRERA MAZO MAURICIO ANDRES	5093 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0440	BUENA LAGO PH 1 & 2	RIVERO BOHORQUEZ JOSE LUIS	5097 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0450	BUENA LAGO PH 1 & 2	AVILES FERNANDO LUIS	5101 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0460	BUENA LAGO PH 1 & 2	VIRGUEZ ALVARADO RHONALD FELIPE	5105 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0470	BUENA LAGO PH 1 & 2	BRADLEY ENID MICHELE	5109 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0480	BUENA LAGO PH 1 & 2	GONZALEZ OMAR ESPINOSA	5113 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0490	BUENA LAGO PH 1 & 2	RAMOS HERNANDEZ EVELYN COROMOTO	5117 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0500	BUENA LAGO PH 1 & 2	LEOTAUD GUKOVSKY JOSE GREGOORIO	5121 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0510	BUENA LAGO PH 1 & 2	GARCIA FRANCO GENESIS ZARAHY	5125 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0520	BUENA LAGO PH 1 & 2	JONES CARINA SHAUNTEE	5129 BAROMBI BEND	SAINT CLOUD	FL	34772

32-26-31-3566-0001-0530	BUENA LAGO PH 1 & 2	PARRA ALDO	15024 CEDAR BRANCH WAY	ORLANDO	FL	32824
32-26-31-3566-0001-0540	BUENA LAGO PH 1 & 2	RUBINI AGUILERA JOSE DANIEL	5137 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0550	BUENA LAGO PH 1 & 2	ORENGO CHRISTOPHER WILLIS	5141 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0560	BUENA LAGO PH 1 & 2	CUEVAS ELIAS	5145 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0570	BUENA LAGO PH 1 & 2	ABREU JUAN FRANCISCO	5144 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0580	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-0590	BUENA LAGO PH 1 & 2	OLKA MATTHEW CHARLES	5136 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0600	BUENA LAGO PH 1 & 2	CRUZ RAFAEL	5118 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0610	BUENA LAGO PH 1 & 2	RIVERA MELENDEZ JOSE LUIS	5114 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0620	BUENA LAGO PH 1 & 2	GARCIA WILLIAM	5110 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0630	BUENA LAGO PH 1 & 2	HAYNES JAMES A	5106 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0640	BUENA LAGO PH 1 & 2	VARGAS REBECCA	5102 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0650	BUENA LAGO PH 1 & 2	PADILLA EDMUNDO IGNACIO	5098 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0660	BUENA LAGO PH 1 & 2	CLAYTON CLIFFORD RODERIC JR	5092 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0670	BUENA LAGO PH 1 & 2	BUSLAY LENNIE JAVIER	5088 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0680	BUENA LAGO PH 1 & 2	BRICENO ZAMBRANO MARCOS DE JESUS	5084 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0690	BUENA LAGO PH 1 & 2	PORTER RONALD DOUGLAS JR	5078 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0700	BUENA LAGO PH 1 & 2	KINSELLA DONALD W	5074 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0710	BUENA LAGO PH 1 & 2	HENDERSON TRENTIN VAI	5070 BAROMBI BEND	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0720	BUENA LAGO PH 1 & 2	DELGADO MADURO JORGE JOSE	5075 FIDLER WAY	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0730	BUENA LAGO PH 1 & 2	GOMEZ JANET	5079 FIDLER WAY	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0740	BUENA LAGO PH 1 & 2	GUTIERREZ HECTOR JR	5083 FIDLER WAY	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0750	BUENA LAGO PH 1 & 2	SORROW DANIEL W	5087 FIDLER WAY	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0760	BUENA LAGO PH 1 & 2	MEDINA ORTIZ CARLOS JUAN	3972 MAGENTA PL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0770	BUENA LAGO PH 1 & 2	VELAZQUEZ LAZARO R	3968 MAGENTA PL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0780	BUENA LAGO PH 1 & 2	RICHARDSON CHARLERY MARCIA EDITH	3964 MAGENTA PL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0790	BUENA LAGO PH 1 & 2	BOATRIGHT DEREK	3960 MAGENTA PL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0800	BUENA LAGO PH 1 & 2	COLON REY JAVIER ENRIQUE	3956 MAGENTA PL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0810	BUENA LAGO PH 1 & 2	ROJAS CARLOS MOREJON	3952 MAGENTA PL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0820	BUENA LAGO PH 1 & 2	MATOS COLON CARLOS ENRIQUE	3948 MAGENTA PL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0830	BUENA LAGO PH 1 & 2	GRULER ETHAN NATHANIAL	3944 MAGENTA PL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0840	BUENA LAGO PH 1 & 2	CAMACHO POLANCO DAYRON BASILIO	3940 MAGENTA PL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-0850	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-0860	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-0870	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-0880	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-0890	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-0900	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-0910	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-0920	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-0930	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-0940	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-0950	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-0960	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-0970	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-0980	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-0990	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1000	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1010	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1020	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1030	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1040	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1050	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1060	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1070	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1080	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1090	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1100	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1110	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1120	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1130	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1140	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1150	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1160	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1170	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1180	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1190	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1200	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1210	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1220	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1230	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1240	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1250	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1260	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1270	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1280	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1290	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1300	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1310	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1320	BUENA LAGO PH 1 & 2	MARTINEZ GONZALEZ HECTOR LUIS	5154 TANA TER	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1330	BUENA LAGO PH 1 & 2	FAICAN VASQUEZ CARLOS ISRAEL	5158 TANA TER	SAINT CLOUD	FL	34772

32-26-31-3566-0001-1340	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1350	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1360	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1370	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1380	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1390	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1400	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1410	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1420	BUENA LAGO PH 1 & 2	BETANCES DOMINGUEZ JOSUE RAMON	3994 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1430	BUENA LAGO PH 1 & 2	STACK CHRISTOPHER JOHN	3998 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1440	BUENA LAGO PH 1 & 2	RIVERO LOPEZ JULIO MIGUEL	4002 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1450	BUENA LAGO PH 1 & 2	MALDONADO MARILU	4004 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1460	BUENA LAGO PH 1 & 2	ALMESTICA FRANCES	4008 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1470	BUENA LAGO PH 1 & 2	HILL YANIR MARIE	4010 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1480	BUENA LAGO PH 1 & 2	MOLINA BRIAN XAVIER	4014 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1490	BUENA LAGO PH 1 & 2	BOBADILLA GOMEZ RUBEN DARIO	4018 MALAWI TR	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1500	BUENA LAGO PH 1 & 2	MALPA CASTILLO PEDRO JOSE	4022 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1510	BUENA LAGO PH 1 & 2	BARNETT TIMOTHY RYAN	4026 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1520	BUENA LAGO PH 1 & 2	FELICIANO DAVID	4030 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1530	BUENA LAGO PH 1 & 2	CASTILLO NESTOR A	4031 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1540	BUENA LAGO PH 1 & 2	MALDONADO APONTE JENNIFER	4027 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1550	BUENA LAGO PH 1 & 2	CAMPBELL ROMAINE AKEILLE	4023 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1560	BUENA LAGO PH 1 & 2	HERNANDEZ ASHLEY NICHOLE	4019 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1570	BUENA LAGO PH 1 & 2	CONCEPCION JUAN MANUEL	4015 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1580	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1590	BUENA LAGO PH 1 & 2	MATERASSO ALEX ANTHONY	4007 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1600	BUENA LAGO PH 1 & 2	PATINO JAVIER MAURICIO	4003 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1610	BUENA LAGO PH 1 & 2	PEASLEY MARIA GUADALUPE	3999 MALAWI TR	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1620	BUENA LAGO PH 1 & 2	SANTONI GUZMAN NEFTALI	3995 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1630	BUENA LAGO PH 1 & 2	MELENDEZ CARRUCINI JUAN	3991 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1640	BUENA LAGO PH 1 & 2	VAZQUEZ NELSON	3987 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1650	BUENA LAGO PH 1 & 2	FRIAS HANLLES JOSE	3983 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1660	BUENA LAGO PH 1 & 2	HARRIS CHANTRICE SHEVON	3979 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-1670	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1680	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1690	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1700	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1710	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1720	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1730	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1740	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1750	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1760	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1770	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1780	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1790	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1800	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1810	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1820	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1830	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1840	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-1850	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1860	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1870	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1880	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1890	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1900	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1910	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1920	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1930	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1940	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1950	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1960	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1970	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1980	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-1990	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-2000	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-2010	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-2020	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-2030	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-3260	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-3270	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-3280	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-3290	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-3300	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-3310	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-3320	BUENA LAGO PH 1 & 2	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
32-26-31-3566-0001-3330	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3340	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3350	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3360	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832

32-26-31-3566-0001-3370	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3380	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3390	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3400	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3410	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3420	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3430	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3440	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3450	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3460	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3470	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3480	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3490	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3500	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3510	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3520	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3530	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3540	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3550	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3560	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3570	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3580	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3590	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3600	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3610	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3620	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3630	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-3640	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-4740	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-4750	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-4760	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-4770	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-4780	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-4790	BUENA LAGO PH 1 & 2	OQUENDO SUJAE	4061 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-4800	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-4810	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-4820	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-4830	BUENA LAGO PH 1 & 2	ROLON RIVERA KARLA	4071 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-4840	BUENA LAGO PH 1 & 2	VELAZQUEZ VEGA JESUS DAVID	4073 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-4850	BUENA LAGO PH 1 & 2	TAVAREZ JAILEENE FRANCELYS	4075 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-4860	BUENA LAGO PH 1 & 2	AZURI CESAR RAMON	4077 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-4870	BUENA LAGO PH 1 & 2	SOTOMAYOR COLORADO ROTCEH MARIEL	4079 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-4880	BUENA LAGO PH 1 & 2	CASTRO WILFREDO JOSHUA	4083 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-4890	BUENA LAGO PH 1 & 2	HIDALGO JADIS	4085 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-4900	BUENA LAGO PH 1 & 2	BOTELHO HOLLY DAWN	4087 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-4910	BUENA LAGO PH 1 & 2	HERNANDEZ SANDRA E	4089 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-4920	BUENA LAGO PH 1 & 2	MORALES VAZQUEZ MARCOS ANTONIO	4091 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-4930	BUENA LAGO PH 1 & 2	FRANCOIS EMMANUEL	4093 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-4940	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-4950	BUENA LAGO PH 1 & 2	MARTINEZ CHRISTIAN R	4097 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-4960	BUENA LAGO PH 1 & 2	GARCIA LUIS ALFONSO	4101 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-4970	BUENA LAGO PH 1 & 2	SEGUINOT GONZALEZ DAMARIS BORGES RAFAEL	4103 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-4980	BUENA LAGO PH 1 & 2	BODDEN NORMAN LUIS	1127 BLANCA DR NE	PALM BEACH	FL	32905
32-26-31-3566-0001-4990	BUENA LAGO PH 1 & 2	LORA RODRIGUEZ EDUARDO RAFAEL	4107 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5000	BUENA LAGO PH 1 & 2	FEREIRA MARIA SANDREA	4109 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5010	BUENA LAGO PH 1 & 2	CARRASQUERO BRACHO JOSSELINE DEL VALLE	4111 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5020	BUENA LAGO PH 1 & 2	CRUZ ELIZABETH	4113 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5030	BUENA LAGO PH 1 & 2	CONTRERAS LILLIAN ESTELLE	4115 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5040	BUENA LAGO PH 1 & 2	PENA BURROUGHS ROXANNA	4123 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5050	BUENA LAGO PH 1 & 2	SUSANA CONFESOR AUGUSTO MANUEL	4125 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5060	BUENA LAGO PH 1 & 2	NUNES VELASCO SARA MARIA	4127 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5070	BUENA LAGO PH 1 & 2	HERRERA HURTADO ANA MARIA	4129 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5080	BUENA LAGO PH 1 & 2	RODRIGUEZ MARCANO JESUS ANTONIO	4131 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5090	BUENA LAGO PH 1 & 2	HERRERA CASTILLO JUAN MANUEL	4133 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5100	BUENA LAGO PH 1 & 2	DIAZ BARRIOS JOHANNA NOHEMY	4135 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5110	BUENA LAGO PH 1 & 2	CASTILLO RODRIGUEZ PEDRO HECTOR	4137 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5120	BUENA LAGO PH 1 & 2	HERNANDEZ SALVADOR	4141 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5130	BUENA LAGO PH 1 & 2	DURAN ACOSTA MIGUEL ANTONIO	4143 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5140	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-5150	BUENA LAGO PH 1 & 2	PADRON BERSOVINE VANESSA ALEJANDRA	4147 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5160	BUENA LAGO PH 1 & 2	WILLIAMS SOPHIA CELENE	4149 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5170	BUENA LAGO PH 1 & 2	MORALES SANTIAGO CHAIRA RAQUEL	4151 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5180	BUENA LAGO PH 1 & 2	JIMENEZ MEJIAS NATALIA DEL CARMEN	4153 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5190	BUENA LAGO PH 1 & 2	DE LA TORRE DANIELISSE MARIE	4155 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5200	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-5210	BUENA LAGO PH 1 & 2	D R HORTON INC	10192 DOWDEN RD	ORLANDO	FL	32832
32-26-31-3566-0001-5220	BUENA LAGO PH 1 & 2	SUM MONICA MARILYN	4169 MALAWI TR	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5230	BUENA LAGO PH 1 & 2	GOMEZ MORENO YANESA	4171 MALAWI TR	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5240	BUENA LAGO PH 1 & 2	AYALA PUJOLS YAMIRA MICHELLE	4173 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5250	BUENA LAGO PH 1 & 2	MARTINEZ LUIS RUBEN	4175 MALAWI TR	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5260	BUENA LAGO PH 1 & 2	ZAMBRANO MALPICA KARLA ANDREINA	4154 MALAWI TRL	SAINT CLOUD	FL	34772

32-26-31-3566-0001-5270	BUENA LAGO PH 1 & 2	FELICIANO JENNIFER	4152 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5280	BUENA LAGO PH 1 & 2	GONZALEZ FERNANDEZ IRMARIS CAROLINA	4150 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5290	BUENA LAGO PH 1 & 2	PINA TALAVERA RALWIN ALBERTO	4148 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5300	BUENA LAGO PH 1 & 2	SANTIAGO MARLIN VIRGINIA	4146 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5310	BUENA LAGO PH 1 & 2	CONFESOR ANGIE PATRICIA SUSANA	4144 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5320	BUENA LAGO PH 1 & 2	DONES GONZALEZ JOEL	4142 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5330	BUENA LAGO PH 1 & 2	CARDENAS ESPINOZA JOSE LUIS	4140 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5340	BUENA LAGO PH 1 & 2	GRAHAM DAMERE MARQUIS	4102 MALAWI TR	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5350	BUENA LAGO PH 1 & 2	BURDIER MARITZA D	3814 OPAL CIR	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5360	BUENA LAGO PH 1 & 2	GARCIA ALEXANIA	4098 MALAWI TR	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5370	BUENA LAGO PH 1 & 2	GARCIA FIGUEROA IRMARIS	4096 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5380	BUENA LAGO PH 1 & 2	RIVERA JAZMYN DOLORES	4094 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5390	BUENA LAGO PH 1 & 2	NUNEZ VALECILLO GARY LUIS	4092 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5400	BUENA LAGO PH 1 & 2	STANLEY KEVIN CHARLES	4086 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5410	BUENA LAGO PH 1 & 2	MATIZ ROBINSON	4084 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5420	BUENA LAGO PH 1 & 2	CORONA ABREU MARIA LUISA	4082 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5430	BUENA LAGO PH 1 & 2	ZAPATA CARDONA NATALIA	4080 MALAWI TRL	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5440	BUENA LAGO PH 1 & 2	KEEGAN CAYLA DANYELLE	4078 MALAWI TR	SAINT CLOUD	FL	34772
32-26-31-3566-0001-5450	BUENA LAGO PH 1 & 2	SILVA RAGA JOSE ALEJANDRO	4076 MALAWI TRL	SAINT CLOUD	FL	34772

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

4C

REFERENCE NO. 50166049

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
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Engineer's Report
Amended and Restated

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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	**ORGIINAL 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

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

LEGEND

BUENA LAGO CDD

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

SECT 32, T26S, R31E

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

APPROX. CDD BOUNDARY AREA - 159.75± AC.

N 0' 600' 1200'

DATE: June 30, 2022

Dewberry®

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.

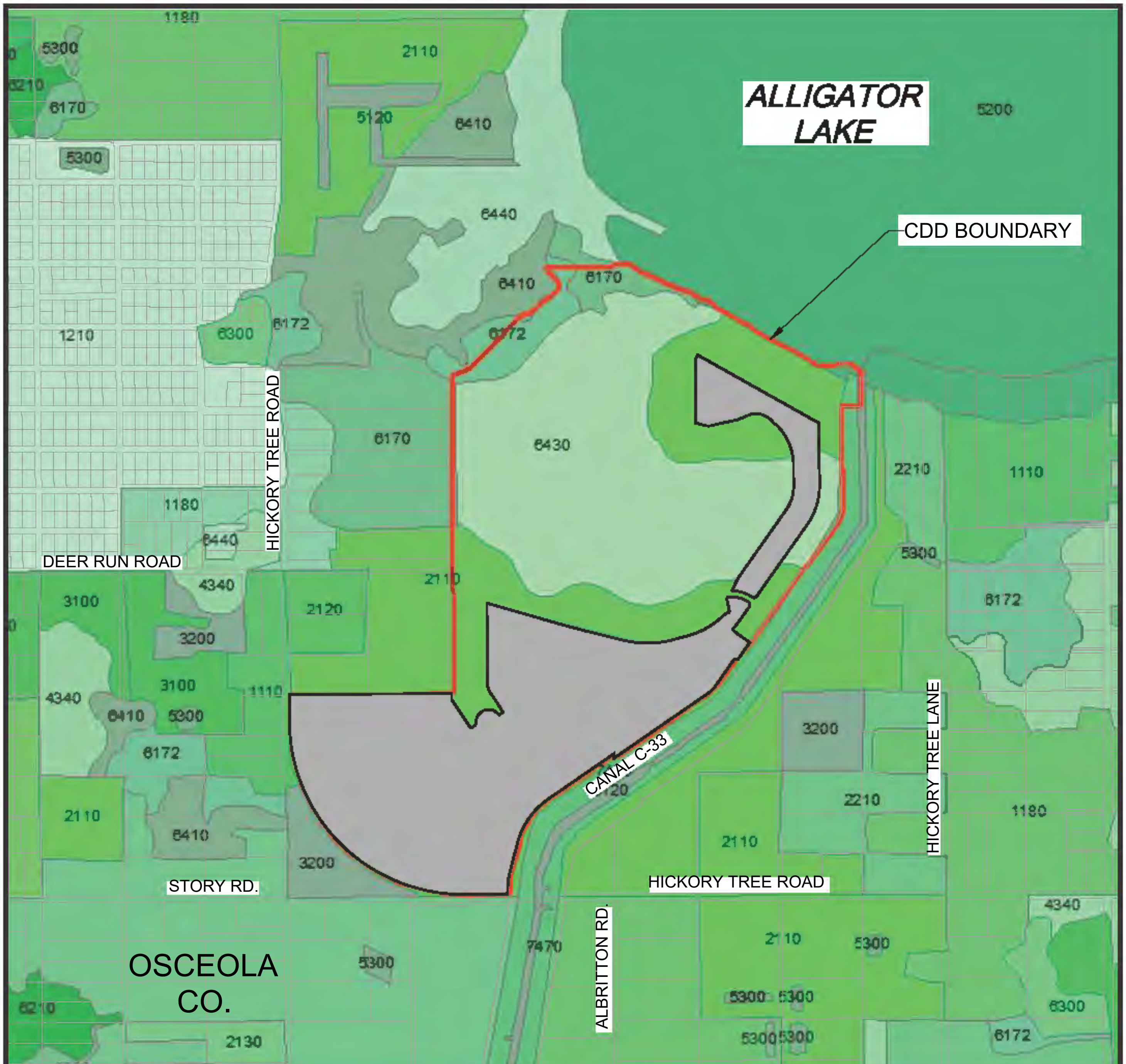
SECT 32, T26S, R31E

EXHIBIT 2 - LEGAL DESCRIPTION BUENA LAGO CDD- AMMENDED AND RESTATED

APPROX. CDD BOUNDARY AREA - 159.75± AC.

Dewberry®

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

Dewberry

N 0' 600' 1200'

DATE: June 30, 2022

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

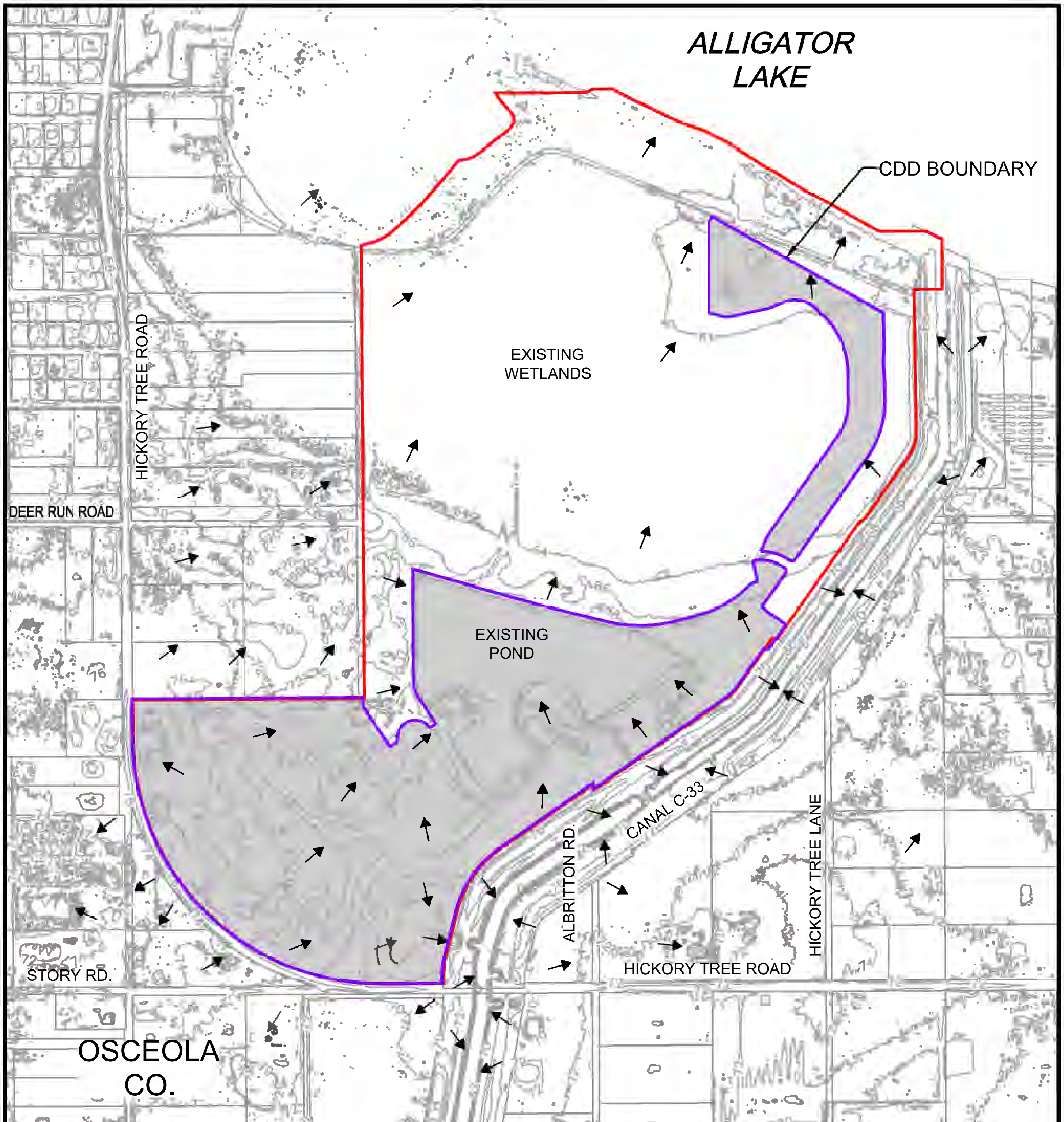
APPROX. CDD BOUNDARY AREA - 159.75± AC.

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

Dewberry®

N 0' 600' 1200'

DATE: June 30, 2022



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.

N 0' 400' 800'

DATE: June 30, 2022

Dewberry®

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 (231 LOTS)	TOTAL (545 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:

1. 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.
2. Excludes grading of each lot in conjunction with home construction, which will be provided by home builder.
3. Includes stormwater pond excavation. Does not include the cost of transportation of fill for use of private lots.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Stormwater does not include grading associated with building pads.
7. Estimates are based on 2023 cost.
8. Includes entry features, signage, hardscape, landscape, irrigation, and fencing.
9. 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.
10. Estimates based on 547 lots.
11. The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (all phases).
12. 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.

SECT 32, T26S, R31E

APPROX. CDD BOUNDARY
AREA - 159.75± AC.

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

Dewberry

N 0' 325' 650'

DATE: June 30, 2022

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

4D

BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT

Amended and Restated Master Special Assessment Methodology 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

Table of Contents

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 re-platted) 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 = 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); 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°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°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°35'14"E, a distance of 2431.19 feet; thence run N00°24'46"W, a distance of 759.96 feet to the POINT OF BEGINNING; thence run N54°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°12'29"; thence run Westerly along the arc of said curve, a distance of 168.99 feet (Chord Bearing = N72°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°49'09"; thence run Northerly along the arc of said curve, a distance of 11.33 feet (Chord Bearing = N18°05'55"W, Chord = 11.33 feet) to a point; thence run N69°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°34'39"; thence run Northeasterly along the arc of said curve, a distance of 124.12 feet (Chord Bearing = N26°52'41"E, Chord = 123.69 feet) to a point; thence run N35°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°00'00"; thence run Northerly along the arc of said curve, a distance of 207.97 feet (Chord Bearing = N17°10'00"E, Chord = 204.57 feet) to the Point of Tangency; thence run N00°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°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°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.

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BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

4E

RESOLUTION 2024-06

[SECTION 170.08, F.S. DEBT ASSESSMENT RESOLUTION FOR BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT – BOUNDARY AMENDMENT PARCEL]

A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER'S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF DEBT ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF DEBT ASSESSMENTS AND TRUE-UP PAYMENTS; ADDRESSING GOVERNMENT PROPERTY, AND TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Buena Lago Community Development District ("**District**") is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes,* as amended ("**Act**"); and

WHEREAS, the District has previously indicated its intention to construct certain types of improvements and to finance such improvements through the issuance of bonds, notes or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on benefited property within the Assessment Area (defined herein); and

WHEREAS, the District's Board of Supervisors ("**Board**") has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

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

1. **AUTHORITY.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. **FINDINGS.** The Board further finds and determines as follows:

The Capital Improvement Plan

a. 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 Project and services necessitated by the development of, and serving lands within, the District; and

b. 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; and

c. As part of Resolution 2022-30, the District levied debt assessments to pay for all or a portion of the cost of the overall capital improvement plan; and

d. 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

e. The District now desires to levy the special assessments, first established under Resolution 2022-30, on the Boundary Amendment Parcel; and

f. On January 11, 2024, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2024-03 ("**Declaring Resolution**"), and in doing so determined to undertake a capital improvement plan to install, plan, establish, construct or reconstruct, enlarge, equip, acquire, operate and/or maintain the District's capital improvements planned for the Boundary Amendment Parcel ("**Project**"); and

g. The Project is described in the Declaring Resolution and the *Engineer's Report - Amended and Restated* ("**Engineer's Report,**" attached hereto as **Exhibit A** and incorporated herein by this reference), and the plans and specifications for the Project is on file in the offices of the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District Records Office**"); and

The Debt Assessment Process

h. Also as part of the Declaring Resolution, the Board expressed an intention to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project, and further declared its intention to defray the whole or any part of the expense of the Project by levying special assessments ("**Debt Assessments**") on specially benefited property within the Boundary Amendment Parcel ("**Assessment Area**"); and

i. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met; and

j. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District; and

k. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and

l. As required by Section 170.07, *Florida Statutes*, and as part of the Declaring Resolution, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and

m. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and

n. On April 18, 2024, and at the time and place specified in the Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an "Equalization Board;" and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and

Equalization Board Additional Findings

o. Having considered the estimated costs of the Project, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:

   i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the Project as set forth in the Engineer's Report; (2) the cost of such Project be assessed against the lands specially benefited by such Project, and within the Assessment Area, as set forth in the Assessment Report; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and

   ii. The provision of said Project, the levying of the Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and

   iii. The estimated costs of the Project is as specified in the Engineer's Report and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and

   iv. It is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby in the Assessment Area, using the method determined by the Board and set forth in the *Amended and Restated Assessment Methodology Report* ("**Assessment Report**," attached hereto as **Exhibit B** and incorporated herein by this reference), which results in the Debt Assessments set forth on the final assessment roll; and

v. The Project benefits the Assessment Area as set forth in the Assessment Report; and

vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to the applicable parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and

vii. All developable property within the Assessment Area is deemed to be benefited by the Project, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and

viii. The Debt Assessments are fairly and reasonably allocated across the benefitted property, as set forth in **Exhibit B**; and

ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided; and

x. In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefited properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, "**Bonds**").

3. **AUTHORIZATION FOR THE PROJECT; ADOPTION OF ENGINEER'S REPORT.** The Engineer's Report identifies and describes the infrastructure improvements to be financed in part with the Bonds, and sets forth the cost of the Project. The District hereby confirms that the Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Bonds is hereby authorized, approved and ratified, and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

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

5. **ADOPTION OF ASSESSMENT REPORT.** The Assessment Report setting forth the allocation of Debt Assessments to the benefitted lands within the Assessment Area is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds.

6. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS.** The Debt Assessments imposed on the parcels specially benefited by the Project within the Assessment Area,

all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied.

Immediately following the adoption of this Resolution, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District's "**Improvement Lien Book**." The Debt Assessments levied against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel, coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

a. ***Supplemental Assessment Resolutions for Bonds.*** The lien for the Debt Assessments established hereunder shall be inchoate until the District issues Bonds. In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments, in one or more separately enforceable Debt Assessment liens, securing such Bonds. Such subsequent resolutions shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple series of Bonds each secured by the Assessment Area.

b. ***Adjustments to Debt Assessments.*** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District, as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law.

c. ***Contributions.*** In connection with the issuance of a series of the Bonds, the project developer may request that any related Debt Assessments be reduced for certain product types. To accomplish any such requested reduction, and pursuant to the terms of an applicable acquisition agreement, and this resolution, the developer will agree to provide a contribution of infrastructure, work product, or land based on the lesser of cost basis or appraised value, comprising a portion of the Project and to meet the minimum requirements set forth in the Assessment Report, if any. Any such contributions shall not be eligible for payment under the Bonds.

d. ***Impact Fee Credits.*** The District may or may not be entitled to impact fee credits as a result of the development of the Project, based on applicable laws and/or agreements governing impact fee credits. Unless otherwise addressed by supplemental assessment resolution, the proceeds from any impact fee credits received may be used in the District's sole discretion as an offset for any acquisition of any portion of the Project (e.g., land based on the lesser of cost basis or appraised value, infrastructure and/or work product), for completion of the Project, or otherwise used against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits.

7. **FINALIZATION OF DEBT ASSESSMENTS.** When the Project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to Section 170.08, *Florida Statutes*, the District shall credit to each Debt Assessment the difference, if any, between the Debt Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. **PAYMENT OF DEBT ASSESSMENTS AND METHOD OF COLLECTION.**

a. ***Payment.*** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) yearly installments of principal and interest – beginning upon the issuance of the particular series of the Bonds (and after taking into account any capitalized interest periods), provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District.

b. ***Prepayment.*** Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion of the amount of the Debt Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Debt Assessments in question)), attributable to the property subject to Debt Assessments owned by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. If authorized by a supplemental assessment resolution, the District may grant a discount equal to all or a part of the payee's proportionate share of the cost of the applicable Project consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the applicable Project, upon payment in full of any Debt Assessment during such period prior to the time such financing costs are incurred as may be specified by the District.

c. ***Uniform Method; Alternatives.*** The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* ("**Uniform Method**"). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, *Florida Statutes*. Such Debt Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt 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 Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

e. ***Re-amortization.*** Any particular lien of the Debt Assessments shall be subject to re-amortization where the applicable series of Bonds is subject to re-amortization pursuant to the applicable trust indenture and where the context allows.

9. ALLOCATION OF DEBT ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.

a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to County approval, any and all plats or site plans for any portion of the lands within the Assessment Area, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Debt Assessments securing each series of Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B**, and cause such reallocation to be recorded in the District's Improvement Lien Book.

b. Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and which terms are incorporated herein, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of assessments reasonably able to be assigned to benefitted lands within the Assessment Area. Such determination shall be made based on the language in this Resolution and/or the tests or other methods set forth in **Exhibit B** (if any)**,** or any tests or methods set forth in a supplemental assessment resolution and corresponding assessment report. If the overall principal amount of assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of **Exhibit B** (or any supplemental resolution and report, as applicable), to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment ("**True-Up Payment**") in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up

Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.

c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units within the Assessment Area. To support the request, the affected landowner(s) shall provide the following evidence for the District's consideration: a) proof of the amount of entitlements remaining on the undeveloped lands within the Assessment Area, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. Any deferment shall be in the District's reasonable discretion.

d. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Debt Assessments collected in excess of the District's total debt service obligations for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.

e. As set forth in any supplemental assessment resolution and/or supplemental assessment report for a specific series of Bonds, the District may assign a specific debt service assessment lien comprising a portion of the Debt Assessments to the Assessment Area, and, accordingly, any related true-up determinations may be limited to determining whether the planned units for such specified lands in the Assessment Area have been and/or will be developed.

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

11. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

12. SEVERABILITY. If any section or part of a section of this Resolution is 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.

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

14. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 18TH DAY OF APRIL, 2024.

ATTEST:

BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

Exhibit A: *Engineer's Report - Amended and Restated*
Exhibit B: *Amended and Restated Master Special Assessment Methodology Report*
Exhibit C: Legal Description of Boundary Amendment Parcel

Exhibit A: *Engineer's Report - Amended and Restated*

Exhibit B: *Amended and Restated Master Special Assessment Methodology Report*

Exhibit C: Legal Description of Boundary Amendment Parcel

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors ("**Board**") of the Buena Lago Community Development District ("**District**") prior to June 15, 2024, the proposed operating budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"); and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. APPROVING PROPOSED BUDGET. The operating budget proposed by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. SETTING HEARING. The public hearing on the approved budget is hereby declared and set for the following date, hour and location:

DATE: ______________________

HOUR: 10:30 a.m.

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

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the proposed budget to the local general purpose unit(s) of government at least sixty (60) days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least (forty-five) 45 days.

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

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

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

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

ATTEST**:**	**BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT**
________________________________	________________________________
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Budget

Exhibit A: Fiscal Year 2024/2025 Budget

BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025

BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
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BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual Through 2/29/2024	Projected Through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross	$ 125,657				$ 77,621
Allowable discounts (4%)	(5,026)				(3,105)
Assessment levy: on-roll - net	120,631	$ 117,561	$ 3,070	$ 120,631	74,516
Landowner contribution	44,925	-	44,925	44,925	53,677
Total revenues	165,556	117,561	47,995	165,556	128,193
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	2,660	5,000	7,660	25,000
Engineering	2,000	4,237	1,000	5,237	2,000
Audit*	4,900	-	3,300	3,300	5,000
Arbitrage rebate calculation*	750	-	750	750	1,500
Dissemination agent*	2,000	417	583	1,000	2,000
EMMA software system*	-	1,000	-	1,000	1,000
Trustee*	11,000	-	5,500	5,500	5,500
Telephone	200	83	117	200	200
Postage	500	31	469	500	500
Printing & binding	500	208	292	500	500
Legal advertising	3,500	93	3,407	3,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,050	5,200	-	5,200	5,720
Contingencies/bank charges	500	4	496	500	500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser	-	378	-	378	233
Tax collector	2,513	2,349	-	2,349	1,552
Total professional & administrative	108,503	36,835	49,829	86,664	101,795

BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual Through 2/29/2024	Projected Through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
Field operations and maintenance					
Field operations manager	2,400	1,000	1,400	2,400	2,400
Landscaping contract labor	37,000	3,472	11,528	15,000	15,000
Aquatic control - ponds	4,500	2,475	5,525	8,000	8,000
Total field operations	57,050	6,947	18,453	25,400	26,400
Total expenditures	165,553	43,782	68,282	112,064	128,195
Excess/(deficiency) of revenues over/(under) expenditures	3	73,779	(20,287)	53,492	(2)
Fund balance - beginning (unaudited)	-	(3)	73,776	(3)	53,489
Fund balance - ending (projected)					
Unassigned	3	73,776	53,489	53,489	53,487
Fund balance - ending	$ 3	$ 73,776	$ 53,489	$ 53,489	$ 53,487

*These items will be realized when bonds are issued

BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES	
Professional & administrative	
Management/accounting/recording	$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	1,500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
EMMA software service*	1,000
Disclosure Technology Services, LLC EMMA filing assistance software license agreement for quarterly disclosure reporting	
Trustee*	5,500
Annual fee for the service provided by trustee, paying agent and registrar for Series 2022.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,720
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser	233
Tax collector	1,552

BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES	
Field operations and maintenance	
Field operations manager	2,400
Landscaping contract labor	15,000
General maintenance	1,000
Aquatic control - ponds	8,000
Total expenditures	$ 128,195

BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual Through 2/29/2024	Projected Through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Special assessment - on-roll	$ 317,008				$ 317,008
Allowable discounts (4%)	(12,680)				(12,680)
Assessment levy: net	304,328	296,532	7,796	304,328	304,328
Interest	-	4,656	-	4,656	-
Total revenues	304,328	301,188	7,796	308,984	304,328
EXPENDITURES					
Debt service					
Principal	70,000	-	70,000	70,000	75,000
Interest	227,200	113,600	113,600	227,200	224,400
Total debt service	297,200	113,600	183,600	297,200	299,400
Other fees & charges					
Tax collector	6,340	5,925	415	6,340	6,340
Total other fees & charges	6,340	5,925	415	6,340	6,340
Total expenditures	303,540	119,525	184,015	303,540	305,740
Excess/(deficiency) of revenues over/(under) expenditures	788	181,663	(176,219)	5,444	(1,412)
Fund balance:					
Beginning fund balance (unaudited)	268,316	201,460	383,123	201,460	206,904
Ending fund balance (projected)	$269,104	$383,123	$206,904	$206,904	205,492
Use of fund balance:					
Debt service reserve account balance (required)					(74,497)
Principal and Interest expense - November 1, 2025					(110,700)
Projected fund balance surplus/(deficit) as of September 30, 2025					$ 20,295

BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			112,200.00	112,200.00	4,285,000.00
05/01/25	75,000.00	4.000%	112,200.00	187,200.00	4,210,000.00
11/01/25			110,700.00	110,700.00	4,210,000.00
05/01/26	75,000.00	4.000%	110,700.00	185,700.00	4,135,000.00
11/01/26			109,200.00	109,200.00	4,135,000.00
05/01/27	80,000.00	4.000%	109,200.00	189,200.00	4,055,000.00
11/01/27			107,600.00	107,600.00	4,055,000.00
05/01/28	80,000.00	4.500%	107,600.00	187,600.00	3,975,000.00
11/01/28			105,800.00	105,800.00	3,975,000.00
05/01/29	85,000.00	4.500%	105,800.00	190,800.00	3,890,000.00
11/01/29			103,887.50	103,887.50	3,890,000.00
05/01/30	90,000.00	4.500%	103,887.50	193,887.50	3,800,000.00
11/01/30			101,862.50	101,862.50	3,800,000.00
05/01/31	95,000.00	4.500%	101,862.50	196,862.50	3,705,000.00
11/01/31			99,725.00	99,725.00	3,705,000.00
05/01/32	100,000.00	4.500%	99,725.00	199,725.00	3,605,000.00
11/01/32			97,475.00	97,475.00	3,605,000.00
05/01/33	105,000.00	5.250%	97,475.00	202,475.00	3,500,000.00
11/01/33			94,718.75	94,718.75	3,500,000.00
05/01/34	110,000.00	5.250%	94,718.75	204,718.75	3,390,000.00
11/01/34			91,831.25	91,831.25	3,390,000.00
05/01/35	115,000.00	5.250%	91,831.25	206,831.25	3,275,000.00
11/01/35			88,812.50	88,812.50	3,275,000.00
05/01/36	120,000.00	5.250%	88,812.50	208,812.50	3,155,000.00
11/01/36			85,662.50	85,662.50	3,155,000.00
05/01/37	130,000.00	5.250%	85,662.50	215,662.50	3,025,000.00
11/01/37			82,250.00	82,250.00	3,025,000.00
05/01/38	135,000.00	5.250%	82,250.00	217,250.00	2,890,000.00
11/01/38			78,706.25	78,706.25	2,890,000.00
05/01/39	140,000.00	5.250%	78,706.25	218,706.25	2,750,000.00
11/01/39			75,031.25	75,031.25	2,750,000.00
05/01/40	150,000.00	5.250%	75,031.25	225,031.25	2,600,000.00
11/01/40			71,093.75	71,093.75	2,600,000.00
05/01/41	160,000.00	5.250%	71,093.75	231,093.75	2,440,000.00
11/01/41			66,893.75	66,893.75	2,440,000.00
05/01/42	165,000.00	5.250%	66,893.75	231,893.75	2,275,000.00
11/01/42			62,562.50	62,562.50	2,275,000.00
05/01/43	175,000.00	5.500%	62,562.50	237,562.50	2,100,000.00
11/01/43			57,750.00	57,750.00	2,100,000.00
05/01/44	185,000.00	5.500%	57,750.00	242,750.00	1,915,000.00
11/01/44			52,662.50	52,662.50	1,915,000.00
05/01/45	195,000.00	5.500%	52,662.50	247,662.50	1,720,000.00
11/01/45			47,300.00	47,300.00	1,720,000.00
05/01/46	205,000.00	5.500%	47,300.00	252,300.00	1,515,000.00
11/01/46			41,662.50	41,662.50	1,515,000.00

BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/47	220,000.00	5.500%	41,662.50	261,662.50	1,295,000.00
11/01/47			35,612.50	35,612.50	1,295,000.00
05/01/48	230,000.00	5.500%	35,612.50	265,612.50	1,065,000.00
11/01/48			29,287.50	29,287.50	1,065,000.00
05/01/49	245,000.00	5.500%	29,287.50	274,287.50	820,000.00
11/01/49			22,550.00	22,550.00	820,000.00
05/01/50	260,000.00	5.500%	22,550.00	282,550.00	560,000.00
11/01/50			15,400.00	15,400.00	560,000.00
05/01/51	270,000.00	5.500%	15,400.00	285,400.00	290,000.00
11/01/51			7,975.00	7,975.00	290,000.00
05/01/52	290,000.00	5.500%	7,975.00	297,975.00	-
Total	**4,285,000.00**		**4,112,425.00**	**8,397,425.00**	

BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS

On-Roll

Product/Parcel	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
TH	72	$ 247.20	$ 427.57	$ 674.77	$ 827.75
SF 50'	242	247.20	1,182.74	1,429.94	1,582.92
Total	**314**				

Off-Roll Assessments

Product/Parcel	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
SF 50'	218	$ 232.37	$ -	$ 232.37	$ -
SF 100'	13	$ 232.37	$ -	$ 232.37	$ -
Total	**231**				

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR 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 is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2024/2025 meeting schedule attached as **Exhibit A**.

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

1. **ADOPTING FISCAL YEAR 2024/2025 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

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

ATTEST**:**

BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION *Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
October 17, 2024	**Regular Meeting**	**10:30 AM***
November 5, 2024	**Landowners' Meeting**	**1:00 PM**
November 21, 2024	**Regular Meeting**	**10:30 AM***
December 19, 2024	**Regular Meeting**	**10:30 AM***
January 16, 2025	**Regular Meeting**	**10:30 AM***
February 20, 2025	**Regular Meeting**	**10:30 AM***
March 20, 2025	**Regular Meeting**	**10:30 AM***
April 17, 2025	**Regular Meeting**	**10:30 AM***
May 15, 2025	**Regular Meeting**	**10:30 AM***
June ___, 2025**	**Regular Meeting**	**10:30 AM***
July 17, 2025	**Regular Meeting**	**10:30 AM***
August 21, 2025	**Regular Meeting**	**10:30 AM***
September 18, 2025	**Regular Meeting**	**10:30 AM***
**Meetings will commence at 10:30 a.m., or immediately following the adjournment of the Harmony West Community Development District meeting*		

****Exception**

The June meeting is on the Juneteenth holiday.

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2024-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS OF THE DISTRICT MANAGER IN REDESIGNATING THE TIME 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") previously adopted Resolution 2023-04, Designating a Date, Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date [SEATS 3, 4 & 5]; and

WHEREAS, the Board desires to ratify its actions in redesignating the time of the Landowners' Meeting and the District Manager's action in providing the required notice landowners' meeting and election, proxy, ballot form and instructions, attached hereto as Exhibit A.

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

SECTION 1. The actions of the District Manager in redesignating the time of the Landowners' Meeting and providing the notice are hereby ratified. Resolution 2024-04 is hereby amended to reflect that the time of Landowners' Meeting as declared in Resolution 2024-04 is redesignated to 1:00 p.m., on November 5, 2024 at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

SECTION 2. Except as otherwise provided herein, all of the provisions of Resolution 2024-04 continue in full force and effect.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18TH DAY OF APRIL, 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: 1:00 p.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: **1:00 p.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, <u>are together entitled to only one vote for that real property</u>**.**

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 <u>one</u> 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 1:00 p.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

Parcel Description	**Acreage**	**Authorized Votes**
_______________________________________	________	________
_______________________________________	________	________
_______________________________________	________	________

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

Total Number of Authorized Votes: ________

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. 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:

Description	**Acreage**
____	________
____	________
____	________

[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

8A

February 19, 2024

Buena Lago Community Development District
c/o Craig Wrathell, District Manager
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Letter Agreement for Acquisition of Buena Lago Phase IV Utilities and Public Roadways

Dear Craig,

Pursuant to the *Acquisition Agreement*, dated May 9, 2022 ("**Acquisition Agreement**"), by and between the Buena Lago Community Development District ("**District**") and Forestar (USA) Real Estate Group Inc. ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A,** may still be owed to contractors (balance to finish & retainage) and Developer agrees to timely make payment for all remaining amounts owed under the Contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, the District will process the remaining amounts owed by requisition and pay the Developer upon availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to provide any maintenance bonds or other forms of security required by the County for turnover of the roadways (which comprise a portion of the Improvements) to the County.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Agreed to by:
BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT

Chris Tree

Name: Chris Tree
Title: Vice - Chair

Sincerely,
FORESTAR (USA) REAL ESTATE GROUP, LLC

James D. Allen

Name: **James D. Allen**
Title: Executive Vice President & CFO

EXHIBIT A

Description of Buena Lago Phase IV Utilities and Public Roadway Improvements

Utilities – All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Malawi Trail, Tana Terrace, and Masser Road and the Utility Easements, identified in the plat known as *Buena Lago Phase 4*, as recorded at Plat Book 34, Pages 88 - 91, of the Official Records of Osceola County, Florida.

Roadways - All public roads, pavement, curbing and other physical improvements within the rights-of-way designated as Malawi Trail, Tana Terrace, and Masser Road, identified in the plat known as *Buena Lago Phase 4*, as recorded at Plat Book 34, Pages 88 - 91, of the Official Records of Osceola County, Florida.

Improvement	Total Amount	Amount Paid to Date	Balance to Finish	Retainage to Date
Wastewater	$544,969.99	**$544,969.99**	$0	$0
Potable Water	$589,070.60	**$589,070.60**	$0	$0
Reclaimed Water	$295,853.13	**$295,853.13**	$0	$0
Roadways	$534,303.29	**$534,303.29**	$0	$0
TOTAL:	**$1,964,197.01**	**$1,964,197.01**	**$0**	**$0**

CORPORATE DECLARATION REGARDING COSTS PAID
[BUENA LAGO PHASE IV UTILITIES AND PUBLIC ROADWAY IMPROVEMENTS]

FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation ("**Developer**"), does hereby certify to the Buena Lago Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*:

1. Developer is the developer of certain lands within District.
2. The District's *Engineer's Report,* dated March 31, 2022, as supplemented from time to time ("**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements.
4. Except for the balance to finish and/or retainage set forth in **Exhibit A,** no money is owed to any contractors or subcontractors for any work performed on the completed improvements.
5. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A.**

IN WITNESS WHEREOF, the undersigned has executed this certificate for and on behalf of the Developer as of the 14 day of February, 2024.

FORESTAR (USA) REAL ESTATE GROUP INC.

James D Allen
Name: James D. Allen
Title: Executive Vice President & CFO

STATE OF TEXAS
COUNTY OF TARRANT

The foregoing instrument was sworn and subscribed before me by means of ☑ physical presence or ☐ online notarization this 14 day of FEB, 2024, by JAMES D ALLEN as CFO of Forestar (USA) Real Estate Group Inc., a Delaware corporation, and who appeared before me this day in person, and who is either personally known to me, or produced ______________________ as identification.

CStewart
NOTARY PUBLIC, STATE OF TEXAS
Name: CARRIE STEWART
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)
CARRIE STEWART
Notary Public, State of Texas
Comm. Expires 07-17-2027
Notary ID 11824225

EXHIBIT A

Description of Buena Lago Phase IV Utilities and Public Roadway Improvements

Utilities – All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Malawi Trail, Tana Terrace, and Masser Road and the Utility Easements, identified in the plat known as *Buena Lago Phase 4*, as recorded at Plat Book 34, Pages 88 - 91, of the Official Records of Osceola County, Florida.

Roadways - All public roads, pavement, curbing and other physical improvements within the rights-of-way designated as Malawi Trail, Tana Terrace, and Masser Road, identified in the plat known as *Buena Lago Phase 4*, as recorded at Plat Book 34, Pages 88 - 91, of the Official Records of Osceola County, Florida.

Improvement	Total Amount	Amount Paid to Date	Balance to Finish	Retainage to Date
Wastewater	$544,969.99	**$544,969.99**	$0	$0
Potable Water	$589,070.60	**$589,070.60**	$0	$0
Reclaimed Water	$295,853.13	**$295,853.13**	$0	$0
Roadways	$534,303.29	**$534,303.29**	$0	$0
TOTAL:	**$1,964,197.01**	**$1,964,197.01**	**$0**	**$0**

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[BUENA LAGO PHASE IV UTILITIES AND PUBLIC ROADWAY IMPROVEMENTS]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made to be effective the 15 day of February, 2022, by **Blue Ox Enterprises, LLC** ("**Contractor**"), with an address of 500 North Wat, Sanford, Florida 32773, in favor of the **Buena Lago Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Osceola County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain Florida Independent Contractor Agreement For Land Development ("**Contract**") dated April 3, 2023 and between Contractor and Forestar (USA) Real Estate Group Inc., ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** ("**Improvements**"); and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the

appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed $ 261,621.72 (including balance to finish and retainage) related to the Improvements and understands that such amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

BLUE OX ENTERPRISES, LLC

By: MATHEW LEMBRICH

Its: CFO

STATE OF FLORIDA

COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 15TH day of FEBRUARY, 2024, by MATHEW LEMBRICH as CFO of BLUE OX ENTERPRISES, LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced ____________________ as identification.

Notary Public State of Florida
MELISSA SMITH
Commission HH 034238
Expires 09/14/2024

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF ____________

Name:____________________________

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

Description of Buena Lago Phase IV Utilities and Public Roadway Improvements

***Utilities* –** All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Malawi Trail, Tana Terrace, and Masser Road and the Utility Easements, identified in the plat known as *Buena Lago Phase 4*, as recorded at Plat Book 34, Pages 88 - 91, of the Official Records of Osceola County, Florida.

***Roadways* -** All public roads, pavement, curbing and other physical improvements within the rights-of-way designated as Malawi Trail, Tana Terrace, and Masser Road, identified in the plat known as *Buena Lago Phase 4*, as recorded at Plat Book 34, Pages 88 - 91, of the Official Records of Osceola County, Florida.

Improvement	Total Amount	Amount Paid to Date	Balance to Finish	Retainage to Date
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Potable Water	$589,070.60	**$589,070.60**	$0	$0
Reclaimed Water	$295,853.13	**$295,853.13**	$0	$0
Roadways	$534,303.29	**$534,303.29**	$0	$0
TOTAL:	**$1,964,197.01**	**$1,964,197.01**	**$0**	**$0**

DISTRICT ENGINEER'S CERTIFICATE
[BUENA LAGO PHASE IV UTILITIES AND PUBLIC ROADWAY IMPROVEMENTS]

March 7, 2024

Board of Supervisors
Buena Lago Community Development District

Re: Acquisition of Improvements

Ladies and Gentlemen:

The undersigned is a representative of Dewberry Engineers Inc. ("**District Engineer**"), as District Engineer for the Buena Lago Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from Forestar (USA) Real Estate Group Inc. ("**Developer**") as to certain public infrastructure improvements ("**Improvements**") as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.

2. The Improvements are within the scope of the District's capital improvement plan as set forth in the District's *Engineer's Report,* dated March 31, 2022, as supplemented from time to time ("**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.

3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.

4. The total costs associated with the Improvements are as set forth in **Exhibit A.** Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements, and (ii) the reasonable fair market value of the Improvements.

5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

DEWBERRY ENGINEERS, INC.

Christopher J Allen, P.E.
Florida Registration No. 77719
District Engineer

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 7th day of March, 2024, by Christopher J. Allen as District Engineer of Dewberry Engineers, Inc., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced ____________ as identification.

NOTARY PUBLIC, STATE OF Florida

Name: Dawn R Queen
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

DAWN R. QUEEN
Notary Public
State of Florida
Comm# HH294293
Expires 9/25/2026

EXHIBIT A

Description of Buena Lago Phase IV Utilities and Public Roadway Improvements

Utilities – All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Malawi Trail, Tana Terrace, and Masser Road and the Utility Easements, identified in the plat known as *Buena Lago Phase 4*, as recorded at Plat Book 34, Pages 88 - 91, of the Official Records of Osceola County, Florida.

Roadways - All public roads, pavement, curbing and other physical improvements within the rights-of-way designated as Malawi Trail, Tana Terrace, and Masser Road, identified in the plat known as *Buena Lago Phase 4*, as recorded at Plat Book 34, Pages 88 - 91, of the Official Records of Osceola County, Florida.

Improvement	Total Amount	Amount Paid to Date	Balance to Finish	Retainage to Date
Wastewater	$544,969.99	**$544,969.99**	$0	$0
Potable Water	$589,070.60	**$589,070.60**	$0	$0
Reclaimed Water	$295,853.13	**$295,853.13**	$0	$0
Roadways	$534,303.29	**$534,303.29**	$0	$0
TOTAL:	**$1,964,197.01**	**$1,964,197.01**	**$0**	**$0**

BILL OF SALE AND LIMITED ASSIGNMENT
[BUENA LAGO PHASE IV UTILITIES AND PUBLIC ROADWAY IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the 14 day of February, 2024, by and between **Forestar (USA) Real Estate Group Inc.,** a Delaware corporation, with an address of 2221 E. Lamar Blvd., Suite 790, Arlington, Texas 76006 ("**Grantor**"), and **Buena Lago Community Development District,** a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following property (together, "**Property**") as described below to have and to hold for Grantee's own use and benefit forever:

a) ***Utilities –*** All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Malawi Trail, Tana Terrace, and Masser Road and the Utility Easements, identified in the plat known as *Buena Lago Phase 4*, as recorded at Plat Book 34, Pages 88 - 91, of the Official Records of Osceola County, Florida.

b) ***Roadways -*** All public roads, pavement, curbing and other physical improvements within the rights-of-way designated as Malawi Trail, Tana Terrace, and Masser Road, identified in the plat known as *Buena Lago Phase 4*, as recorded at Plat Book 34, Pages 88 - 91, of the Official Records of Osceola County, Florida.

c) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the foregoing improvements described above.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons claiming by, through or under the Grantor.

3. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The District agrees that Grantor shall not be responsible or liable to the District for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as the District is purchasing the Property, "**AS IS, WHERE IS**"**, AND** "**WITH ALL FAULTS**". The District, on its own behalf and on behalf of anyone claiming by, through or under the District and on behalf of it successors and assigns, to the maximum extent permitted by applicable law, irrevocably and unconditionally waives, releases, discharges and forever acquits the Grantor from any and all claims, loss, costs, expense or judgments of any nature whatsoever known or unknown, suspected or unsuspected, fixed or contingent, which the District may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor, its affiliates, successors and assigns, relating to this letter agreement, the transaction contemplated hereby, and/or the Property, including, without limitation, the physical condition of the Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of transfer of the Property. Grantor shall not be liable for any damages whatsoever, including but not limited to special, direct, indirect, consequential, or other damages resulting or arising from or relating to the ownership, use, condition, location, development, maintenance, repair, or operation of the Property.

4. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

5. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

By: Victoria Walker

Name: VICTORIA WALKER

By: C Stewart

Name: CARRIE STEWART

FORESTAR (USA) REAL ESTATE GROUP INC.

James D. Allen

Name: **James D. Allen**

Title: **Executive Vice President & CFO**

STATE OF TEXAS

COUNTY OF TARRANT

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14 day of FEB, 2024, by JAMES D. ALLEN as CFO of FORESTAR, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced ______________ as identification.

CARRIE STEWART
Notary Public, State of Texas
Comm. Expires 07-17-2027
Notary ID 11824225

(NOTARY SEAL)

C Stewart

NOTARY PUBLIC, STATE OF TEXAS

Name: CARRIE STEWART

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

BILL OF SALE AND GENERAL ASSIGNMENT
[PHASE III UTILITIES IMPROVEMENTS]

THIS BILL OF SALE AND GENERAL ASSIGNMENT (this "**Assignment**") is made and entered into as of this 15th day of February, 2024, by and between **BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereafter referred to as "**Grantor**"), and **TOHOPEKALIGA WATER AUTHORITY**, an independent special district established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature, whose pose office address is 951 Martin Luther King Boulevard, Kissimmee, Florida 34741, (hereinafter referred to as "**Grantee**").

BACKGROUND STATEMENT

Grantor owns certain water and wastewater improvements for the Grantor's project. This instrument is intended to convey the interest of Grantor in and to all of such improvements and work product to Grantee.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantee, Grantor, intending to be legally bound, does hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee the property more specifically described herein (hereafter, collectively, the "**Personal and Intangible Property**"), to have and to hold all of said Personal and Intangible Property for its own use, and benefit forever:

   All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Malawi Trail, Tana Terrace, and Masser Road and the Utility Easements, identified in the plat known as *Buena Lago Phase 4*, as recorded at Plat Book 34, Pages 88 - 91, of the Official Records of Osceola County, Florida.

2. Grantor agrees that to the extent that title to any of the Personal and Intangible Property is evidenced by, or transferable by execution or delivery of, certificates of title or other similar documentation, then Grantor will, upon demand, execute and deliver all such certificates or similar instruments.

3. In furtherance of this Assignment, Grantor hereby acknowledges that from this date Grantee has succeeded to all of its right, title, and standing to:

a. receive all rights and benefits pertaining to all rights, title, interests, and benefits transferred and assigned hereby;

b. institute and prosecute all proceedings and take all action that Grantee, in its sole discretion, may deem necessary or proper to collect, assert, or enforce any claim, right, or title of any kind in and to any and all rights, title, interests, and benefits transferred and assigned hereby; and

c. defend and compromise any and all such actions, suits, or proceedings relating to such transferred and assigned rights, title, interests, and benefits and do all other such acts and things in relation thereto as Grantee, in its sole discretion, shall deem advisable.

4. Grantor hereby warrants the following:

   a. that Grantor is the lawful owner of the Personal and Intangible Property;

   b. that the Personal and Intangible Property is free of all liens and encumbrances; and

   c. that Grantor has no knowledge of any defects in the Personal and Intangible Property.

5. Grantor also agrees to warrant and repair any defects in design or workmanship to Grantee's satisfaction for a period of one (1) year from the date hereof.

6. Nothing in this Assignment shall be construed as a waiver of Grantee's limitations on liability provided in Section 768.28, Florida Statutes.

7. This Assignment shall be governed by, and construed under, the laws of the State of Florida.

8. This Assignment shall inure to the benefit of, and be binding upon, the respective legal representatives, successors, and assigns of the parties hereto.

[*Remainder of page intentionally left blank*]

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witnesses:

____
Name: Alex Madison
Address: 1064 Greenwood BLVD
Lake Mary, FL, 32746 Suite 200

____
Name: Esperanza Maxon
Address: 1064 Greenwood Blvd
Lake Mary, FL 32746 Suite 200

BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government

By: __________________________
Name: John C Tyree
Title: President

STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of February, 2024, by Chris Tyree as Chairperson of the Buena Lago Community Development District Board of Directors, a local unit of special-purpose government, on behalf of the district. He/She is ☒ personally known to me or ☐ has produced ______________________________ as identification.

(SEAL)

Notary Public State of Florida
Roger L VanAuker
My Commission
HH 179965
Exp. 9/28/2025

____
(Official Notary Signature)
Name: Roger VanAuker

BILL OF SALE
[BUENA LAGO PHASE IV PUBLIC ROADWAY IMPROVEMENTS]

KNOW ALL MEN BY THESE PRESENTS, that **BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT,** a special purpose unit of local government established under Chapter 190, *Florida Statutes*, whose address is c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereinafter referred to as SELLER), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from **OSCEOLA COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 1 Courthouse Square, Kissimmee, Florida 34741 (hereinafter referred to as COUNTY) has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following:

> All public roads, pavement, curbing and other physical improvements within the rights-of-way designated as Malawi Trail, Tana Terrace, and Masser Road, identified in the plat known as *Buena Lago Phase 4*, as recorded at Plat Book 34, Pages 88 - 91, of the Official Records of Osceola County, Florida.
>
> All on the property situate, lying and being in the County of Osceola, State of Florida.

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above-described personal property.

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons claiming by, through or under the Grantor.

[CONTINUED ON NEXT PAGE]

BILL OF SALE
[BUENA LAGO PHASE IV ROADWAY IMPROVEMENTS]
SIGNATURE PAGE

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 15th day of February, 2024.

WITNESSES

By: [signature]
Name: Alex Madison

By: Shelley Kaercher
Name: Shelley Kaercher

BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT

[signature]
Name: John C Tyree
Title: President

STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of February, 2024, by John Chris Tyree as President of [illegible], who is personally known to me or has produced ________________ as identification.

(NOTARY SEAL)

Notary Public State of Florida
Roger L VanAuker
My Commission
HH 179965
Exp. 9/28/2026

____
NOTARY PUBLIC, STATE OF ________
Name: [signature]
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

8B

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

February 21, 2024

United Land Services, LLC
Attn: John Borland
12276 San Jose Blvd Suite747
Jacksonville, FL 32223
E-Mail: jborland@unitedlandservices.com

EMAIL

RE: Revocation of Termination of Landscape Services

Dear Mr. John Borland,

Per discussion with John Borland, we have agreed to immediately reinstate the prior Landscape Maintenance Services Agreement, effective August 1, 2023, and the prior notice of termination issued on January 31, 2024, is hereby revoked.

Thank you for your attention to this matter. Should you have any questions, please contact Daniel Rom, the District's Manager, at 561-571-0010.

Buena Lago
Community Development District

Shelley Kaercher
By: Shelley Kaercher
Its: Chairperson

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRURY 29, 2024

BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRURY 29, 2024

	General Fund	Debt Service Fund Series 2022	Capital Projects Fund Series 2022	Total Governmental Funds
ASSETS				
Cash	$ 98,456	$ -	$ -	$ 98,456
Investments				
Revenue	-	304,476	-	304,476
Reserve	-	74,497	-	74,497
Capitalized interest	-	1	-	1
Construction	-	-	75	75
Due from general fund	-	7,473	-	7,473
Total assets	$ 98,456	$ 386,447	$ 75	$ 484,978
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	$ 9,732	$ -	$ -	$ 9,732
Due to Landowner	1,475	3,324	-	4,799
Due to debt service fund	7,473	-	-	7,473
Landowner advance	6,000	-	-	6,000
Total liabilities	24,680	3,324	-	28,004
Fund balances:				
Restricted				
Debt service	-	383,123	-	383,123
Capital projects	-	-	75	75
Unassigned	73,776	-	-	73,776
Total fund balances	73,776	383,123	75	456,974
Total liabilities and fund balances	$ 98,456	$ 386,447	$ 75	$ 484,978

BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 29, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ 2,906	$ 117,561	$ 120,631	97%
Landowner contribution	-	-	44,925	0%
Total revenues	2,906	117,561	165,556	71%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	20,000	48,000	42%
Legal	1,308	2,660	25,000	11%
Engineering	2,060	4,237	2,000	212%
Audit*	-	-	4,900	0%
Arbitrage rebate calculation*	-	-	750	0%
Dissemination agent*	83	417	2,000	21%
EMMA software service	1,000	1,000	-	N/A
Trustee*	-	-	11,000	0%
Telephone	16	83	200	42%
Postage	20	31	500	6%
Printing & binding	42	208	500	42%
Legal advertising	93	93	3,500	3%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	6,050	86%
Contingencies/bank charges	4	4	500	1%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	8,626	34,108	105,990	32%
Field operations and maintenance				
Field operations manager	200	1,000	2,400	42%
Landscape contract labor	868	3,472	37,000	9%
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	2,475	4,500	55%
Total field operations	1,563	6,947	57,050	12%
Other fees & charges				
Property appraiser	378	378	-	N/A
Tax collector	58	2,349	2,513	93%
Total other fees & charges	436	2,727	2,513	109%
Total expenditures	10,625	43,782	165,553	26%
Excess/(deficiency) of revenues over/(under) expenditures	(7,719)	73,779	3	
Fund balances - beginning	81,495	(3)	-	
Fund balances - ending	$ 73,776	$ 73,776	$ 3	

*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 FEBRUARY 29, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	$ 7,329	$ 296,532	$ 304,328	97%
Interest	1,570	4,656	-	N/A
Total revenues	8,899	301,188	304,328	99%
EXPENDITURES				
Principal	-	-	70,000	0%
Interest	-	113,600	227,200	50%
Total debt service	-	113,600	297,200	38%
Other fees & charges				
Tax collector	147	5,925	6,340	93%
Total other fees and charges	147	5,925	6,340	93%
Total expenditures	147	119,525	303,540	39%
Excess/(deficiency) of revenues over/(under) expenditures	8,752	181,663	788	
Fund balances - beginning	374,371	201,460	268,316	
Fund balances - ending	$ 383,123	$ 383,123	$ 269,104	

BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED FEBRUARY 29, 2024

	Current Month	Year To Date
REVENUES		
Interest	$ -	$ 75
Total revenues	-	75
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	75
Fund balances - beginning	75	-
Fund balances - ending	$ 75	$ 75

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 a Regular Meeting on January 18, 2024 at 10:30 a.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present were:

Chris Tyree	Vice Chair
Robyn Bronson	Assistant Secretary
Roger Van Auker	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Kristen Thomas	Wrathell Hunt and Associates (WHA)
Jere Earlywine (via telephone)	District Counsel
Rey Malave (via telephone)	District Engineer
Shelley Kaercher	Supervisor-Appointee
Ayden Williams	Supervisor-Appointee

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 Tyree were present. Supervisor Fife was not present. One seat was vacant.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consider Appointment of Shelley Kaercher to Fill Unexpired Term of Seat 3; Term Expires November 2024**

Mr. Tyree nominated Ms. Shelley Kaercher to fill Seat 3. No other nominations were made.

On MOTION by Mr. Tyree and seconded by Mr. Van Auker, with all in favor, the appointment of Ms. Shelley Kaercher to Seat 3, was approved.

- **Administration of Oath of Office to Appointed Supervisor**

Ms. Thomas, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Shelley Kaercher. She provided the new Supervisor's packet. Ms. Kaercher is familiar with the Sunshine Law and the other items/information in the packet.

FOURTH ORDER OF BUSINESS **Acceptance of Resignation of Bill Fife [Seat 2]**

Mr. Rom presented the resignation of Mr. Bill Fife.

On MOTION by Mr. Tyree and seconded by Ms. Bronson, with all in favor, the resignation of Bill Fife from Seat 2, dated December 27, 2023, was accepted.

FIFTH ORDER OF BUSINESS **Consider Appointment of Fill Unexpired Term of Seat 2; Term Expires November 2026**

Mr. Tyree nominated Mr. Ayden Williams to fill Seat 2. No other nominations were made.

On MOTION by Mr. Tyree and seconded by Ms. Kaercher, with all in favor, the appointment of Mr. Ayden Williams to Seat 2, was approved.

- **Administration of Oath of Office to Appointed Supervisor**

Ms. Thomas, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Ayden Williams. She provided with a new Supervisor's packet. Mr. Rom will explain the Sunshine Law, procedure for public record requests and other information and the forms to Mr. Williams after the meeting.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2024-01, Appointing and Removing Officers of the District and Providing for an Effective Date**

Mr. Rom presented Resolution 2024-01. Mr. Tyree nominated the following slate:

Chair	Shelley Kaercher
Vice Chair	Chris Tyree
Assistant Secretary	Robyn Bronson
Assistant Secretary	Roger Van Auker
Assistant Secretary	Ayden Williams

No other nominations were made. This Resolution removes Mr. John Wiggins and Mr. Bill Fife from the Board. Prior appointments by the Board for Secretary, Treasurer, Assistant Treasurer and Assistant Secretary Daniel Rom, remain unaffected by this Resolution.

On MOTION by Mr. Tyree and seconded by Ms. Kaercher, with all in favor, Resolution 2024-01, Appointing and Removing Officers of the District, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Presentation of Engineer's Report - Amended and Restated**

Mr. Malave presented the Amended and Restated Engineer's Report dated September 21, 2023 and reported the following:

- The Report adds Phase 2, the expanded area, bringing the total acres to 273.21.
- The CDD is expected to consist of 545 total residential units of various sizes.

Mr. Rom discussed the Capital Improvement Plan (CIP) components and permit status.

- The total costs for the improvements are $24,073,753.34.
- Staff certifies that the $24,073,753.34 amount should be sufficient for the development and construction of the proposed improvements.

Mr. Earlywine stated the reason for the Amended and Restated Engineer's Report is because there was a boundary amendment to bring in the second phase, due to the seller getting less than what was included originally. This is a second attempt at the process; Staff will take steps to extend the boundaries over the balance of the project. He recommended approval in substantial form for purposes of the assessment process.

Discussion ensued regarding the lien, construction, turnover timing, Phases 4 and 5, the County total infrastructure improvement costs and a discrepancy in the number of lots on Page 15 of the Report. Mr. Malave will update the Report to reflect the correct number of lots.

On MOTION by Mr. Tyree and seconded by Ms. Bronson, with all in favor, the Amended and Restated Engineer's Report, dated September 21, 2023, in substantial form, was approved.

EIGHTH ORDER OF BUSINESS **Presentation of Amended and Restated Master Special Assessment Methodology Report**

Mr. Rom presented the Amended and Restated Master Special Assessment Methodology Report dated January 18, 2024. He stated the total cost of the CIP is $24,073,753.34, which matches the Engineer's Report. He reviewed the pertinent data including the development program, the financing program, benefit allocation, True-Up mechanism and the Appendix Tables.

Discussion ensued regarding platted and unplatted lots, Phases 4 and 5 and the 2024 tax roll. Staff will ask the Finance Department to update the verbiage on Page 7 of the Report.

On MOTION by Mr. Van Auker and seconded by Mr. Tyree, with all in favor, the Amended and Restated Master Special Assessment Methodology Report dated January 18, 2024, in substantial form, was approved.

NINTH ORDER OF BUSINESS **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

Mr. Rom presented Resolution 2024-02.

On MOTION by Mr. Tyree and seconded by Mr. Van Auker, with all in favor, Resolution 2024-02, Designating a Date, Time, and Location of April 18, 2024 at 10:30 a.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744 for 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, was adopted.

TENTH ORDER OF BUSINESS **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**

Mr. Earlywine presented Resolution 2024-03.

On MOTION by Mr. Van Auker and seconded by Mr. Tyree, with all in favor, 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 for April 18, 2024 at 10:30 a.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS **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]**

Mr. Rom presented Resolution 2024-04. Seats 3, 4 and 5, currently held by Ms. Kaercher, Ms. Bronson and Mr. Van Auker, respectively, will be up for election.

On MOTION by Mr. Tyree and seconded by Ms. Kaercher, with all in favor, Resolution 2024-04, Designating a Date, Time and Location of November 5, 2024 at 10:30 a.m. at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744 for Landowners' Meeting; Providing for Publication, Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS **Consideration of Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement**

Mr. Rom presented the Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement.

On MOTION by Mr. Tyree and seconded by Ms. Kaercher, with all in favor, the Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement, in the amount of $1,000 per year, was approved.

THIRTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of November 30, 2023**

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, the Unaudited Financial Statements as of November 30, 2023, were accepted.

FOURTEENTH ORDER OF BUSINESS **Approval of August 17, 2023 Public Hearings and Regular Meeting Minutes**

On MOTION by Ms. Bronson and seconded by Mr. Tyree, with all in favor, the August 17, 2023 Public Hearings and Regular Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

- **Update: Required Ethics Training**

Mr. Earlywine presented the Memorandum from his firm regarding the new Ethics Training Requirements.

B. District Engineer: Dewberry Engineers, Inc.

There was no report.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: February 15, 2024 at 10:30 AM**
  - **QUORUM CHECK**

The next meeting will be February 15, 2024, unless cancelled.

SIXTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS **Public Comment**

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, the meeting adjourned at 11:06 a.m.

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Secretary/Assistant Secretary Chair/Vice Chair

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

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 *Rescheduled to November 13, 2023*	**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 CANCELED	**Regular Meeting**	**10:30 AM***
March 21, 2024 CANCELED	**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.