BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

July 18, 2024

BOARD OF SUPERVISORS

PUBLIC HEARING 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

July 11, 2024

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

Board of Supervisors
Buena Lago Community Development District

Dear Board Members:

The Board of Supervisors of the Buena Lago Community Development District will hold a Public Hearing and Regular Meeting on July 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 to Consider the Adoption of the Fiscal Year 2024/2025 Budget
   A. Proof/Affidavit of Publication
   B. Consideration of Resolution 2024-13, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

4. Consideration of Resolution 2024-14, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

5. Acceptance of Unaudited Financial Statements as of May 31, 2024

6. Approval of June 20, 2024 Regular Meeting Minutes

7. 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: August 15, 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

8. Board Members' Comments/Requests

9. Public Comments

10. 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

Publication Date	Subcategory
2024-06-27	Miscellaneous Notices

BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (Board) of the Buena Lago Community Development District (District) will hold a public hearing on July 18, 2024 at 10:30 a.m., or as soon thereafter as the matter may be heard, and located at Johnstons Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

The purpose of the hearing is to receive comments on the adoption of the proposed budget(s) (Proposed Budget) of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 (District Managers Office), during normal business hours, or by visiting the Districts website at www.buenalagocdd.net.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Managers 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 Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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.

District Manager
June 27, 2024/July 4, 2024

Publication Date	Subcategory
2024-07-04	Miscellaneous Notices

BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

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District Manager
June 27, 2024/July 4, 2024

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2024-13

[FY 2025 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors ("**Board**") of the Buena Lago Community Development District (**"District"**) proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

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

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

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Buena Lago Community Development District for the Fiscal Year Ending September 30, 2025."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

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

ATTEST:	**BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT**
By:________________________	By:________________________
Title: ________________________	Its:________________________

Exhibit A: Fiscal Year 2024/2025 Budget(s)

Exhibit A: Fiscal Year 2024/2025 Budget(s)

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				$ 80,076
Allowable discounts (4%)	(5,026)				(3,203)
Assessment levy: on-roll - net	120,631	$ 117,561	$ 3,070	$ 120,631	76,873
Landowner contribution	44,925	-	44,925	44,925	55,375
Total revenues	165,556	117,561	47,995	165,556	132,248
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	240
Tax collector	2,513	2,349	-	2,349	1,602
Total professional & administrative	108,503	36,835	49,829	86,664	101,852

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	19,000
Aquatic control - ponds	4,500	2,475	5,525	8,000	8,000
Total field operations	57,050	6,947	18,453	25,400	30,400
Total expenditures	165,553	43,782	68,282	112,064	132,252
Excess/(deficiency) of revenues over/(under) expenditures	3	73,779	(20,287)	53,492	(4)
Fund balance - beginning (unaudited)	-	(3)	73,776	(3)	53,489
Fund balance - ending (projected)					
Unassigned	3	73,776	53,489	53,489	53,485
Fund balance - ending	$ 3	$ 73,776	$ 53,489	$ 53,489	$ 53,485

*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	240
Tax collector	1,602

BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES	
Field operations and maintenance	
Field operations manager	2,400
Landscaping contract labor	19,000
General maintenance	1,000
Aquatic control - ponds	8,000
Total expenditures	$ 132,252

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	$ 255.02	$ 427.57	$ 682.59	$ 827.75
SF 50'	242	255.02	1,182.74	1,437.76	1,582.92
Total	**314**				

Landowner Contributions for GF/Off-Roll Assessments for DSF

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	$ 239.72	$ -	$ 239.72	$ -
SF 100'	13	$ 239.72	$ -	$ 239.72	$ -
Total	**231**				

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2024-14

[ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (**"FY 2025"**), attached hereto as **Exhibit A**; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. FUNDING. As indicated in **Exhibits A and B,** the District's Board hereby authorizes the following funding mechanisms for the Adopted Budget:

a. **OPERATIONS AND MAINTENANCE FUNDING AGREEMENT.** The District's Board hereby authorizes a deficit funding agreement to fund a portion of the operations and maintenance services set forth in the District's Adopted Budget, as set forth in **Exhibit A.**

b. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

i. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B,** and is hereby found to be fair and reasonable.

ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B.** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

c. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby directs District Staff to affect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B.**

2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Direct Bill Assessments.** [RESERVED.]

c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date

of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **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.

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

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

ATTEST:

BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By:______________________________

Its:______________________________

Exhibit A: Budget
Exhibit B: Assessment Roll

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2024

BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2024

	General Fund	Debt Service Fund Series 2022	Capital Projects Fund Series 2022	Total Governmental Funds
ASSETS				
Cash	$ 50,436	$ -	$ -	$ 50,436
Investments				
Revenue	-	134,148	-	134,148
Reserve	-	74,496	-	74,496
Capitalized interest	-	2	-	2
Construction	-	-	77	77
Due from general fund	-	1,144	-	1,144
Total assets	$ 50,436	$ 209,790	$ 77	$ 260,303
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	$ 1,000	$ -	$ -	$ 1,000
Due to Landowner	1,475	3,324	-	4,799
Due to debt service fund	1,144	-	-	1,144
Landowner advance	6,000	-	-	6,000
Total liabilities	9,619	3,324	-	12,943
Fund balances:				
Restricted				
Debt service	-	206,466	-	206,466
Capital projects	-	-	77	77
Unassigned	40,817	-	-	40,817
Total fund balances	40,817	206,466	77	247,360
Total liabilities and fund balances	$ 50,436	$ 209,790	$ 77	$ 260,303

BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ -	$ 118,481	$ 120,631	98%
Landowner contribution	-	-	44,925	0%
Total revenues	-	118,481	165,556	72%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	32,000	48,000	67%
Legal	1,869	7,422	25,000	30%
Engineering	-	4,600	2,000	230%
Audit	-	4,800	4,900	98%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	84	667	2,000	33%
EMMA software service	-	1,000	-	N/A
Trustee	-	-	11,000	0%
Telephone	17	133	200	67%
Postage	8	62	500	12%
Printing & binding	42	333	500	67%
Legal advertising	-	5,306	3,500	152%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	6,050	86%
Contingencies/bank charges	119	294	500	59%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	210	210	210	100%
Total professional & administrative	6,349	62,907	105,990	59%
Field operations and maintenance				
Field operations manager	200	1,600	2,400	67%
Landscape contract labor	868	6,944	37,000	19%
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	3,465	4,500	77%
Total field operations	1,563	12,009	57,050	21%
Other fees & charges				
Property appraiser	-	378	-	N/A
Tax collector	-	2,367	2,513	94%
Total other fees & charges	-	2,745	2,513	109%
Total expenditures	7,912	77,661	165,553	47%
Excess/(deficiency) of revenues over/(under) expenditures	(7,912)	40,820	3	
Fund balances - beginning	48,729	(3)	-	
Fund balances - ending	$ 40,817	$ 40,817	$ 3	

BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED MAY 31, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	$ -	$ 298,853	$ 304,328	98%
Interest	1,577	9,323	-	N/A
Total revenues	1,577	308,176	304,328	101%
EXPENDITURES				
Principal	70,000	70,000	70,000	100%
Interest	113,600	227,200	227,200	100%
Total debt service	183,600	297,200	297,200	100%
Other fees & charges				
Tax collector	-	5,970	6,340	94%
Total other fees and charges	-	5,970	6,340	94%
Total expenditures	183,600	303,170	303,540	100%
Excess/(deficiency) of revenues over/(under) expenditures	(182,023)	5,006	788	
Fund balances - beginning	388,489	201,460	268,316	
Fund balances - ending	$ 206,466	$ 206,466	$ 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 MAY 31, 2024

	Current Month	Year To Date
REVENUES		
Interest	$ -	$ 77
Total revenues	-	77
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	77
Net change in fund balances	-	77
Fund balances - beginning	77	-
Fund balances - ending	$ 77	$ 77

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 June 20, 2024 at 10:30 a.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present were:

Shelley Kaercher	Chair
Robyn Bronson	Assistant Secretary
Ayden Williams	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell Hunt and Associates LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
Christopher Allen (via telephone)	District Engineer
Cynthia Wilhelm	Bond Counsel

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Rom called the meeting to order at 10:31 a.m. Supervisors Kaercher, Williams and Bronson were present. Supervisors Tyree and Van Auker were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

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

Mr. Allen recalled that the Engineer's Report was presented at the previous meeting and this Amended and Restated Engineer's Report reflects a few minor modifications. The lot types were updated to reflect 13 100' lot types in Phase 2 and what was previously St. Cloud Water & Utilities is now Toho Water Authority (TWA) and, with regard to permit status, permits were accepted by TWA.

Mr. Earlywine asked if all the prior findings with respect to the Capital Improvement Plan (CIP) and as necessary for the bond issuance remain true. Mr. Allen replied affirmatively.

Mr. Earlywine asked about the status of the Phase 5 plat. Mr. Allen asked if he meant Phase 4. Mr. Earlywine voiced his belief that Phase 4 was recorded but Phase 5 was pending. Mr. Allen will find out the status.

On MOTION by Ms. Kaercher and seconded by Ms. Bronson, with all in favor, the Amended and Restated Engineer's Report, in substantial form, was approved.

Mr. Allen left the meeting.

FOURTH ORDER OF BUSINESS **Presentation of Second Supplemental Special Assessment Methodology Report**

Mr. Rom presented the Second Supplemental Special Assessment Methodology Report, stated that this Methodology Report contains the same information as the Amended and Restated Engineer's Report, and read the following directly from the Report:

- The District's Assessment AA2 CIP enables properties within the boundaries of Assessment Area Two to be developed. There is no doubt that the general public, property owners, and property outside of Assessment Area Two will benefit from the provision of the AA2 CIP. However, these benefits are only incidental since the AA2 CIP is designed solely to provide special benefits peculiar to property within Assessment Area Two.
- 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. The project is split into two assessment areas, and Assessment Area Two consists of approximately 159.75 acres.
- Based upon the information provided by the Developer, the current development plan for the District envisions a total of 545 residential units comprised of 314 residential units in Assessment Area One, with the remaining 231 units in Phase 4 and Phase 5 (collectively "Assessment Area Two"), although development phasing, land use types and unit numbers may change throughout the development period.

- The AA2 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 Engineer's Report.
- All the infrastructure included in the AA2 CIP will comprise an interrelated system of improvements with the overall CIP, 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 AA2 CIP are estimated at $9,841,689.04, as reflected in Table 2.
- The District is embarking on a program of capital improvements which will facilitate the development of lands within Assessment Area Two of the District. It is the District's intention to finance a portion of the AA2 CIP with proceeds of the Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Two) (the "Series 2024 Bonds") issued in the estimated principal amount of $4,390,000.
- The Series 2024 Bonds are projected to finance infrastructure construction/acquisition costs in the projected amount of $3,824,657.00. As the Series 2024 Bonds will finance only a portion of the costs of the AA2 CIP, the balance of the costs in the projected amount of $6,017,032.04 will be funded by the Developer as a Developer Contribution under a completion agreement that will be entered into by the District and the Developer and/or funded by subsequent bonds issued by the District.
- The supplemental financing plan for the District provides for the issuance of the Series 2024 Bonds in the principal amount estimated at $4,390,000 to finance a portion of the AA2 CIP projected to total $3,824,657.00. The Series 2024 Bonds are structured to be amortized in 30 annual installments following an approximately 6-month capitalized interest period. Interest payments on the Series 2024 Bonds would be made every May 1 and November 1 and principal payments on the Series 2024 Bonds would be made every May 1 or November 1.

Mr. Rom stated that potential situations, the True Up mechanism and Lienability Tests were discussed at the last meeting.

Mr. Rom gave an overview of the Appendix Tables.

Mr. Earlywine stated that this Methodology report contains all the findings necessary to proceed with the bond issuance and associated assessments. It shows that the benefit from the CIP project justifies the assessments and that the assessments are fairly and reasonably allocated.

On MOTION by Ms. Kaercher and seconded by Ms. Bronson, with all in favor, the Second Supplemental Special Assessment Methodology Report, in substantial form, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-10, Delegating to the Chairman of the Board of Supervisors of Buena Lago Community Development District (the "District") the Authority to approve The Sale, Issuance and Terms of Sale of Buena Lago Community Development District Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Two), as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2024 Bonds") in Order to Finance the Assessment Area Two Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2024 Bonds; Approving A Negotiated Sale Of The Series 2024 Bonds to the Underwriter; Ratifying the Master Trust Indenture and Approving the Form of Second Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2024 Bonds; Approving the Form of the Series 2024 Bonds; Approving the Form of and Authorizing the Use of The Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to**

the Series 2024 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2024 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary In Connection with the Issuance, Sale and Delivery of the Series 2024 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2024 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter into All Agreements Required in Connection with the Acquisition and Construction of the Assessment Area Two Project; and Providing an Effective Date

Ms. Wilhelm presented Resolution 2024-10, known as the Delegated Award Resolution, which accomplishes the following:

- Delegates to the Chair the authority to enter into a Bond Purchase Contract provided the terms of the Contract are within certain parameters set forth.
- Approves the forms of the documents needed to market, price and sell the bonds, including the Bond Purchase Contract, Second Supplemental Indenture, Preliminary Limited Offering Memorandum (PLOM) and the Continuing Disclosure Agreement.
- Sets forth the parameters within which the Chair can enter into the Bond Purchase Contract as specified in Schedule I to the Resolution, as follows:

Maximum Principal Amount:	Not to Exceed $6,000,000
Maximum Coupon Rate:	Maximum Statutory Rate
Underwriting Discount:	Maximum 2.0%
Not to Exceed Maturity Date:	Maximum Allowed by Law
Redemption Provisions:	The Series 2024 Bonds shall be subject to redemption as set forth in the form of Series 2024

Bond attached to the form of Supplemental Indenture attached hereto.

On MOTION by Ms. Kaercher and seconded by Ms. Bronson, with all in favor, Resolution 2024-10, Delegating to the Chairman of the Board of Supervisors of Buena Lago Community Development District (the "District") the Authority to approve The Sale, Issuance and Terms of Sale of Buena Lago Community Development District Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Two), as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2024 Bonds") in Order to Finance the Assessment Area Two Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2024 Bonds; Approving A Negotiated Sale Of The Series 2024 Bonds to the Underwriter; Ratifying the Master Trust Indenture and Approving the Form of Second Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2024 Bonds; Approving the Form of the Series 2024 Bonds; Approving the Form of and Authorizing the Use of The Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2024 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2024 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary In Connection with the Issuance, Sale and Delivery of the Series 2024 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2024 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter into All Agreements Required in Connection with the Acquisition and Construction of the Assessment Area Two Project; and Providing an Effective Date, was adopted.

Mr. Earlywine anticipated pricing the bonds the last week of June and closing in July. Ms. Wilhelm stated issuance will likely be in mid-July.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2024-11, Setting Forth the Specific Terms of the District’s Special Assessment Bonds, Series 2024 (“Bonds”); Making Certain Additional Findings and Confirming and/or Adopting**

an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

Mr. Earlywine presented Resolution 2024-11, known as the Delegated Assessment Resolution, which accomplishes the following:

- Finalizes the assessments consistent with the final pricing; the Assessment Methodology Report will be updated with the final pricing amounts.
- Authorizes Staff to attach the updated Report based on the pricing and for it to become the Final Assessment Resolution that sets forth the assessments and for it to be used at the closing.

On MOTION by Ms. Kaercher and seconded by Ms. Bronson, with all in favor, Resolution 2024-11, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2024 ("Bonds"); Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Forms of Issuer's Counsel Documents**

Mr. Earlywine presented the following:

A. Collateral Assignment

B. Completion Agreement

C. Declaration of Consent

D. Disclosure of Public Finance

E. Notice of Special Assessments

F. True Up Agreement

On MOTION by Ms. Kaercher and seconded by Mr. Williams, with all in favor, the Collateral Assignment, Completion Agreement, Declaration of Consent, Disclosure of Public Finance, Notice of Special Assessments and True Up Agreement, in substantial form, were approved.

EIGHTH ORDER OF BUSINESS **Consideration of FMSbonds, Inc. Rule G-17 Disclosure Letter**

On MOTION by Ms. Bronson and seconded by Ms. Kaercher, with all in favor, the FMSbonds, Inc. Rule G-17 Disclosure Letter, was approved.

NINTH ORDER OF BUSINESS **Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Grau & Associates**

Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September 30, 2023 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2024-12, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2023**

On MOTION by Ms. Kaercher and seconded by Ms. Bronson, with all in favor, Resolution 2024-12, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2023, was adopted.

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2024**

On MOTION by Ms. Kaercher and seconded by Ms. Bronson, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.

TWELFTH ORDER OF BUSINESS **Approval of April 18, 2024 Public Hearings and Regular Meeting Minutes**

On MOTION by Ms. Bronson and seconded by Ms. Kaercher, with all in favor, the April 18, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated the bond funds should be available around the third week of July.

B. District Engineer: Dewberry Engineers, Inc.

There was no report.

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

- **108 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: July 18, 2024 at 10:30 AM [Adoption of Fiscal Year 2025 Budget]**
  - **QUORUM CHECK**

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

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS **Public Comment**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Kaercher and seconded by Ms. Bronson, with all in favor, the meeting adjourned at 10:50 a.m.

______________________________	_______________________________
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 CANCELED	**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.*		