

BUENA LAGO

**COMMUNITY DEVELOPMENT
DISTRICT**

April 17, 2025

BOARD OF SUPERVISORS

**REGULAR
MEETING AGENDA**

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

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

April 10, 2025

Board of Supervisors
Buena Lago Community Development District

Dear Board Members:

The Board of Supervisors of the Buena Lago Community Development District will hold a Regular Meeting on April 17, 2025 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. Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
5. Consideration of Dewberry Engineer's Inc. General Engineering 2025 Schedule of Hourly Rates
6. Consideration of Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date
7. Ratification of Letter Agreement for HOA Use of CDD Monument Signs
8. Acceptance of Unaudited Financial Statements as of February 28, 2025
9. Approval of Minutes:
 - A. November 5, 2024 Landowners' Meeting
 - B. November 21, 2024 Regular Meeting

ATTENDEES:

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

10. 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 15, 2025 at 10:30 AM

○ QUORUM CHECK

SEAT 1	CHRIS TYREE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	KOLTON BENSON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	SHELLEY KAERCHER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	ROBYN BRONSON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	ROGER VAN AUKE	☐ IN PERSON	☐ PHONE	☐ NO

11. Board Members' Comments/Requests

12. Public Comments

13. 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

3

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 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, 2025, the proposed operating budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); 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 2025/2026 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 17th day of April, 2025.

ATTEST:

**BUENA LAGO COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget

Exhibit A: Fiscal Year 2025/2026 Budget

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2022	5
Amortization Schedule - Series 2022	6 - 7
Debt Service Fund Budget - Series 2024	8
Amortization Schedule - Series 2024	9 - 10
Assessment Summary	11

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual Through 2/28/2025	Projected Through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 107,945				\$ 107,586
Allowable discounts (4%)	(4,318)				(4,303)
Assessment levy: on-roll - net	103,627	\$ 102,831	\$ 796	\$ 103,627	103,283
Landowner contribution	29,265	-	16,150	16,150	29,168
Total revenues	132,892	102,831	16,946	119,777	132,451
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	2,213	2,500	4,713	23,500
Engineering	2,000	-	1,000	1,000	2,000
Audit*	5,000	-	5,000	5,000	5,100
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,500
Dissemination agent	2,000	833	1,167	2,000	2,000
EMMA software system	1,000	1,000	-	1,000	1,000
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	83	117	200	200
Postage	500	62	438	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,500	252	1,248	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,720	5,408	-	5,408	5,720
Contingencies/bank charges	500	616	1,000	1,616	1,750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser	324	173	-	173	323
Tax collector	2,159	2,055	-	2,055	2,152
Total professional & administrative	102,493	33,078	48,677	81,755	102,335

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual Through 2/28/2025	Projected Through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
Field operations and maintenance					
Field operations manager	2,400	1,000	1,400	2,400	3,600
Landscaping contract labor	19,000	3,472	15,528	19,000	10,416
Irrigation maintenance/repair	-	-	-	-	1,000
General maintenance	1,000	4,071	-	4,071	1,000
Aquatic control - ponds	8,000	12,475	6,475	18,950	11,100
Pond fountain electric	-	-	-	-	2,000
Pond fountain maintenance	-	-	-	-	1,000
Total field operations	30,400	21,018	23,403	44,421	30,116
Total expenditures	132,893	54,096	72,080	126,176	132,451
 Excess/(deficiency) of revenues over/(under) expenditures	 (1)	 48,735	 (55,134)	 (6,399)	 -
 Fund balance - beginning (unaudited)	 53,489	 6,399	 55,134	 6,399	 -
Fund balance - ending (projected)					
Unassigned	53,488	55,134	-	-	-
Fund balance - ending	<u>\$ 53,488</u>	<u>\$ 55,134</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**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	23,500
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	5,100
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	1,750
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	323
Tax collector	2,152

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Field operations and maintenance

Field operations manager	3,600
Landscaping contract labor	10,416
Irrigation maintenance/repair	1,000
General maintenance	1,000
Aquatic control - ponds	11,100
Pond fountain electric	2,000
Pond fountain maintenance	1,000
Total expenditures	<u>\$ 132,451</u>

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual Through 2/28/2025	Projected Through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 317,008				\$ 317,008
Allowable discounts (4%)	(12,680)				(12,680)
Assessment levy: net	304,328	302,001	2,327	304,328	304,328
Interest	-	3,640	-	3,640	-
Total revenues	304,328	305,641	2,327	307,968	467,904
EXPENDITURES					
Debt service					
Principal	75,000	-	75,000	75,000	75,000
Interest	224,400	112,200	112,200	224,400	221,400
Total debt service	299,400	112,200	187,200	299,400	296,400
Other fees & charges					
Tax collector	6,340	6,034	306	6,340	6,340
Total other fees & charges	6,340	6,034	306	6,340	6,340
Total expenditures	305,740	118,234	187,506	305,740	302,740
Excess/(deficiency) of revenues over/(under) expenditures	(1,412)	187,407	(185,179)	2,228	165,164
Fund balance:					
Beginning fund balance (unaudited)	268,316	218,797	406,204	218,797	221,025
Ending fund balance (projected)	<u>\$266,904</u>	<u>\$406,204</u>	<u>\$221,025</u>	<u>\$221,025</u>	<u>386,189</u>
Use of fund balance:					
Debt service reserve account balance (required)					(74,497)
Principal and Interest expense - November 1, 2026					(109,200)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 202,492</u>

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	4,210,000.00		3,888,025.00	8,098,025.00	

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2024				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual Through 2/28/2025	Projected Through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 152,571				\$ 152,571
Allowable discounts (4%)	(6,103)				(6,103)
Assessment levy: net	146,468	\$ 145,361	\$ 1,107	\$ 146,468	146,468
Special assessment: off-roll	163,576	122,682	40,894	163,576	163,576
Interest	-	4,022	-	4,022	-
Total revenues	310,044	272,065	42,001	314,066	310,044
EXPENDITURES					
Debt service					
Principal	65,000	-	65,000	65,000	70,000
Interest	184,663	64,231	120,433	184,664	237,810
Total debt service	249,663	64,231	185,433	249,664	307,810
Other fees & charges					
Costs of issuance	-	5,925	-	5,925	-
Tax collector	3,051	2,904	147	3,051	3,051
Total other fees & charges	3,051	8,829	147	8,976	3,051
Total expenditures	252,714	73,060	185,580	258,640	310,861
Excess/(deficiency) of revenues over/(under) expenditures	57,330	199,005	(143,579)	55,426	(817)
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(80)			
Total other financing sources/(uses)	-	(80)	-	-	-
Fund balance:					
Net increase/(decrease) in fund balance	57,330	198,925	(143,579)	55,426	(817)
Beginning fund balance (unaudited)	217,727	224,866	423,791	224,866	280,292
Ending fund balance (projected)	\$ 275,057	\$ 423,791	\$ 280,212	\$ 280,292	279,475
Use of fund balance:					
Debt service reserve account balance (required)					(153,496)
Principal and Interest expense - November 1, 2026					(117,260)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 8,719

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			118,905.00	118,905.00	11,905,000.00
05/01/26	70,000.00	4.700%	118,905.00	188,905.00	11,835,000.00
11/01/26			117,260.00	117,260.00	11,835,000.00
05/01/27	70,000.00	4.700%	117,260.00	187,260.00	11,765,000.00
11/01/27			115,615.00	115,615.00	11,765,000.00
05/01/28	75,000.00	4.700%	115,615.00	190,615.00	11,690,000.00
11/01/28			113,852.50	113,852.50	11,690,000.00
05/01/29	80,000.00	4.700%	113,852.50	193,852.50	11,610,000.00
11/01/29			111,972.50	111,972.50	11,610,000.00
05/01/30	85,000.00	4.700%	111,972.50	196,972.50	11,525,000.00
11/01/30			109,975.00	109,975.00	11,525,000.00
05/01/31	85,000.00	4.700%	109,975.00	194,975.00	11,440,000.00
11/01/31			107,977.50	107,977.50	11,440,000.00
05/01/32	90,000.00	5.250%	107,977.50	197,977.50	11,350,000.00
11/01/32			105,615.00	105,615.00	11,350,000.00
05/01/33	95,000.00	5.250%	105,615.00	200,615.00	11,255,000.00
11/01/33			103,121.25	103,121.25	11,255,000.00
05/01/34	100,000.00	5.250%	103,121.25	203,121.25	11,155,000.00
11/01/34			100,496.25	100,496.25	11,155,000.00
05/01/35	105,000.00	5.250%	100,496.25	205,496.25	11,050,000.00
11/01/35			97,740.00	97,740.00	11,050,000.00
05/01/36	110,000.00	5.250%	97,740.00	207,740.00	10,940,000.00
11/01/36			94,852.50	94,852.50	10,940,000.00
05/01/37	120,000.00	5.250%	94,852.50	214,852.50	10,820,000.00
11/01/37			91,702.50	91,702.50	10,820,000.00
05/01/38	125,000.00	5.250%	91,702.50	216,702.50	10,695,000.00
11/01/38			88,421.25	88,421.25	10,695,000.00
05/01/39	130,000.00	5.250%	88,421.25	218,421.25	10,565,000.00
11/01/39			85,008.75	85,008.75	10,565,000.00
05/01/40	140,000.00	5.250%	85,008.75	225,008.75	10,425,000.00
11/01/40			81,333.75	81,333.75	10,425,000.00
05/01/41	145,000.00	5.250%	81,333.75	226,333.75	10,280,000.00
11/01/41			77,527.50	77,527.50	10,280,000.00
05/01/42	155,000.00	5.250%	77,527.50	232,527.50	10,125,000.00
11/01/42			73,458.75	73,458.75	10,125,000.00
05/01/43	160,000.00	5.250%	73,458.75	233,458.75	9,965,000.00
11/01/43			69,258.75	69,258.75	9,965,000.00
05/01/44	170,000.00	5.250%	69,258.75	239,258.75	9,795,000.00
11/01/44			64,796.25	64,796.25	9,795,000.00
05/01/45	180,000.00	5.550%	64,796.25	244,796.25	9,615,000.00
11/01/45			59,801.25	59,801.25	9,615,000.00
05/01/46	190,000.00	5.550%	59,801.25	249,801.25	9,425,000.00
11/01/46			54,528.75	54,528.75	9,425,000.00
05/01/47	200,000.00	5.550%	54,528.75	254,528.75	9,225,000.00
11/01/47			48,978.75	48,978.75	9,225,000.00
05/01/48	215,000.00	5.550%	48,978.75	263,978.75	9,010,000.00
11/01/48			43,012.50	43,012.50	9,010,000.00

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	225,000.00	5.550%	43,012.50	268,012.50	8,785,000.00
11/01/49			36,768.75	36,768.75	8,785,000.00
05/01/50	235,000.00	5.550%	36,768.75	271,768.75	8,550,000.00
11/01/50			30,247.50	30,247.50	8,550,000.00
05/01/51	250,000.00	5.550%	30,247.50	280,247.50	8,300,000.00
11/01/51			23,310.00	23,310.00	8,300,000.00
05/01/52	265,000.00	5.550%	23,310.00	288,310.00	8,035,000.00
11/01/52			15,956.25	15,956.25	8,035,000.00
05/01/53	280,000.00	5.550%	15,956.25	295,956.25	7,755,000.00
11/01/53			8,186.25	8,186.25	7,755,000.00
05/01/54	295,000.00	5.550%	8,186.25	303,186.25	7,460,000.00
Total	4,445,000.00		4,499,360.00	8,944,360.00	

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll

Series 2022

		FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Product/Parcel	Units				
TH	72	\$ 254.34	\$ 427.57	\$ 681.91	\$ 682.76
SF 50'	242	254.34	1,182.74	1,437.08	1,437.93
Total	314				

On-Roll

Series 2024

		FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Product/Parcel	Units				
SF 50'	109	\$ 254.34	\$ 1,399.73	\$ 1,654.07	1,654.92
Total	109				

Landowner Contributions for GF/Off-Roll Assessments for DSF
--

Series 2024

		FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Product/Parcel	Units				
SF 50'	109	\$ 239.08	\$ 1,315.75	\$ 1,554.83	\$ 1,555.63
SF 100'	13	239.08	1,550.70	1,789.78	1,790.58
Total	122				

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2025-04

**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 2025/2026 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 2025/2026 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 2025/2026 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2025/2026 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 17th day of April, 2025.

ATTEST:

**BUENA LAGO COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 16, 2025	Regular Meeting	10:30 AM*
November 20, 2025	Regular Meeting	10:30 AM*
December 18, 2025	Regular Meeting	10:30 AM*
January 15, 2026	Regular Meeting	10:30 AM*
February 19, 2026	Regular Meeting	10:30 AM*
March 19, 2026	Regular Meeting	10:30 AM*
April 16, 2026	Regular Meeting	10:30 AM*
May 21, 2026	Regular Meeting	10:30 AM*
June 18, 2026	Regular Meeting	10:30 AM*
July 16, 2026	Regular Meeting	10:30 AM*
August 20, 2026	Regular Meeting	10:30 AM*
September 17, 2026	Regular Meeting	10:30 AM*
<i>*Meetings will commence at 10:30 a.m., or immediately following the adjournment of the Harmony West Community Development District meeting</i>		

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

5

EXHIBIT A
HOURLY FEE SCHEDULE



Attachment A

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional <i>increase</i>	<i>New Rates</i>
Engineer I, II, III <i>-</i>	\$115.00, \$135.00, \$155.00 <i>-, -, -</i>
Engineer IV, V, VI <i>+5, 5, 5</i>	\$170.00, \$195.00, \$225.00 <i>175, 200, 230</i>
Engineer VII, VIII, IX <i>+10, 15, 15</i>	\$250.00, \$275.00, \$305.00 <i>260, 290, 320</i>
Environmental Specialist I, II, III <i>-, -, +5</i>	\$105.00, \$125.00, \$150.00 <i>-, -, 155</i>
Senior Environmental Scientist IV, V, VI <i>+5, 5, 5</i>	\$170.00, \$190.00, \$210.00 <i>175, 195, 215</i>
Planner I, II, III <i>-, -, +5</i>	\$105.00, \$125.00, \$150.00 <i>-, -, 155</i>
Senior Planner IV, V, VI <i>+5, 5, 5</i>	\$170.00, \$190.00, \$210.00 <i>175, 195, 215</i>
Landscape Designer I, II, III <i>-, -, +5</i>	\$105.00, \$125.00, \$150.00 <i>-, -, 155</i>
Senior Landscape Architect IV, V, VI <i>+5, 5, 5</i>	\$170.00, \$190.00, \$210.00 <i>175, 195, 215</i>
Principal <i>+10</i>	\$350.00 <i>360</i>
Technical	
CADD Technician I, II, III, IV, V <i>+5, 5, 5, -, 5</i>	\$80.00, \$100.00, \$120.00, \$140.00, \$175.00 <i>85, 105, 125, -, 180</i>
Designer I, II, III <i>-</i>	\$110.00, \$135.00, \$160.00 <i>-, -, -</i>
Designer IV, V, VI <i>-, +5, 10</i>	\$180.00, \$200.00, \$220.00 <i>-, 205, 230</i>
Construction	
Construction Professional I, II, III <i>-, +5, -</i>	\$125.00, \$155.00, \$185.00 <i>-, 160, 220</i>
Construction Professional IV, V, VI <i>+5, 5, 5</i>	\$215.00, \$240.00, \$285.00 <i>220, 245, 290</i>
Survey	
Surveyor I, II, III <i>-, -, +2</i>	\$68.00, \$83.00, \$98.00 <i>-, -, 100</i>
Surveyor IV, V, VI <i>+5, 10, 5</i>	\$115.00, \$125.00, \$145.00 <i>120, 135, 150</i>
Surveyor VII, VIII, IX <i>+5, 5, -</i>	\$160.00, \$190.00, \$235.00 <i>165, 195, -</i>
Senior Surveyor IX <i>+5</i>	\$290.00 <i>295</i>
Fully Equipped 1, 2, 3 Person Field Crew <i>-, +10, +15</i>	\$145.00, \$175.00, \$230.00 <i>-, 185, 245</i>
Administration	
Administrative Professional I, II, III, IV <i>-, +5, +5, +5</i>	\$70.00, \$95.00, \$115.00, \$145.00 <i>-, 100, 120, 150</i>
Other Direct Costs (Printing, Postage, Etc.) <i>-</i>	Cost + 15% <i>-</i>

Company Confidential and Proprietary: Use or disclosure of data contained on this sheet is subject to restriction on the title page of this report.
Revised 05-01-23\Subject to Revision\Standard Hourly Billing Rate Schedule

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

WHEREAS, the Board of Supervisors of the Buena Lago Community Development District desires to move forward and approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

WHEREAS, the Florida Department of Economic Opportunity requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 9G-1.9, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

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

1. RECITALS. The foregoing “**WHEREAS**” clauses are true and correct and are hereby ratified and confirmed by the Board of Supervisors.

2. APPROVAL OF AGREEMENT. The execution of the attached Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.

3. EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 17th day of April, 2025.

ATTEST:

**BUENA LAGO COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

Statewide Mutual Aid Agreement



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT - 2023

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management ("the Division") and the local government ("Participating Party") signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

- A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.
- B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.
- C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.
- D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.
- E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.
- F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

ARTICLE I: DEFINITIONS

As used in this Agreement, the following expressions shall have the following meanings:

- A. The "Agreement" is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement ("SMAA").



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. The “Division” is the Florida Division of Emergency Management.
- C. A “Requesting Party” to this Agreement is a Participating Party who requests assistance under this agreement.
- D. An “Assisting Party” to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.
- E. The “Period of Assistance” is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.
- F. A “Mission” is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.
- G. A “local government” is any educational district, special district, or any entity that is a “local governmental entity” within the meaning of section 11.45(1)(g), *Florida Statutes*.
- H. An “educational district” is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.
- I. A “special district” is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.
- J. A “tribal council” is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.
- K. An “interlocal agreement” is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.
- L. A “Resource Support Agreement” as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.
- M. “Proof of work” as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals’ emergency response activity at a tactical level.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.
- O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.
- P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

- A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.
- B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#)¹.

- A. A description of the Mission to be performed by the Assisting Party;
- B. A description of the resources and capabilities needed to complete the Mission successfully;
- C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;
- D. A description of the health, safety, and working conditions expected for deploying personnel;
- E. Lodging and meal availability;
- F. Any logistical requirements;
- G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;
- H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and
- I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#).

¹ FDEM approved documents such as activity logs and mutual aid forms can be found at:
https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;
- B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;
- C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;
- D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;
- E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and
- F. An estimated cost for the provision of assistance.

ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

- A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.
- C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the [Division approved documents SharePoint site](#) as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

- A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;
- B. Copy of a current and valid Internal Revenue Service W-9 Form;
- C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;
- D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- E. Official payroll and travel reimbursement records for all claimed personnel expenses;
- F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;
- G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;
- H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance
- I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);
- J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;
- K. Justification for equipment repair expenses; and
- L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

- A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.
- B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA's Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.
- C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

- D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

- A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.
- B. Participating Parties may elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .
- C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.
- D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.
- E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.
- F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

- A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.
- B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.
- C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.
- D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Management's Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
- E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

- A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.
- B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

regardless of whether such costs are billed or unbilled.

- C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.
- D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.
- E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section F of this Article.
- F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

- A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.
- B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.
- C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.
- E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.

The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required [FDEM forms](#) for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.

FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the date specified below:



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF _____ COUNTY,
STATE OF FLORIDA

By: _____

Clerk or Deputy Clerk

By: _____

Chair

Date: _____

Approved as to Form:

By: _____

County Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A CITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CITY CLERK

CITY OF _____
STATE OF FLORIDA

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Approved as to Form:

By: _____

City Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY SHERIFF'S OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY SHERIFF'S OFFICE, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY OR CITY FIRE DEPARTMENT/DISTRICT OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY OR CITY FIRE DEPARTMENT/DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN EDUCATIONAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SCHOOL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY STATE COLLEGE, COMMUNITY COLLEGE OR STATE UNIVERSITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
STATE COLLEGE, COMMUNITY
COLLEGE, or STATE OF FLORIDA

BOARD OF TRUSTEES
OF _____
UNIVERSITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A SPECIAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SPECIAL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN AUTHORITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
AUTHORITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A NATIVE AMERICAN TRIBE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

TRIBAL COUNCIL OF THE
_____ TRIBE OF FLORIDA

By: _____

Council Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Council



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

Buena Lago

COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: 04/17/2025

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. _____

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by _____

_____ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: _____

DATE: _____

I certify that the foregoing is an accurate copy of the Resolution adopted by

_____ on _____.

BY: _____

TITLE: _____

DATE: _____



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT – SAMPLE ATTACHMENT **Encompassed Entities**

This notice is an acknowledgment of an amendment to the 2023 SMAA by the Florida Division of Emergency Management (“the Division”) which allows parent entities to include individual departments and subdivisions, within their authority, to be listed as SMAA designees eligible for SMAA request and assistance procedures.

By our authority and adoption of the attached 2023 Statewide Mutual Aid agreement, as the parent entity, the following departments and subdivisions will be included as SMAA signatories for all asset request, assistance, and applicable reimbursement processes:

All entities listed herein will still require access to the DEMES Mutual Aid System for FDEM Reimbursement process requirements.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS

BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT

c/o Daniel Rom, District Manager, Wrathell, Hun & Associates, LLC
2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone: 561-571-0010

April 4, 2025

Buena Lago Homeowners Association, Inc.
811 Mabbette Street
Kissimmee, Florida 34741

Re: Cost Sharing of Fountain Operation and Maintenance Services

Dear Sir or Madam,

I am writing on behalf of the Buena Lago Community Development District ("**District**"), and in connection with the Buena Lago Homeowners Association, Inc.'s ("**HOA**") regarding the operation and maintenance of the fountain located within the pond on Tract L1 of the plat entitled *Buena Lago Phase 1 and 2*, recorded in Book 32, Pages 29-36 of the Official Records of Osceola County, Florida. Specifically, the HOA will be responsible for funding the electricity costs of operating the fountain. The District is responsible for the cost of maintenance and repairs of the fountain. Additionally, this agreement will remain in effect until both parties terminate the same in writing.

If the HOA is in agreement with the terms of this letter agreement, please sign below on behalf of the HOA and return an original signed copy to our office. Thank you for your attention to this matter.

Sincerely,

Buena Lago Community Development
District

By: Shelley Kaercher
Its: Authorized Representative

NOW, THEREFORE, in consideration of good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the HOA hereby agrees to the terms of this letter agreement.

Buena Lago Homeowners Association, Inc.

By: Shelley Kaercher
Print: Shelley Kaercher
Its: President

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2025**

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2025**

	General Fund	Debt Service Fund Series 2022	Debt Service Fund Series 2024	Capital Projects Fund Series 2022	Capital Projects Fund Series 2024	Total Governmental Funds
ASSETS						
Cash	\$ 62,609	\$ -	\$ -	\$ -	\$ -	\$ 62,609
Investments						
Revenue	-	335,030	268,840	-	-	603,870
Reserve	-	74,496	154,060	-	-	228,556
Capitalized interest	-	2	891	-	-	893
Construction	-	-	-	79	675	754
Total assets	<u>\$ 62,609</u>	<u>\$ 409,528</u>	<u>\$ 423,791</u>	<u>\$ 79</u>	<u>\$ 675</u>	<u>\$ 896,682</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Due to Landowner	\$ 1,475	\$ 3,324	\$ -	\$ -	\$ -	\$ 4,799
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>7,475</u>	<u>3,324</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>10,799</u>
Fund balances:						
Restricted						
Debt service	-	406,204	423,791	-	-	829,995
Capital projects	-	-	-	79	675	754
Unassigned	55,134	-	-	-	-	55,134
Total fund balances	<u>55,134</u>	<u>406,204</u>	<u>423,791</u>	<u>79</u>	<u>675</u>	<u>885,883</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 62,609</u>	<u>\$ 409,528</u>	<u>\$ 217,841</u>	<u>\$ 79</u>	<u>\$ 77</u>	<u>\$ 896,682</u>

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 102,831	\$ 103,627	99%
Landowner contribution	-	-	29,265	0%
Total revenues	-	102,831	132,892	77%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	20,000	48,000	42%
Legal	699	2,213	25,000	9%
Engineering	-	-	2,000	0%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	-	1,500	0%
Dissemination agent	167	833	2,000	42%
EMMA software service	-	1,000	1,000	100%
Trustee	-	-	5,500	0%
Telephone	17	83	200	42%
Postage	11	62	500	12%
Printing & binding	42	208	500	42%
Legal advertising	-	252	1,500	17%
Annual special district fee	-	175	175	100%
Insurance	-	5,408	5,720	95%
Contingencies/bank charges	81	616	500	123%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	5,017	30,850	100,010	31%
Field operations and maintenance				
Field operations manager	200	1,000	2,400	42%
Landscape contract labor	868	3,472	19,000	18%
General maintenance	-	4,071	1,000	407%
Aquatic controls - ponds	495	12,475	8,000	156%
Total field operations	1,563	21,018	30,400	69%
Other fees & charges				
Property appraiser	173	173	324	53%
Tax collector	-	2,055	2,159	95%
Total other fees & charges	173	2,228	2,483	90%
Total expenditures	6,753	54,096	132,893	41%
Excess/(deficiency) of revenues over/(under) expenditures	(6,753)	48,735	(1)	
Fund balances - beginning	61,887	6,399	53,489	
Fund balances - ending	\$ 55,134	\$ 55,134	\$ 53,488	

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	\$ -	\$ 302,001	\$ 304,328	99%
Special assessment: off-roll	-	-	163,576	0%
Interest	1,160	3,640	-	N/A
Total revenues	<u>1,160</u>	<u>305,641</u>	<u>467,904</u>	65%
EXPENDITURES				
Principal	-	-	75,000	0%
Interest	-	112,200	224,400	50%
Total debt service	<u>-</u>	<u>112,200</u>	<u>299,400</u>	37%
Other fees & charges				
Tax collector	-	6,034	6,340	95%
Total other fees and charges	<u>-</u>	<u>6,034</u>	<u>6,340</u>	95%
Total expenditures	<u>-</u>	<u>118,234</u>	<u>305,740</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	1,160	187,407	162,164	
Fund balances - beginning	405,044	218,797	206,904	
Fund balances - ending	<u>\$ 406,204</u>	<u>\$ 406,204</u>	<u>\$ 369,068</u>	

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	\$ -	\$ 145,361	\$ 146,468	99%
Special assessment: off-roll	40,894	122,682	163,576	75%
Interest	981	4,022	-	N/A
Total revenues	<u>41,875</u>	<u>272,065</u>	<u>310,044</u>	88%
EXPENDITURES				
Principal	-	-	65,000	0%
Interest	-	64,231	184,663	35%
Cost of issuance	-	5,925	-	N/A
Total debt service	<u>-</u>	<u>70,156</u>	<u>249,663</u>	28%
Other fees & charges				
Tax collector	-	2,904	3,051	95%
Total other fees and charges	<u>-</u>	<u>2,904</u>	<u>3,051</u>	95%
Total expenditures	<u>-</u>	<u>73,060</u>	<u>252,714</u>	29%
Excess/(deficiency) of revenues over/(under) expenditures	41,875	199,005	57,330	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(80)	-	N/A
Total other financing sources	<u>-</u>	<u>(80)</u>	<u>-</u>	N/A
Net change in fund balances	41,875	198,925	57,330	
Fund balances - beginning	381,916	224,866	217,727	
Fund balances - ending	<u>\$ 423,791</u>	<u>\$ 423,791</u>	<u>\$ 275,057</u>	

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 1
Total revenues	<u>-</u>	<u>1</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	1
Fund balances - beginning	79	78
Fund balances - ending	<u>\$ 79</u>	<u>\$ 79</u>

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year To Date
REVENUES		
Interest	2	12
Total revenues	2	12
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	2	12
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	80
Total other financing sources/(uses)	-	80
Net change in fund balances	2	92
Fund balances - beginning	673	583
Fund balances - ending	\$ 675	\$ 675

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

MINUTES A

DRAFT

**MINUTES OF MEETING
BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Buena Lago Community Development District was held on November 5, 2024 at 1:00 p.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present:

Daniel Rom District Manager/Proxy Holder

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 1:31 p.m.

No other Landowners, Landowner representatives or Proxy Holders, were present to cast votes.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Mr. Rom served as Chair to conduct the Landowners' meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [Seats 3, 4, 5]

A. Nominations

Mr. Rom nominated the following:

Seat 3 Shelley Kaercher

Seat 4 Robyn Bronson

Seat 5 Roger Van Auker

No other nominations were made.

B. Casting of Ballots

Mr. Rom stated that he is the designated Proxy Holder for Forestar (USA) Real Estate Group, Inc. (Forestar), owner of 131.3 acres, equating to 132 voting units, and 90 platted units, equating to 90 voting units, for a total of 222 voting units. Mr. Rom is eligible to cast up to 222 votes per Seat.

- **Determine Number of Voting Units Represented**

A total of 222 voting units were represented.

- **Determine Number of Voting Units Assigned by Proxy**

All 222 voting units represented were assigned by proxy to Mr. Rom.

Mr. Rom cast the following votes:

Seat 3	Shelley Kaercher	222 Votes
--------	------------------	-----------

Seat 4	Robyn Bronson	220 Votes
--------	---------------	-----------

Seat 5	Roger Van Auker	222 Votes
--------	-----------------	-----------

C. Ballot Tabulation and Results

Mr. Rom reported the following ballot tabulation, results and term lengths:

Seat 3	Shelley Kaercher	222 Votes	4-Year Term
--------	------------------	-----------	-------------

Seat 4	Robyn Bronson	220 Votes	2-Year Term
--------	---------------	-----------	-------------

Seat 5	Roger Van Auker	222 Votes	4-Year Term
--------	-----------------	-----------	-------------

FIFTH ORDER OF BUSINESS

Landowners' Questions/Comments

There were no Landowners' questions or comments.

SIXTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 1:33 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

66

67

68

69

70

71 _____
Secretary/Assistant Secretary

Chair/Vice Chair

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

MINUTES B

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 November 21, 2024 at 10:30 a.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present:

Shelley Kaercher	Chair
Robyn Bronson	Assistant Secretary
Roger Van Auker	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell Hunt and Associates LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
Kolton Benson	Forestar

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:17 a.m. The Oath of Office was administered to Ms. Shelley Kaercher, Mr. Roger Van Auker and Ms. Robyn Bronson before the meeting. Supervisors Kaercher, Van Auker and Bronson were present. Supervisors Tyree was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors (Shelley Kaercher - Seat 3, Robyn Bronson - Seat 4, Roger Van Auker - Seat 5) (the following will be provided in a separate package)

This item was addressed during the First Order of Business. All are familiar with the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligation and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employee

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

- **Consideration of Resolution 2025-02, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

This item was an addition to the agenda.

Mr. Rom presented Resolution 2025-02. He recapped the results of the Landowners' Election, as follows:

Seat 3	Shelley Kaercher	222 Votes	4-Year Term
Seat 4	Robyn Bronson	220 Votes	2-Year Term
Seat 5	Roger Van Auker	222 Votes	4-Year Term

On MOTION by Ms. Kaercher and seconded by Ms. Bronson, with all in favor, the Resolution 2025-02, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 2; Term Expires November 2026

Mr. Van Aucker nominated Mr. Kolton Benson to fill Seat 2. No other nominations were made.

On MOTION by Ms. Bronson and seconded by Mr. Van Auker, with all in favor, the appointment of Mr. Kolton Benson to Seat 2, was approved.

• **Administration of Oath of Office to Elected Supervisor**

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Kolton Benson.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-01,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Mr. Rom presented Resolution 2025-01. Ms. Kaercher nominated the following:

Shelley Kaercher	Chair
Chris Tyree	Vice Chair
Robyn Bronson	Assistant Secretary
Roger Van Auker	Assistant Secretary
Kolton Benson	Assistant Secretary

The following prior appointments by the Board remain unaffected by the Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Kristen Thomas	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Irrigation Ownership

**A. Forestar (USA) Real Estate Group Inc. Non-Exclusive Perpetual Utility Easement
(Irrigation)**

On MOTION by Ms. Kaercher and seconded by Ms. Bronson, with all in favor, the Forestar (USA) Real Estate Group Inc. Non-Exclusive Perpetual Utility Easement for Irrigation, in substantial form, was approved.

SEVENTH ORDER OF BUSINESS**Ratification Items**

- A. Forestar (USA) Real Estate Group Inc. Bill of Sale and Limited Assignment [Irrigation Improvements]
- B. Forestar (USA) Real Estate Group Inc. Fiscal Year 2025 Deficit Funding Agreement

On MOTION by Ms. Kaercher and seconded by Ms. Bronson, with all in favor, the Forestar (USA) Real Estate Group Inc. Bill of Sale and Limited Assignment for Irrigation Improvements and the Forestar (USA) Real Estate Group Inc. Fiscal Year 2025 Deficit Funding Agreement, were ratified.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of September 30, 2024**

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

NINTH ORDER OF BUSINESS**Approval of September 19, 2024 Public Hearings and Regular Meeting**

On MOTION by Ms. Bronson and seconded by Ms. Kaercher, with all in favor, the September 19, 2024 Public Hearings and Regular Meeting, as presented, were approved.

TENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP
- B. District Engineer: Dewberry Engineers, Inc.
- There were no District Counsel or District Engineer reports.
- C. District Manager: Wrathell, Hunt and Associates, LLC
- NEXT MEETING DATE: December 19, 2024 at 10:30 AM

144 ○ **QUORUM CHECK**

145 The next meeting will be on December 19, 2024, unless cancelled.

146

147 **ELEVENTH ORDER OF BUSINESS****Board Members' Comments/Requests**

148

149 There were no Board Members' comments or requests.

150

151 **TWELFTH ORDER OF BUSINESS****Public Comment**

152

153 No members of the public spoke.

154

155 **THIRTEENTH ORDER OF BUSINESS****Adjournment**

156

157 On MOTION by Ms. Kaercher and seconded by Ms. Bronson, with all in favor, the
158 meeting adjourned at 11:26 a.m.

159

160

161

162

163

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

164
165
166
167
168

Secretary/Assistant Secretary

Chair/Vice Chair

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2024 CANCELED	Regular Meeting	10:30 AM*
November 5, 2024	Landowners' Meeting	1:00 PM
November 21, 2024	Regular Meeting	10:30 AM*
December 19, 2024 CANCELED	Regular Meeting	10:30 AM*
January 16, 2025 CANCELED	Regular Meeting	10:30 AM*
February 20, 2025 CANCELED	Regular Meeting	10:30 AM*
March 20, 2025 CANCELED	Regular Meeting	10:30 AM*
April 17, 2025	Regular Meeting	10:30 AM*
May 15, 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 meetings.		