



Rizzetta & Company

Greater Lakes/Sawgrass Bay Community Development District

Board of Supervisors' Special Meeting November 15, 2023

**District Office:
8529 South Park Circle, Suite 330
Orlando, Florida 32819
407.472.2471**

www.glsbcdd.org

GREATER LAKES SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

Cagan Crossings County Library, at 16729 Cagan Oaks, Clermont, Florida 34714
www.glsbcdd.org

Board of Supervisors	James Walker James Klinck Christina Cruz Pagan Gary Hayward Deborah Swansiger	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Brian Mendes	Rizzetta & Company, Inc.
District Counsel	Tina Garcia	Greenspoon Marder Law
District Engineer	Rey Malave	Dewberry Engineering

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. 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), who can aid you in contacting the District Office.

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

GREATER LAKES / SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, Florida · (407) 472-2471
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.glsbcdd.org

**Board of Supervisors
Greater Lakes/Sawgrass Bay Community
Development District**

November 7, 2023

FINAL AGENDA

Dear Board Members:

The **special** meeting of the Board of Supervisors of the Greater Lakes/Sawgrass Bay Community Development District will be held on **November 15, 2023**, at **11:00 a.m.** at the **Cagan Crossings County Library, located at 16729 Cagan Oaks, Clermont, Florida 34714.**

1. CALL TO ORDER / ROLL CALL

2. AUDIENCE COMMENTS

3. STAFF REPORTS (Part 1 of 2)

A. Landscape Manager

1.) Discussion of Landscape

4. BUSINESS ADMINISTRATION

A. Consideration of Minutes of Board of Supervisors' Regular

Meeting held on September 20, 2023.....Tab 1

B. Ratification of the Operation and Maintenance Expenditures

for August & September 2023.....Tab 2

5. BUSINESS ITEMS

A. Consideration of Down to Earth Proposal(s).....Tab 3

**B. Ratification of Fiscal Year 2021-2022 Annual Financial Audit,
dated September 30, 2022.....Tab 4**

C. Ratification of Fiscal Year 2023/2024 EGIS Insurance Proposal...Tab 5

D. Discussion of Budget for Fiscal Year 2023-2024

E. Consideration of Dehlinger Construction Agreement.....Tab 6

**F. Discussion Regarding Fence Repair and Power Washing
Proposals.....Tab 7**

6. STAFF REPORTS (Part 2 of 2)

A. District Counsel

B. District Engineer.....Tab 8

1.) Updates on Wall Repair

C. District Manager

1.) Discussion of Holiday Lights

7. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS

8. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

Yours Kindly,

Brian Mendes

District Manager

TAB 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

The **special** meeting of the Board of Supervisors of the Greater Lakes/Sawgrass Bay Community Development District was held on **September 20, 2023, at 11:00 a.m. at the Clermont Arts & Recreation, 3700 South Highway 27, Clermont, FL 34711.**

Present and constituting a quorum were:

Jim Walker	Board Supervisor, Chairman (<i>spkrphone</i>)
James Klinck	Board Supervisor, Vice Chairman
Christina Cruz Pagan	Board Supervisor, Assistant Secretary
Gary Hayward	Board Supervisor, Assistant Secretary
Deborah Swansiger	Board Supervisor, Assistant Secretary

Also present were:

Carol L. Brown	District Manager, Rizzetta & Co., Inc.
Brian Mendes	District Manager, Rizzetta & Co., Inc.
Tina Garcia	District Counsel, Greenspoon Marder Law (<i>spkrphone</i>)
Andrew Davis	Branch Manager, Down to Earth
Jose Olmeda	Irrigation Production Manager, Down to Earth
Keri Carson	Account Manager, Down to Earth

Audience Members **Present**

FIRST ORDER OF BUSINESS

Call to Order

Ms. Brown called the meeting to order at 11:04 a.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments on the Agenda

No audience comments.

On a motion by Mr. Klinck, seconded by Ms. Swansiger, with all in favor, the Board accepted the revised agenda for the special meeting of the Board of Supervisors held on September 20, 2023, for Greater Lakes/Sawgrass Bay Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2023-10,
Redesignating Certain Officers**

The Board was informed Resolution 2023-10 has been revised since the agenda was posted. The Staff requested to remove Ms. Fowler, Mr. Hernandez, Ms. Brown and Mr. Devore and asked the Board to appoint Ms. Cruz Pagan, Mr. Hayward, Mr. Mendes and Ms. Dobbins.

On a motion by Ms. Swansiger, seconded by Mr. Klinck, with all in favor, the Board adopted Resolution 2023-10, redesignating certain officers, for Greater Lakes/Sawgrass Bay Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Regular Meeting held on
August 16, 2023**

On a motion by Ms. Swansiger, seconded by Ms. Cruz Pagan, with all in favor, the Board approved the minutes of the regular meeting held on August 16, 2023, for Greater Lakes/Sawgrass Bay Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of the Operation and
Maintenance Expenditures for July 2023**

On a motion by Mr. Klinck, seconded by Ms. Swansiger, with all in favor, the Board ratified the operation and maintenance expenditures for July 2023, in the amount of \$32,087.47, for Greater Lakes/Sawgrass Bay Community Development District.

SIXTH ORDER OF BUSINESS

**Acceptance of Financial Statement
(unaudited), dated July 31, 2023 &
August 31, 2023**

The Financial Statement (unaudited) dated August 31, 2023, was recently emailed to the Board.

On a motion by Mr. Klinck, seconded by Ms. Swansiger, with all in favor, the Board accepted the financial statements (unaudited), dated July 31, 2023, and August 31, 2023, for Greater Lakes/Sawgrass Bay Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports - (Part 1 of 2)

A. Landscape Manager

1.) Down to Earth Landscape Oak Trees & Root Suckers

Mr. Davis provided an update on additional crews and noted that an isolated issue is being addressed. Improvements have been made. He provided updates on all projects and new leadership in place.

Mr. Klinck acknowledged seeing a big difference visually, too. Mr. Davis took ownership. Ms. Swansiger also noted improvements and informed the Staff of weeds in the cracks of the sidewalks. Discussion ensued.

Ms. Swansiger expressed concerns with irrigation.

Mr. Walker provided additional comments on irrigation. Mainline repair is underway.

Ms. Brown stated the District hasn't seen an invoice or proposal. The Staff is to send Mr. Mendes an estimate to present to the Chairman for approval.

Discussion of root suckers occurring on Crape Myrtles. Mr. Davis provided additional information.

Mr. Walker provided additional comments on maintenance consistency and requested to provide a mowing schedule.

On a motion by Mr. Klinck, seconded by Ms. Cruz Pagan, with all in favor, the Board authorized Ms. Swansiger to provide landscape feedback to the District Manager outside of the meeting, for Greater Lakes/Sawgrass Bay Community Development District.

EIGHTH ORDER OF BUSINESS

**Ratification of Down to Earth Hurricane
and Severe Weather Debris & Cleanup**

The Chairman approved Down to Earth's hurricane and severe weather debris and cleanup outside of the meeting.

On a motion by Mr. Walker, seconded by Mr. Klinck, with all in favor, the Board ratified Down to Earth's hurricane and severe weather debris cleanup, for Greater Lakes/Sawgrass Bay Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of FY 2023-2024 Insurance
Renewal Policy**

Property Coverage - \$16,802.00
General Liability - \$3,458.00

Property Coverage and General Liability grouped together is \$20,260.00. \$20,169.00 was budgeted. This was over budget by \$91.00.

Public Officials & Employment Practices and Liability- \$3,144.00

\$3,342.00 was budgeted. This was under budget by \$198.00.

Workers Comp Renewal - \$850

Total is \$23,404.00 all grouped together. \$23,511.00 was budgeted.

On a motion by Mr. Walker, seconded by Mr. Klinck, with all in favor, the Board approved the Fiscal Year 2023-2024 insurance renewal policy, for Greater Lakes/Sawgrass Bay Community Development District.

TENTH ORDER OF BUSINESS

**Acceptance of Financial Audit, dated
September 30, 2022**

This audit was a clean audit with no findings.

On a motion by Mr. Klinck, seconded by Ms. Swansiger, with all in favor, the Board accepted the financial audit, dated September 30, 2022, for Greater Lakes/Sawgrass Bay Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports (Part 2 of 2)

A. District Counsel

Ms. Garcia thanked Ms. Brown and welcomed Mr. Mendes. She reviewed the Public Records Act, government and Florida Sunshine Law and emphasized there are to be no discussions outside of a public meeting and social media caution of district matters. Ms. Garcia offered the Board copies of the Florida Sunshine Law Manual. She also advised that you cannot use third parties as conduits to transfer information through a third party.

B. District Engineer

Notices were mailed to residents being impacted by the wall improvements. 50% deposit has been received by contractor. The work is to begin September 25th.

On a motion by Mr. Klinck, seconded by Ms. Cruz Pagan, with all in favor, the Board approved work authorization 2024-01, (Exhibit A), for general engineering services with Dewberry Engineering, for Greater Lakes/Sawgrass Bay Community Development District.

C. District Manager

M&S Backflow Services - \$2,200.00 located at Sawgrass & Superior

On a motion by Ms. Swansiger, seconded by Mr. Klinck, with all in favor, the Board approved M&S backflow services proposal, in the amount of \$2,200.00, for Greater Lakes/Sawgrass Bay Community Development District.

TWELFTH ORDER OF BUSINESS

**Supervisor Requests & Audience
Comments**

SUPERVISORS

Mr. Klinck requests Holiday Lights to be installed prior to Thanksgiving.

Ms. Swansiger request authorization to work with the Staff to see what Holiday decorations are in storage that can be recycled and re-used.

On a motion by Mr. Kinck, seconded by Mr. Hayward, with all in favor, the Board approved Holiday lights be installed prior to Thanksgiving, additional lights to be purchased, and to include removal, with not-to-exceed amount of \$1,500.00, for Greater Lakes/Sawgrass Bay Community Development District.

On a motion by Mr. Kinck, seconded by Mr. Hayward, with all in favor, the Board authorized Ms. Swansiger to work with the Staff and review the Holiday proposals for final approval, for Greater Lakes/Sawgrass Bay Community Development District.

Mr. Klinck mentioned the HOA may be planning to put up lights around Superior Boulevard and may reach out to the District Manager to discuss.

Ms. Pagan Cruz asked about physical copies of paperwork. Ms. Brown advised records are already in the District's possession but not to delete any communication that is District-related in their District's email.

AUDIENCE COMMENTS

Mr. Davis thanked Ms. Brown for her work and welcomed Mr. Mendes.

Ms. Brown stated it was a pleasure working with this Board and the vendors.

THIRTEENTH ORDER OF BUSINESS Adjournment

On a Motion by Ms. Swansiger, seconded by Ms. Cruz Pagan, with all in favor, the Board adjourned the meeting at 1:30 p.m., for Greater Lakes/Sawgrass Bay Community Development District.

DRAFT

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Assistant Secretary

Chairman/Vice Chairman

DRAFT

EXHIBIT A



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: CLBrown@rizzetta.com

September 15, 2023

Ms. Carol Brown, District Manager
Greater Lakes Sawgrass Bay CDD
2806 N. Fifth Street
Suite 403
St. Augustine, Florida 32084

Subject: **Work Authorization Number 2024-1
Greater Lakes – Sawgrass Bay Community Development District
District Engineering Services**

Dear Ms. Brown:

Dewberry Engineers Inc. is pleased to submit this work order to provide general engineering services for the Greater Lakes – Sawgrass Bay Community Development District (District) We will provide these services pursuant to our current agreement (“District Engineering Agreement”) as follows.

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District’s Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2024 only. We estimate a budget of \$10,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner’s responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

This proposed Work Authorization, together with the referenced District Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced Work Authorization. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for considering Dewberry Engineers Inc. We look forward to helping you create a quality project.

Ms. Carol Brown
Greater Lakes – Sawgrass Bay CDD
Work Authorization 2024-1
September 15, 2023

Sincerely,

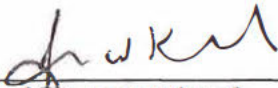


Reinardo Malavè, P.E.
Associate Vice President

RM:ap

J:\Greater Lakes Sawgrass Bay CDD\Administrative\Correspondence\Greater Lakes Sawgrass Bay CDD District Engineering
Services – 09-15-2023
Enclosures

APPROVED AND ACCEPTED

By:  _____

Authorized Representative of
Greater Lakes – Sawgrass Bay Community Development District

Date: _____ SEPT - 10 - 2023

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$115.00, \$135.00, \$155.00
Engineer IV, V, VI	\$170.00, \$195.00, \$225.00
Engineer VII, VIII, IX	\$250.00, \$275.00, \$305.00
Environmental Specialist I, II, III	\$105.00, \$125.00, \$150.00
Senior Environmental Scientist IV, V, VI	\$170.00, \$190.00, \$210.00
Planner I, II, III	\$105.00, \$125.00, \$150.00
Senior Planner IV, V, VI	\$170.00, \$190.00, \$210.00
Landscape Designer I, II, III	\$105.00, \$125.00, \$150.00
Senior Landscape Architect IV, V, VI	\$170.00, \$190.00, \$210.00
Principal	\$350.00
Technical	
CADD Technician I, II, III, IV, V	\$80.00, \$100.00, \$120.00, \$140.00, \$175.00
Designer I, II, III	\$110.00, \$135.00, \$160.00
Designer IV, V, VI	\$180.00, \$200.00, \$220.00
Construction	
Construction Professional I, II, III	\$125.00, \$155.00, \$185.00
Construction Professional IV, V, VI	\$215.00, \$240.00, \$285.00
Survey	
Surveyor I, II, III	\$68.00, \$83.00, \$98.00
Surveyor IV, V, VI	\$115.00, \$125.00, \$145.00
Surveyor VII, VIII, IX	\$160.00, \$190.00, \$235.00
Senior Surveyor IX	\$290.00
Fully Equipped 1, 2, 3 Person Field Crew	\$145.00, \$175.00, \$230.00
Administration	
Administrative Professional I, II, III, IV	\$70.00, \$95.00, \$115.00, \$145.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: CLBrown@rizzetta.com

September 15, 2023

Ms. Carol Brown, District Manager
Greater Lakes – Sawgrass Bay CDD
2806 N. Fifth Street
Suite 403
St. Augustine, Florida 32084

Subject: **Work Authorization Number 2024-1
Greater Lakes – Sawgrass Bay Community Development District
District Engineering Services**

Dear Ms. Brown:

Dewberry Engineers Inc. is pleased to submit this work order to provide general engineering services for the Greater Lakes – Sawgrass Bay Community Development District (District) We will provide these services pursuant to our current agreement ("District Engineering Agreement") as follows.

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2024 only. We estimate a budget of \$10,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

This proposed Work Authorization, together with the referenced District Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced Work Authorization. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for considering Dewberry Engineers Inc. We look forward to helping you create a quality project.

Ms. Carol Brown
Greater Lakes – Sawgrass Bay CDD
Work Authorization 2024 1
September 15, 2023

Sincerely,



Reinardo Malave, P
Associate Vice President

RM:ap

J:\Greater Lakes Sawgrass Bay CDD\Administrative\Correspondence\Greater Lakes-Sawgrass Bay CDD District Engineering
Services – 09 15 2023
Enclosures

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Greater Lakes – Sawgrass Bay Community Development District

Date: _____

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$115.00, \$135.00, \$155.00
Engineer IV, V, VI	\$170.00, \$195.00, \$225.00
Engineer VII, VIII, IX	\$250.00, \$275.00, \$305.00
Environmental Specialist I, II, III	\$105.00, \$125.00, \$150.00
Senior Environmental Scientist IV, V, VI	\$170.00, \$190.00, \$210.00
Planner I, II, III	\$105.00, \$125.00, \$150.00
Senior Planner IV, V, VI	\$170.00, \$190.00, \$210.00
Landscape Designer I, II, III	\$105.00, \$125.00, \$150.00
Senior Landscape Architect IV, V, VI	\$170.00, \$190.00, \$210.00
Principal	\$350.00
Technical	
CADD Technician I, II, III, IV, V	\$80.00, \$100.00, \$120.00, \$140.00, \$175.00
Designer I, II, III	\$110.00, \$135.00, \$160.00
Designer IV, V, VI	\$180.00, \$200.00, \$220.00
Construction	
Construction Professional I, II, III	\$125.00, \$155.00, \$185.00
Construction Professional IV, V, VI	\$215.00, \$240.00, \$285.00
Survey	
Surveyor I, II, III	\$68.00, \$83.00, \$98.00
Surveyor IV, V, VI	\$115.00, \$125.00, \$145.00
Surveyor VII, VIII, IX	\$160.00, \$190.00, \$235.00
Senior Surveyor IX	\$290.00
Fully Equipped 1, 2, 3 Person Field Crew	\$145.00, \$175.00, \$230.00
Administration	
Administrative Professional I, II, III, IV	\$70.00, \$95.00, \$115.00, \$145.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

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

TAB 2

GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, FL 32819

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.glsbcdd.org

Operation and Maintenance Expenditures August 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2023 through August 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$22,529.95**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greater Lakes/Sawgrass Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Deborah S Swansiger	100066	DS081623	Board of Supervisors Meeting 08/16/23	\$ 200.00
Gramercy Farms CDD	100063	GramercyFarms081123	Innersync Reimbursement 08/23	\$ 384.38
Greenspoon Marder Law	100064	1470183	Legal Services 07/23	\$ 200.00
James W Klinck	100067	Jk081623	Board of Supervisors Meeting 08/16/23	\$ 200.00
James Walker	100068	JW081623	Board of Supervisors Meeting 08/16/23	\$ 200.00
Orlando Sentinel Communications	100065	67365690000	Account #CU00117767 Legal Advertising 01/23	\$ 223.18
Orlando Sentinel Communications	100061	76298670000	Account #CU0017767 Legal Advertising 07/23	\$ 1,390.00
Orlando Sentinel Communications	100065	76661931000	Account #CU00117767 Legal Advertising 07/23	\$ 1,182.10
Rizzetta & Company, Inc.	100060	INV0000082212	District Management Fees 08/23	\$ 3,331.33
SECO Energy	20230816-2	000054700 07/23 Autopay	Electric Services 07/23	\$ 2,156.27
SECO Energy	20230816-2	4000271302 07/23 Autopay	Electric Services 07/23	\$ 38.00
SECO Energy	20230816-2	400419601 07/23 Autopay	Electric Services 07/23	\$ 37.00
SSS Down To Earth Opco, LLC	100062	INV161948	Landscape Maintenance 07/23	\$ 5,922.50

Greater Lakes/Sawgrass Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
SSS Down To Earth Opco, LLC	100069	INV164303	Landscape Maintenance 08/23	\$ 5,922.50
Sunshine Water Services	20230816-1	3915978435 07/23 Autopay	Water Services 07/23	\$ 33.09
Sunshine Water Services	20230816-1	`8089510000 07/23 Autopay	Water Services 07/23	<u>\$ 1,109.60</u>
Report Total				<u>\$ 22,529.95</u>

GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, FL 32819

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.glsbcdd.org

Operation and Maintenance Expenditures September 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2023 through September 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$99,824.51**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greater Lakes/Sawgrass Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Berger, Toombs, Elam, Gaines & Frank CPA	100040	363915	Audit Financial Statements 09/23	\$ 3,085.00
Clermont Arts & Recreation Center	100071	13383	Room Rental for Board of Supervisors Meeting 09/20/23	\$ 72.50
City of Clermont				
Dehlinger Construction, LLC	100041	3271	Repair Walls & Columns 08/23	\$ 54,250.00
Egis Insurance Advisors, LLC	100073	19580	General Liability/Property/POL Liability Insurance Policy #100122651 FY 23/24	\$ 23,404.00
Egis Insurance Advisors, LLC	100074	19581	Policy #WC100122651 10/01/23-05/01/24	\$ 850.00
Gary Hayward	100075	GH081623	Board of Supervisors Meeting 08/16/23	\$ 200.00
Greenspoon Marder Law	100042	1476043	Legal Services 08/23	\$ 1,126.96
LLS Tax Solutions, Inc.	100076	3143	Arbitrage Services 09/23	\$ 500.00
M & S Backflow Services	100072	1432	Backflow Repair 09/23	\$ 2,200.00
Orlando Sentinel Communications	100077	78956853000	Account #CU00117767 Legal Advertising 08/23	\$ 226.93
Rizzetta & Company, Inc.	100070	INV0000083196	District Management Fees 09/23	\$ 3,331.33
SECO Energy	20230914-1	000054700 08/23 Autopay	Electric Services 08/23	\$ 2,228.15
SECO Energy	20230914-1	4000271302 08/23 Autopay	Electric Services 08/23	\$ 40.00
SECO Energy	20230914-1	400419601 08/23 Autopay	Electric Services 08/23	\$ 39.00
SSS Down To Earth Opco, LLC	100078	169224	Fall Annual Installation 09/23	\$ 1,087.50
SSS Down To Earth Opco, LLC	100078	INV167048	Landscape Maintenance 09/23	\$ 5,922.50
Sunshine Water Services	20230915-1	3915978435 08/23 Autopay	Water Services 08/23	\$ 38.63

Greater Lakes/Sawgrass Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Sunshine Water Services	20230915-1	8089510000 08/23 Autopay	Water Services 08/23	\$ 1,222.01
Report Total				<u>\$ 99,824.51</u>

TAB 3



**Down to Earth
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #63415

Customer Address

Rizzetta & Company
Jenny Santiago
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614-8390
jsantiago@rizzetta.com

Billing Address

Accounts Payable
Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614-8390

Physical Job Address

Greater Lakes Sawgrass Bay CDD
16527 Centipede Street
Clearmont, FL 34714

Job

Palm Removal

Estimated Job Start Date

November 16, 2023

Proposed By

Keri Carson

Due Date

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Palm Removal- 2 Sabal Palms	Each	1	\$2,002.50	\$2,002.50
Dump fee - Waste or Debris Disposal	Each	1	\$250.00	\$250.00
			Subtotal	\$2,255.00
			Job Total	\$2,255.00

Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Anything underground that cannot be marked by "No Cuts" if damaged is not covered in the above estimate.

Down to Earth will provide all materials, labor and equipment needed to complete this scope of work.

To remove two dead palms at the entrance of Sawgrass Bay

Proposed By:

Agreed & Accepted By:

Keri Carson

Down to Earth
Landscape & Irrigation

11/01/2023

Date

Rizzetta & Company

Date



**Down to Earth
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #65294

Customer Address

Rizzetta & Company
Jenny Santiago
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614-8390
jsantiago@rizzetta.com

Billing Address

Accounts Payable
Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614-8390

Physical Job Address

Greater Lakes Sawgrass Bay CDD
16527 Centipede Street
Clearmont, FL 34714

Job

Poinsettia

Estimated Job Start Date

December 4, 2023

Proposed By

Keri Carson

Due Date

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)	Each	1	\$130.00	\$130.00
Poinsettia - Red or White (4 1/2") No foil	4.5"	10	\$6.84	\$68.35
			Subtotal	\$198.35
			Job Total	\$198.35

Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Anything underground that cannot be marked by "No Cuts" if damaged is not covered in the above estimate.

Down to Earth will provide all materials, labor and equipment needed to complete this scope of work.

To place 10 Poinsettias in the bed to decorate for Christmas time.

Proposed By:

Agreed & Accepted By:

Keri Carson

Down to Earth
Landscape & Irrigation

11/01/2023

Date

Rizzetta & Company

Date

TAB 4

**Greater Lakes/Sawgrass Bay
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2022

Greater Lakes/Sawgrass Bay Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2022

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Greater Lakes/Sawgrass Bay Community Development District
Lake County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Greater Lakes/Sawgrass Bay Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Greater Lakes/Sawgrass Bay Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors
Greater Lakes/Sawgrass Bay Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors
Greater Lakes/Sawgrass Bay Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated September 7, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Greater Lakes/Sawgrass Bay Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

September 7, 2023

Greater Lakes/Sawgrass Bay Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022

Management's discussion and analysis of Greater Lakes/Sawgrass Bay Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities for the fiscal year ended September 30, 2022. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances. This report also contains other supplementary information in addition to the basic financial statements.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

Greater Lakes/Sawgrass Bay Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2022.

- ◆ The District's total assets and deferred outflows of resources were exceeded by total liabilities by \$(957,769) (net position). Unrestricted net position for Governmental Activities was \$(251,939). Net investment in capital assets was \$(705,830).
- ◆ Governmental activities revenues totaled \$571,333 while governmental activities expenses totaled \$673,997.

**Greater Lakes/Sawgrass Bay Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2022	2021
Current assets	\$ 628,307	\$ 682,979
Restricted assets	58,240	395,192
Capital assets, net	1,370,513	1,444,311
Total Assets	2,057,060	2,522,482
Deferred amount on refunding	81,349	-
Current liabilities	265,178	218,357
Non-current liabilities	2,831,000	3,159,230
Total Liabilities	3,096,178	3,377,587
Net Position		
Net investment in capital assets	(705,830)	(713,381)
Restricted	-	95,874
Unrestricted	(251,939)	(237,598)
Total Net Position	\$ (957,769)	\$ (855,105)

The decrease in current assets is mainly related to expenditures exceeding revenues at the fund level in the current year.

The decrease in capital assets is primarily the result of depreciation in the current year.

The decrease in restricted assets and non-current liabilities is the result of the current year bond refunding.

**Greater Lakes/Sawgrass Bay Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position

	Governmental Activities	
	2022	2021
Program Revenues		
Charges for services	\$ 570,018	\$ 570,015
General Revenues		
Investment earnings	1,315	179
Total Revenues	<u>571,333</u>	<u>570,194</u>
Expenses		
General government	131,995	71,452
Physical environment	303,651	224,053
Culture/recreation	9,946	700
Interest and other charges	<u>228,405</u>	<u>184,735</u>
Total Expenses	<u>673,997</u>	<u>480,940</u>
Change in Net Position	(102,664)	89,254
Net Position - Beginning of Year	<u>(855,105)</u>	<u>(944,359)</u>
Net Position - End of Year	<u><u>\$ (957,769)</u></u>	<u><u>\$ (855,105)</u></u>

The increase in general government is related to the increase in legal fees related to a settlement in the current year.

The increase in physical environment is related to pressure washing in the current year.

The increase in interest and other charges is related to the bond refunding in the current year.

**Greater Lakes/Sawgrass Bay Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2022 and 2021.

<u>Description</u>	Governmental Activities	
	<u>2022</u>	<u>2021</u>
Land	\$ 681,731	\$ 681,731
Infrastructure	1,475,961	1,475,961
Accumulated depreciation	<u>(787,179)</u>	<u>(713,381)</u>
Total Capital Assets (Net)	<u>\$ 1,370,513</u>	<u>\$ 1,444,311</u>

The activity for the year consisted of \$73,798 in depreciation.

General Fund Budgetary Highlights

Actual expenditures were more than the total budget for the year ended September 30, 2022 because of more legal expenditures related to the wall settlement than were anticipated.

The September 30, 2022, budget was amended for legal advertising, pressure washing and contingency expenditures that were higher than originally anticipated.

Debt Management

Governmental Activities debt includes the following:

- In August 2006, the District issued \$15,995,000 Series 2006A Special Assessment Bonds. These bonds were issued to finance the costs of the Series 2006A Project. The bonds were refunded during the current year and paid off.
- In April 2022, the District issued \$3,070,000 Series 2022 Special Assessment Revenue Refunding Bonds. These bonds were issued to refund Series 2006A Special Assessment Revenue Bonds. The balance outstanding at September 30, 2022 was \$2,984,000.

**Greater Lakes/Sawgrass Bay Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Greater Lakes/Sawgrass Bay Community Development District does not expect any economic factors to have any significant effect on the financial positions or results of operation of the District in fiscal year 2023.

Request for Information

The financial report is designed to provide a general overview of Greater Lakes/Sawgrass Bay Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Greater Lakes/Sawgrass Bay Community Development District, Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Greater Lakes/Sawgrass Bay Community Development District
STATEMENT OF NET POSITION
September 30, 2022

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 610,862
Prepaid expenses	17,375
Deposits	70
Total Current Assets	<u>628,307</u>
Non-Current Assets	
Restricted assets	
Investments	58,240
Capital Assets, Not Being Depreciated	
Land	681,731
Capital Assets, Being Depreciated	
Infrastructure	1,475,961
Less: accumulated depreciation	<u>(787,179)</u>
Total Non-Current Assets	<u>1,428,753</u>
Total Assets	<u>2,057,060</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding, net	<u>81,349</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	78,694
Accrued interest	33,484
Bonds payable - current portion	<u>153,000</u>
Total Current Liabilities	<u>265,178</u>
Non-Current Liabilities	
Bonds payable	<u>2,831,000</u>
Total Liabilities	<u>3,096,178</u>
NET POSITION	
Net investment in capital assets	(705,830)
Unrestricted	<u>(251,939)</u>
Total Net Position	<u><u>\$ (957,769)</u></u>

See accompanying notes to financial statements.

Greater Lakes/Sawgrass Bay Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (131,995)	\$ 92,468	\$ (39,527)
Physical environment	(303,651)	161,022	(142,629)
Culture/recreation	(9,946)	6,968	(2,978)
Interest and other charges	(228,405)	309,560	81,155
Total Governmental Activities	<u>\$ (673,997)</u>	<u>\$ 570,018</u>	<u>(103,979)</u>
 General revenues:			
Investment earnings			<u>1,315</u>
Change in Net Position			(102,664)
Net Position - Beginning of year			<u>(855,105)</u>
Net Position - End of year			<u>\$ (957,769)</u>

See accompanying notes to financial statements.

Greater Lakes/Sawgrass Bay Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2022

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	\$ 610,862	\$ -	\$ 610,862
Prepaid expenses	17,375	-	17,375
Deposits	70	-	70
Restricted assets			
Investments, at fair value	-	58,240	58,240
Total Assets	<u>\$ 628,307</u>	<u>\$ 58,240</u>	<u>\$ 686,547</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	<u>\$ 78,694</u>	<u>\$ -</u>	<u>\$ 78,694</u>
FUND BALANCES			
Nonspendable - prepaid expenses/deposits	17,445	-	17,445
Restricted			
Debt service	-	58,240	58,240
Unassigned	532,168	-	532,168
Total Fund Balances	<u>549,613</u>	<u>58,240</u>	<u>607,853</u>
 Total Liabilities and Fund Balances	 <u>\$ 628,307</u>	 <u>\$ 58,240</u>	 <u>\$ 686,547</u>

See accompanying notes to financial statements.

Greater Lakes/Sawgrass Bay Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2022

Total Governmental Fund Balances	\$ 607,853
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets including land, \$681,731, infrastructure, \$1,475,961, net of accumulated depreciation, \$(787,179), used in governmental activities are not current financial resources and; therefore, are not reported at the fund level.	1,370,513
Deferred amount on refunding, net is not a current financial use, and therefore, is not reported at the fund level.	81,349
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.	(2,984,000)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(33,484)</u>
Net Position of Governmental Activities	<u><u>\$ (957,769)</u></u>

See accompanying notes to financial statements.

Greater Lakes/Sawgrass Bay Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2022

	General	Debt Service	Total Governmental Funds
REVENUES			
Special assessments	\$ 260,458	\$ 309,560	\$ 570,018
Investment earnings	1,046	269	1,315
Total Revenues	<u>261,504</u>	<u>309,829</u>	<u>571,333</u>
EXPENDITURES			
Current			
General government	131,995	-	131,995
Physical environment	229,853	-	229,853
Culture/recreation	9,946	-	9,946
Debt service			
Principal	-	3,371,000	3,371,000
Interest	-	96,008	96,008
Other	-	249,773	249,773
Total Expenditures	<u>371,794</u>	<u>3,716,781</u>	<u>4,088,575</u>
Excess of revenues over/(under) expenditures	(110,290)	(3,406,952)	(3,517,242)
Other Financing Sources/(Uses)			
Issuance of long-term debt	<u>-</u>	<u>3,070,000</u>	<u>3,070,000</u>
Net change in fund balances	(110,290)	(336,952)	(447,242)
Fund Balances - Beginning of year	<u>659,903</u>	<u>395,192</u>	<u>1,055,095</u>
Fund Balances - End of year	<u>\$ 549,613</u>	<u>\$ 58,240</u>	<u>\$ 607,853</u>

See accompanying notes to financial statements.

Greater Lakes/Sawgrass Bay Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds	\$ (447,242)
--	--------------

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures; however, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.	(73,798)
--	----------

The issuance of long-term debt is recognized as an other financing source at the fund level, however, it increases long-term liabilities at the government-wide level.	(3,070,000)
--	-------------

Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	3,371,000
--	-----------

Bond discount is amortized at the government-wide level as interest over the life of the associated bonds payable. This is the current year amount amortized.	(5,770)
---	---------

The deferred amount on refunding is recognized as debt service at the fund level, however, at the government-wide level it is recognized as a deferred outflow of resources and amortized over the life of the debt.	83,943
--	--------

Deferred amount on refunding is amortized as interest over the life of the bonds payable. This is the current year interest.	(2,594)
--	---------

In the Statement of Activities, interest is accrued on outstanding bonds, whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	41,797
--	--------

Change in Net Position of Governmental Activities	<u><u>\$ (102,664)</u></u>
---	----------------------------

See accompanying notes to financial statements.

Greater Lakes/Sawgrass Bay Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2022

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 258,600	\$ 368,600	\$ 260,458	\$ (108,142)
Investment earnings	-	-	1,046	1,046
Total Revenues	<u>258,600</u>	<u>368,600</u>	<u>261,504</u>	<u>(107,096)</u>
Expenditures				
Current				
General government	94,412	99,412	131,995	(32,583)
Physical environment	160,188	250,188	229,853	20,335
Culture/recreation	4,000	19,000	9,946	9,054
Total Expenditures	<u>258,600</u>	<u>368,600</u>	<u>371,794</u>	<u>(3,194)</u>
Net change in fund balances	-	-	(110,290)	(110,290)
Fund Balances - Beginning of year	<u>-</u>	<u>-</u>	<u>659,903</u>	<u>659,903</u>
Fund Balances - End of year	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 549,613</u></u>	<u><u>\$ 549,613</u></u>

See accompanying notes to financial statements.

Greater Lakes/Sawgrass Bay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Greater Lakes/Sawgrass Bay Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on July 19, 2005, by Ordinance No. 2005-54 of the Board of County Commissioners of Lake County, Florida. The District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is governed by a five-member Board of Supervisors. The Supervisors are elected on an at-large basis by the landowners of the District. The District operates within the criteria established by Chapter 190, Florida Statutes. The Board has the responsibility for allocating and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Greater Lakes/Sawgrass Bay Community Development District, (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Greater Lakes/Sawgrass Bay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Greater Lakes/Sawgrass Bay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District has implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Greater Lakes/Sawgrass Bay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Greater Lakes/Sawgrass Bay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire certain special assessment revenue bonds which were used to finance the construction of District infrastructure improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and infrastructure, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Deferred Inflows of Resources, Liabilities and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Greater Lakes/Sawgrass Bay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Inflows of Resources, Liabilities and Net Position or Equity (Continued)

b. Receivables and Payables

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as “due to/from other funds”. Any residual balances outstanding between the governmental activities and business-type activities are reported as “internal balances”.

c. Net Position

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted, or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District’s bond covenants and other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

d. Capital Assets

Capital assets, which include infrastructure, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	20 years
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Greater Lakes/Sawgrass Bay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Inflows of Resources, Liabilities and Net Position or Equity (Continued)

e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

f. Deferred Outflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to future periods and so, will not be recognized as an outflow of resources (expense) until then. The deferred amount on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the life of the debt.

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$611,062 and the carrying value was \$610,862. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Greater Lakes/Sawgrass Bay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B – CASH AND INVESTMENTS (CONTINUED)

As of September 30, 2022, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturity</u>	<u>Fair Value</u>
First American Treasury Obligation	9 days*	<u>\$ 58,240</u>

*Maturity is a weighted average maturity.

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2022, the District's investment in First American Treasury Obligation was rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investment in the First American Treasury Obligation is 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

Greater Lakes/Sawgrass Bay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE C – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operation and maintenance of the District, as well as to pay for debt service on the District's Bonds. The fiscal year for which the annual operation and maintenance assessments may be levied begins October 1, and when such annual assessments are collected on the tax roll, discounts are available for payments through February 28, and assessments become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2022 was as follows:

	October 1, 2021	Additions	Disposals	September 30, 2022
<u>Governmental Activities:</u>				
Capital assets, not being depreciated				
Land	\$ 681,731	\$ -	\$ -	\$ 681,731
Capital assets, being depreciated:				
Infrastructure	1,475,961	-	-	1,475,961
Less accumulated depreciation for:				
Infrastructure	(713,381)	(73,798)	-	(787,179)
Capital Assets Being Depreciated, Net	<u>762,580</u>	<u>(73,798)</u>	<u>-</u>	<u>688,782</u>
Governmental Activities Capital Assets, Net	<u>\$ 1,444,311</u>	<u>\$ (73,798)</u>	<u>\$ -</u>	<u>\$ 1,370,513</u>

Depreciation of \$73,798 was charged to physical environment.

NOTE E – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2022:

Bonds Payable at October 1, 2021	\$ 3,285,000
Bond issuance	3,070,000
Principal payments	<u>(3,371,000)</u>
Bonds Payable at September 30, 2022	<u>\$ 2,984,000</u>

Greater Lakes/Sawgrass Bay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE E – LONG-TERM DEBT (CONTINUED)

Long-term debt is comprised of the following:

Special Assessment Bonds

\$3,070,000 Series 2022 Special Assessment Revenue Refunding Bonds due in annual installments beginning May 2022 and maturing May 2038. Interest ranging from 1.500% - 3.050% due in May and November and starting in May 2022. Current portion is \$153,000. \$ 2,984,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 153,000	\$ 80,362	\$ 233,362
2024	156,000	77,302	233,302
2025	160,000	73,792	233,792
2026	164,000	69,992	233,992
2027	168,000	65,892	233,892
2028-2032	909,000	262,649	1,171,649
2033-2037	1,046,000	129,233	1,175,233
2038	228,000	6,954	234,954
Totals	<u>\$ 2,984,000</u>	<u>\$ 766,176</u>	<u>\$ 3,750,176</u>

In April 2022, the District issued the Series 2022 Special Assessment Refunding Bonds that resulted in a deferred amount on refunding of \$83,943. As a result of this transaction, the District decreases its aggregate debt payment by \$799,157 over the next 16 years and realized an economic gain of approximately \$130,569.

Summary of Significant Bonds Resolution Terms and Covenants

The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with the requirements of the Trust Indenture.

The Bonds are subject to optional redemption at the option of the District in whole, on any date. The Bonds are also subject to extraordinary mandatory redemption prior to maturity as outlined in the Trust Indenture.

Depository Funds – The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds.

Greater Lakes/Sawgrass Bay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE F – CONTINGENCIES

The District has filed suit against a developer, concerning damage to approximately 800 feet of a wall owned by the District and caused by the defendant's actions in directly or causing others to fail to comply with grading elevations while grading single family lots in the District development. As a result of the negligent grading, fill dirt for a number of lots was piled against the wall damaging the wall and causing it to fail in sections. The wall was designed as decorative community wall for aesthetic and privacy purposes and not intended to serve as a structural or retaining wall. In a prior year, the District secured engineering analysis estimating a replacement of the wall in the affected area costing approximately \$425,000. A settlement has been reached between the District and the developer agreeing on a cost sharing, sliding scale which is to be utilized during the repair period ending December 31, 2024.

The cost of the repairs for the District cannot be determined at this time and, therefore, no amounts related to this matter have been reflected in the financial statements.

Subsequent to year, the District agreed to a flat rate fee in the amount of \$50,000 for the litigation related to the wall, this amount has been recorded as an expenditure and liability in the accompanying financial statements.

NOTE G – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There have been no claims over the past three years.



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Greater Lakes/Sawgrass Bay Community Development District
Lake County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Greater Lakes/Sawgrass Bay Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated September 7, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Greater Lakes/Sawgrass Bay Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Greater Lakes/Sawgrass Bay Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Greater Lakes/Sawgrass Bay Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.



To the Board of Supervisors
Greater Lakes/Sawgrass Bay Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Greater Lakes/Sawgrass Bay Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

September 7, 2023



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MANAGEMENT LETTER

To the Board of Supervisors
Greater Lakes/Sawgrass Bay Community Development District
Lake County, Florida

Report on the Financial Statements

We have audited the financial statements of the Greater Lakes/Sawgrass Bay Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated September 7, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated September 7, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.



To the Board of Supervisors
Greater Lakes/Sawgrass Bay Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Greater Lakes/Sawgrass Bay Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Greater Lakes/Sawgrass Bay Community Development District did not meet one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2022 for the Greater Lakes/Sawgrass Bay Community Development District. It is management's responsibility to monitor the Greater Lakes/Sawgrass Bay Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c) and Section 218.32(1)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Greater Lakes/Sawgrass Bay Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation, defined as individuals or entities that receive 1099s, was paid in the last month of the District's fiscal year: 0
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, defined as entities or individuals that receive 1099s, whether paid or accrued, regardless of contingency: \$0
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: 0
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended, see below.

To the Board of Supervisors
 Greater Lakes/Sawgrass Bay Community Development District

As required by Section 218.39(3)(c) and Section 218.32(1)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Greater Lakes/Sawgrass Bay Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund \$221.68 and Debt Service \$797.90 - \$970.00.
- 2) The amount of special assessments collected by or on behalf of the District: \$570,018.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds Series 2022 Bonds, \$2,984,000 bonds outstanding, maturing in May 2038.

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	\$ 258,600	\$ 260,458	\$ 1,858
Investment income	-	1,046	1,046
Total Revenues	<u>258,600</u>	<u>261,504</u>	<u>2,904</u>
Expenditures			
Current			
General government	94,412	131,995	(37,583)
Physical environment	160,188	229,853	(69,665)
Culture and recreation	4,000	9,946	(5,946)
Total Expenditures	<u>258,600</u>	<u>371,794</u>	<u>(113,194)</u>
 Net Change in Fund Balances	-	(110,290)	(110,290)
 Fund Balances - Beginning of Year	-	659,903	659,903
 Fund Balances - End of Year	<u>\$ -</u>	<u>\$ 549,613</u>	<u>\$ 549,613</u>



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To the Board of Supervisors
Greater Lakes/Sawgrass Bay Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

September 7, 2023



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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Greater Lakes/Sawgrass Bay Community Development District
Lake County, Florida

We have examined Greater Lakes/Sawgrass Bay Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for Greater Lakes/Sawgrass Bay Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Greater Lakes/Sawgrass Bay Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Greater Lakes/Sawgrass Bay Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Greater Lakes/Sawgrass Bay Community Development District's compliance with the specified requirements.

In our opinion, Greater Lakes/Sawgrass Bay Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

September 7, 2023

TAB 5



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Greater Lakes / Sawgrass Bay Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Greater Lakes / Sawgrass Bay Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2023 to October 1, 2024

Quote Number: 100123651

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$2,240,165
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$16,802

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

Greater Lakes / Sawgrass Bay Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2023 to October 1, 2024

Quote Number: 100123651

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$16,802
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,458
Public Officials and Employment Practices Liability	\$3,144
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$23,404

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2023, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Greater Lakes / Sawgrass Bay Community Development District

(Name of Local Governmental Entity)

By: _____

Signature

JAMES KLINCK

Print Name

Witness By: _____

Signature

Gary Hayward

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2023

By: _____

Administrator



PROPERTY VALUATION AUTHORIZATION

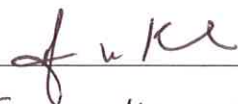
Greater Lakes / Sawgrass Bay Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- | | | | |
|-------------------------------------|--------------------------|--------------|--------------------------|
| <input checked="" type="checkbox"/> | Building and Content TIV | \$2,240,165 | As per schedule attached |
| <input type="checkbox"/> | Inland Marine | Not Included | |
| <input type="checkbox"/> | Auto Physical Damage | Not Included | |

Signature:  Date: SEPT-20-2023
Name: JAMES KLINCK
Title: VICE CHAIRMAN



Property Schedule

Schedule Items Effective As of: 10/01/2023

Greater Lakes / Sawgrass Bay Community Development District

Policy No.: 100123651
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address		Const Type	Term Date	Contents Value				
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt		
1	Brick Wall		2009	10/01/2023	\$2,211,565		\$2,211,565		
	Sawgrass Bay Blvd. Clermont FL 34711		Masonry non combustible	10/01/2024					
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address		Const Type	Term Date	Contents Value				
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt		
2	(2) Irrigation Systems		2009	10/01/2023	\$6,600		\$6,600		
	Sawgrass Bay Blvd. Clermont FL 34712		Masonry non combustible	10/01/2024					
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address		Const Type	Term Date	Contents Value				
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt		
3	Entry Monument		2009	10/01/2023	\$22,000		\$22,000		
	Sawgrass Bay Blvd. Clermont FL 34712		Non combustible	10/01/2024					
			Total:	Building Value \$2,240,165		Contents Value \$0		Insured Value \$2,240,165	

Sign: _____

Print Name: _____

JAMES KLINCK

Date: _____

SEPT-20-2023

TAB 6

CONTRACTOR AGREEMENT

THIS AGREEMENT is made and entered on this ____ day of _____, 2023 by and between **GREATER LAKES SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and established pursuant to Chapter 190, Florida Statutes, being situated in Lake County, Florida, with its business address being that of its District's Manager, Carol Brown, with Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District") and **DEHLINGER CONSTRUCTION, LLC**, whose business address is 157 E Lake Brantley Drive, Longwood, FL 32779 (the "Contractor").

WITNESSETH:

WHEREAS, the District was established for the purpose of planning, financing, constructing, installing, operating, and maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide construction services including wall repair for the District in Lake County, Florida; and

WHEREAS, Contractor represents it is qualified to provide construction services, including those services set out in Composite Exhibit A incorporated herein by reference and comprised of: (1) Dehlinger Estimate #3271 dated 8/4/2023 (hereinafter being referred to as the "Proposal");

WHEREAS, said Proposal is fully made a part of this Agreement subject to any overriding or inconsistent provision in this Agreement in which case the provision in this Agreement shall control over any inconsistent or contrary provision in the Proposal.

NOW, THEREFORE, in consideration of the mutual covenants and agreements expressed herein the parties agree as follows:

1. Recitals. The above recitals are true and correct and are incorporated herein by reference as if set forth in full herein.

2. Contractor's Duties and Responsibilities.

A. The duties, obligations and responsibilities of Contractor are more fully described in the Proposal.

B. Contractor shall be solely responsible for the means, manner, and methods by which it will satisfy all requirements in the Proposal and shall perform the requirements in the Proposal in a good and sufficient manner. The services and materials to be provided shall be strictly in accordance with and delivered in accordance with the Proposal.

C. Contractor shall comply with applicable requirements of state and local laws, and specifically with all codes and ordinances of Lake County, Florida and the rules and regulations of the District.

D. Contractor shall report to the District Manager or their designee. Contractor shall respond promptly, in writing, to any written demand made by the District Manager, and/or their designee.

E. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, employees, labor, insurance and other accessories and services necessary to perform the services set out in the Proposal in accordance with the conditions and prices as stated in the Proposal.

F. Contractor shall perform and complete the services in a first class, substantial and workman like manner.

G. Contractor shall perform all work and labor specified in the Proposal.

H. Contractor shall remove and clean all rubbish, debris, excess materials, tools and equipment from the District's property and any property owned by any other party located within the jurisdictional boundaries of the District, and all rubbish, debris, excess materials, tools and equipment removed shall be disposed of or stored offsite in facilities retained by or licensed by Contractor and in no event shall rubbish, debris, excess materials, tools and equipment removed by Contractor interfere with the District or any invitee, resident, vendor or member of the public in or about the District or its jurisdictional boundaries.

3. Compensation. Compensation payable by the District shall be in accordance with Exhibit A, attached hereto and incorporated by reference. Payment from District to Contractor shall be made on a monthly basis.

4. Acceptance of Conditions. Contractor has carefully examined the areas and properties in the District upon which Contractor will perform services and has made sufficient test and other investigations to be fully satisfied as to site conditions.

5. Waiver. No consent or waiver, expressed or implied, by either party to this Agreement to or of any breach or default by another in the performance of any obligations shall be deemed or construed to be a consent or waiver to or of any other breach or default by that party. Except as otherwise provided in this Agreement, failure on the part of any party to complain of any act or failure to act by another party or to declare the other party in default notwithstanding how such failure continues, shall not constitute a waiver of the rights of that party.

6. Insurance. Contractor agrees to secure and maintain in effect at all times, at its own expense, general liability, automobile, and workers compensation insurance. Contractor will provide an insurance certificate as proof of such liability insurance with limits of not less than \$1,000,000.00 with a \$5,000,000.00 umbrella, and with workers compensation coverage as required under the laws of the State of Florida.

7. Indemnification. Contractor shall indemnify, defend and hold harmless the District and the District's officials, agents, servants and employees from and against any claims, demand or cause of action of whatsoever kind or nature arising out of any error, omission, negligent act, failure to act, or any other act that is wrongfully committed by the Contractor or its agents, servants or employees during the course of or related to or arising out of the performance by the Contractor of this Agreement.

A. Contractor shall defend, indemnify and hold harmless the District and the District's officials, agents, servants and employees from and against any and all kinds of nature of causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses and fees (including, without limitation, attorneys' and paralegals' expenses both at trial and appellate levels) of whatsoever kind or nature or damages to persons or property caused in whole or in part by any error, omission, negligent act, failure to act or default of the District, or the District's officials, agents, servants and employees related to, arising out of or resulting from the performance of this Agreement.

B. Contractor and District agree that Contractor has incorporated in the Proposal which constitutes the contracted sum payable to the Contractor, specific additional

consideration in the amount of \$100.00 sufficient to support this obligation of indemnification. It is the parties' full intention that this provision shall be enforceable and said provision is in compliance with §725.06, Florida Statutes.

C. The execution of this Agreement by Contractor obligates Contractor to comply with the foregoing indemnity provision as well as the insurance provision set forth in Sections 5 and 6 of this Agreement. However, the indemnity and insurance provisions are not interdependent of each other, but rather each one is separate and distinct from each other.

D. Obligation of Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either District or Contractor.

E. Nothing herein is intended as a waiver of the protection, immunities and limitations afforded to the District as a governmental entity pursuant to §768.28, Florida Statutes. The District maintains to the fullest extent available all of its sovereign immunity and defenses as a governmental entity under Florida Law.

8. Independent Contractor. The Contractor is an independent contractor of the District.

9. Site Manager. The foreman for Contractor shall communicate with the District Manager on a regular basis for matters related to the services. The District, in its discretion, may require that the Contractor send qualified personnel to present information as requested at meetings of the Board of Supervisors of the District. Contractor shall fully cooperate in making appropriate personnel who are knowledgeable available for presentation at meetings of the Board of Supervisors upon request. At a minimum, Contractor shall communicate and confirm in writing such communications on a weekly basis with the District Manager, unless the District Manager establishes another schedule for regular communication.

10. Entire Contract. This Agreement together with exhibits is the final and complete expression between the District and Contractor relating to the subject matter of this Agreement. All prior negotiations and understandings are merged.

11. Amendments. Amendments and waivers may be made by an instrument in writing executed by both District and Contractor. The District may only execute a contract if it is voted upon at a duly noticed public meeting in accordance with §286.011, Florida Statutes, and a

majority vote of the quorum present must vote to approve any amendment or waiver, and any alleged amendment or waiver that is not supported by a prior majority vote at a public meeting of the Board of Supervisors is a nullity and will be ineffective.

12. No Assignability. This Agreement may not be assigned by Contractor in any fashion, whether by operation of law or by conveyance of any type, without the expressed written consent of the Board of Supervisor of the District, which must be granted in advance and in writing. Consent will not be unreasonably withheld subject to the requirement of the financial capability and reasonable assurance that the assignee can perform the services required by the Proposal in a good and sufficient manner.

13. Notices. All notices, requests, consents and other communications whether by a party hereto or on behalf of such party by its legal representative, shall be in writing and effective when delivered either by electronic mail and via express overnight delivery, addressed to the party as set forth in this Section. Such address may be changed by written notice to the other party in accordance with this Section.

A. If to the District:
Greater Lakes Sawgrass Bay Community Development District
c/o Carol Brown, District Manager
Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200,
Tampa, Florida 33614
Email: clbrown@rizzetta.com

With a copy to:

S. Tina Garcia, Esquire
Greenspoon Marder LLP
201 East Pine Street, Suite 500
Orlando, Florida 32801
Email: tina.garcia@gmlaw.com

B. If to the Contractor:
Dehlinger Construction
157 East Lake Brantley Drive
Longwood, Florida 32779
Email: charles@dehlinger.com

With a copy to:

Email: _____

14. Governing Law and Venue. This Agreement shall be governed by and construed under the laws of the State of Florida. Any legal proceeding arising out of or in connection with this Agreement shall be brought in the court of appropriate jurisdiction in Lake County, Florida.

15. Compliance with Law. In addition to previously stated requirements that Contractor shall comply with applicable law and District rules.

16. Public Records. Contractor agrees to fully comply with the provisions of Section 119.0701, Florida Statutes pertaining to Florida's Public Records Law. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: Carol Brown, District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614; Email: info@rizzetta.com. Said compliance will include the Contractor taking appropriate and necessary steps to comply with the provisions of Section 119.0701(2)(b), Florida Statutes including, without limitation, the following:

- a. The Contractor shall keep and maintain public records required by the District to perform the services hereunder.
- b. Upon a request for public records received by the District, the Contractor shall provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or otherwise provided by law.
- c. The Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the agreement

term and following completion of this Agreement if the Contractor does not transfer the records to the District.

- d. Upon completion of this Agreement, the Contractor shall transfer, at no cost, to the District all public records in possession of the Contractor consistent with Florida law. All records stored electronically by the Contractor must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

This Agreement is effective as of _____, 2023. The parties agree to the faithful performance of the terms and conditions specified herein and subscribe their agreement by executing hereon.

**GREATER LAKES SAWGRASS BAY
COMMUNITY DEVELOPMENT
DISTRICT,**

A local unit of special purpose government
organized and existing under the laws of the
State of Florida

DEHLINGER CONSTRUCTION, LLC

By: _____

Date: _____

By: _____
_____, Chairman

Date: _____

Attest:

By: _____
Carol Brown, District Manager

term and following completion of this Agreement if the Contractor does not transfer the records to the District.

- d. Upon completion of this Agreement, the Contractor shall transfer, at no cost, to the District all public records in possession of the Contractor consistent with Florida law. All records stored electronically by the Contractor must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

This Agreement is effective as of _____, 2023. The parties agree to the faithful performance of the terms and conditions specified herein and subscribe their agreement by executing hereon.

**GREATER LAKES SAWGRASS BAY
COMMUNITY DEVELOPMENT
DISTRICT,**

A local unit of special purpose government
organized and existing under the laws of the
State of Florida

By: James R Walker
James R Walker (Sep 14, 2023 17:10 EDT)
James R Walker, Chairman
Date: September 14, 2023

DEHLINGER CONSTRUCTION, LLC

By: Charles Dehlinger
Charles Dehlinger (Sep 13, 2023 20:59 EDT)
Date: 9/13/2023

Attest:

By: _____
Carol Brown, District Manager

EXHIBIT A

ESTIMATE

Dehlinger Construction, LLC.
157 E Lake Brantley Dr
Longwood, FL 32779
(407) 636-9322

Sales Representative
Charles Dehlinger
charles@dehlinger.com



Greater Lakes/Sawgrass Bay CDD
Job #21-1694 - Wall Repair - Greater Lakes CDD
16117 Yellow Eyed Drive
Clermont, FL 34714

Estimate #

3271

Date

8/4/2023

Description

Amount

Description	Amount
<p>***Due to the fluctuating materials costs and labor increases, the prices within this proposal are subject to change after 30 days of the listed proposal date. After which the proposal will need to be re-quoted before the any work can commence***</p> <p>SCOPE OF WORK:</p> <p>16027 Yelloweyed Drive area:</p> <p>- Demo And Repair Walls and Columns:</p> <p>Sections included in this proposal: 64,65,66,68,73,39,32,21,24,11,12,3</p> <p>Mobilization schedule as follows:</p> <p>1st - 3, 12, 11 2nd - 21, 24, 32 3rd - 39 4th - 73, 68, 67, 66, 65, 64</p> <p>- Clean, stack and reuse as many brick as possible (if not able to reuse bricks due to being broken, similar color and size bricks will be used)</p> <p>- All footers to be inspected - if repairs are needed, a CO will be executed for the change of scope.**</p> <p>- Removal of all construction debris</p> <p>***Although Dehlinger will take precautionary steps to prevent damages at & around the work areas. Dehlinger is not responsible for any damages, or repairs to the existing irrigation located at & around the above listed locations***</p> <p>***Although Dehlinger will take precautionary steps to prevent damages to any underground utilities, Dehlinger is NOT responsible for any repairs to ANYTHING located under, at & around the work areas***</p> <p>***Dehlinger will use cones & caution tape while working on these areas***</p> <p>***Dehlinger requires the use of on site water & this is to be made accessible by the HOA/Homeowner***</p> <p>***Dehlinger will require the use of a designated work area & dumpster storage located as close as possible to the work site***</p> <p>Inclusions:</p> <p>- Labor and materials to complete the above listed scope of work</p> <p>Excluded:</p> <ul style="list-style-type: none"> - Irrigation repairs - Sod installation - Tree work - Stump grinding - Complex footer repairs - Permits and fees - Steel of any kind - Epoxy - Electrical - Plumbing - Engineering - Compaction and or testing - Concrete (outside of the scope) - Nights and weekend work hours <p>Payment Schedule:</p> <ul style="list-style-type: none"> - 50% Mobilization deposit collected to order materials and mobilize labor. - Balance due at completion 	<p>\$108,500.00</p>

Sub Total	\$108,500.00
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When Paying by Cash or Check

Total	\$108,500.00
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When Paying by Credit/Debit Card

Convenience Fee	\$3,146.79
------------------------	------------

Balance Due*	\$111,646.79
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*Credit/Debit card payments include a convenience fee of 2.9%+29¢ per transaction.

S P E C I A L I N S T R U C T I O N S

TERMS & CONDITIONS

I. GENERAL CONDITIONS to this Contract, are as follows:

1. **Construction Schedule:**
 - a. **Commencement:** Contractor shall commence construction within ten days of issuance of all documents required for the performance of the Scope of Work ("Commencement").
 - b. **Completion:** Contractor shall make a good-faith effort to complete the Scope of Work within 45 days of Commencement ("Construction Period"); however, Owner accepts deviation from the Construction Period as a risk of the construction process.
 - c. **Occupancy:** Owner shall not direct work to be performed or place personal property in the work area until the Project is complete.
2. **Standards of Performance / Patching & Matching:**
 - a. **Standard of Performance:** Contractor will professionally perform the Scope of Work, according to standard trade practice, and in compliance with the FL Building Code.
 - b. **Nonmaterial Adjustments:** Owner (i) understands that it is often necessary to make nonmaterial adjustments to the layout, structure, and dimensions of the Scope of Work, which do not substantially affect the value or appearance of the Project, and (ii) accepts Contractor's prompt and reasonable notice of occurrence of the same - as a risk of the construction process.
 - c. **Textures & Finishes:** Certain products, finishes, or textures may slightly differ from samples or photographs; whereas, Owner accepts such variation as a risk of the construction process.
 - d. **Patching & Matching:** Contractor will use its best efforts to match existing surfaces, textures, and finishes; however, Owner accepts (minor) variations of the same as a risk of the construction process.
 - e. **Non-specified Materials:** Any detail, item, product, finish, or location of such, not specified on the Plans/Specs, will be left up to the discretion of the Contractor. Non-specified materials shall be of builder's grade and quality.
3. **Change Orders:** Should Owner, design professional, Project Exclusion, Assumption, unforeseen condition, code, or public agency mandate any modification of, or addition to the Scope of Work, such determination to be construed at the sole discretion of Contractor, all costs to perform the additional work shall be added to the Contract Sum as a change order ("Change Order"). Change Orders shall be reduced to writing; whereas, Contractor reserves the right to withhold further performance of the Scope of Work until each/all Change Orders are executed.
While Contractor shall exercise due diligence to identify all conditions affecting the Scope of Work before Contract execution, certain unknown/unforeseen circumstances are inherent to construction; whereas, Owner accepts such risks of the construction process.
4. **Owner's Obligations:**
 - a. **Access:** Owner shall (i) remove its personal property/furnishings from all work areas, and (ii) provide Contractor reasonable and adequate access to perform the Scope of Work. Contractor shall not be held liable for damage to the Owner's personal property/furnishings that are not removed from the work areas as set forth above.
 - b. **Requests for Information:** Owner shall reply to Contractor's request(s) for information and/or product selection(s) within FIVE business days of delivery of Contractor's request ("RFI"). In the event Owner fails to respond to Contractor's RFIs as set forth above, Contractor shall have the option of (i) suspending further performance on the job, or (ii) performing the selection in the Owner's place.
5. **Contractor's Obligations:**
 - a. **Insurance:** Contractor and its vendors shall maintain general liability insurance, comply with the workers' compensation laws of this state, and furnish evidence thereof upon request.
 - b. **Waivers:** Contractor shall provide conditional lien waivers in exchange for payment disbursements and a Contractor's final payment affidavit upon request.
6. **Safety / Owner's Access to Jobsite:**
 - a. To comply with OSHA safety regulations, Owner and its agents agree to (i) coordinate all work area visits through the Contractor, and (ii) wear personal protective equipment as required by the Contractor.
 - b. To maintain Project hierarchy, management, and certain confidentiality, Owner agrees to direct all communications to Contractor's designated representative only and shall refrain from communicating to Contractor's employees, project vendors, building inspectors, and other job site personnel.
7. **Remedies:**
 - a. **Punch Items:** Owner shall provide Contractor detailed, specific written notice of any alleged punch item/defective work within ten (10) days of Contractor's notification the Scope of Work is complete ("Punch Item"); whereas, Contractor shall resolve the Punch Item within FIVE business days of Delivery of the same. Owner and Contractor mutually agree to the decisions and actions to determine punch items being final, and binding, and (ii) **UNDER NO CIRCUMSTANCES SHALL OWNER WITHHOLD PAYMENT(S) DUE TO CONTRACTOR.**
 - b. **Owner's Default In Payment:** In the event of Owner's delay or default in payment, Contractor shall have the right to (i) cease work and remain idle, (ii) place a stop work order on all permits, (iii) remove all stored materials, (iv) secure the project to prevent theft/unauthorized work; whereas, Owner agrees that: (iv) any delinquent Progress Payment shall be subject to a 1.5% per month late fee, and (v) all attorney's fees, expenses, and other costs incurred by Contractor pursuant to Owner's delay or default in payment shall be borne by Owner (including, but not limited to, damages incident to unpaid Project vendors).
 - c. **Jury Waiver:** Any dispute arising out of this Contract shall be settled by civil bench trial in the county of Contract execution; whereas, all parties waive the right to trial by jury.
 - d. **Waiver of Incidental / Consequential Damages:** Except for Contractor's remedies outlined, Owner and Contractor waive all incidental and consequential damages arising out of or relating to this Contract (for purposes of example only: damages for delay, loss of rent, and the like).
8. **Warranty / Disclaimers:**
 - a. **Warranty:**
 - i. **Workmanship:** Contractor shall provide a 2-year warranty against defective workmanship (commencing at the date of Completion).
 - ii. **Materials & Equipment:** Contractor neither provides nor makes and warranty for materials, equipment, or furnishings; whereas, any and all manufacturer's warranties for the same shall be provided to the Owner.
 - b. **EXCLUSION OF IMPLIED WARRANTIES:** ALL IMPLIED WARRANTIES CONCERNING THE COMPLETION OF THE SCOPE OF WORK HEREUNDER, ARE HEREBY DISCLAIMED, TO THE EXTENT PERMITTED BY LAW, INCLUDING, BUT NOT LIMITED TO, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE, WHETHER IMPLIED OR ARISING BY OPERATION OF LAW, COURSE OF DEALING, CUSTOM, AND PRACTICE, OR OTHERWISE. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.
 - c. **Owner's Maintenance:** Contractor will deliver a Project professionally performed in accordance with standard trade practice; however, Owner's maintenance obligations to condition or dehumidify the living space, clean & maintain caulked/painted surfaces, establish equipment and landscape service contracts, and the like begins at Project completion. The Contractor has no liability for mold and other damages resulting from improper maintenance.
9. **Force Majeure:** The Contractor shall not be responsible for any delays or damage caused by the Owner or Owner's agent, acts of God, earth settlement, or other causes beyond the reasonable control of the Contractor.
10. **Miscellaneous:**
 - a. **Severability:** If any term or provision of this Contract is illegal, invalid or unenforceable for any reason whatsoever, such term shall be revised by the minimum amount to render such term or provision to be legal, valid and enforceable. If no such revision is possible, then such term or provision shall be deemed stricken, and shall not affect the validity of the remainder of the Contract.
 - b. **Amendment:** Handwritten changes to this Contract that are mutually agreed to by as evidenced by dated signatures by Owner and Contractor shall control.
 - c. **Survival / Assignment:** This Contract is binding on both parties and shall inure to the benefit of their respective heirs, representatives, successors, and permitted assigns. This Contract shall not be assigned without the written consent of both parties.
 - d. **Notices/Delivery:** Any written notice required or contemplated under this Contract may be delivered via hand service, U.S. Mail - Return Receipt Requested, a commercial courier with proof of delivery, or electronic service (text / email) effective upon recipient's confirmation of delivery ("Delivery"). Delivery by or electronic service (text / email) is deemed confirmed when provided to the recipient's known address for receiving email or text.

*In the event of Owner's delay or default in payment, Contractor shall have the right to (i) cease work and remain idle, (ii) place a stop-work order on all permits, (iii) remove all stored materials, (iv) secure the project to prevent theft/unauthorized work; whereas, Owner agrees that: (iv) any delinquent Progress Payment shall be subject to a 1.5% per month late fee, and (v) all attorney's fees, expenses, and other costs incurred by Contractor pursuant to Owner's delay or default in payment shall be borne by Owner (including, but not limited to, damages incident to unpaid Project vendors).

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIC VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY AND LICENSING BOARD AT THE TELEPHONE NUMBER AND ADDRESS: 2601 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA - 32399-1027 - TELEPHONE: 850-487-1395 - WEBSITE: WWW.MYFLORIDALICENSE.COM

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

*In the event of Owner's delay or default in payment, Contractor shall have the right to (i) cease work and remain idle, (ii) place a stop-work order on all permits, (iii) remove all stored materials, (iv) secure the project to prevent theft/unauthorized work; whereas, Owner agrees that: (iv) any delinquent Progress Payment shall be subject to a 1.5% per month late fee, and (v) all attorney's fees, expenses, and other costs incurred by Contractor pursuant to Owner's delay or default in payment shall be borne by Owner (including, but not limited to, damages incident to unpaid Project vendors).

Thank you for your business!
407-636-9322 | info@dehlinger.com | www.dehlinger.com
Dehlinger is a licensed General, Residential, & Roofing Contractor
#CGC1508013 | #CRC1331934 | #CCC1332558 | #CCC1331442







GLSB CDD - Dehlinger Construction LLC contract(55230598.1)

Final Audit Report

2023-09-14

Created:	2023-09-13
By:	Carol Brown (clbrown@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQN9txIYbzTvFc-BWQ-C-8YvUBukLf4Xm

"GLSB CDD - Dehlinger Construction LLC contract(55230598.1) " History

-  Document created by Carol Brown (clbrown@rizzetta.com)
2023-09-13 - 3:45:04 PM GMT
-  Document emailed to charles@dehlinger.com for signature
2023-09-13 - 3:45:37 PM GMT
-  Email viewed by charles@dehlinger.com
2023-09-14 - 0:37:37 AM GMT
-  Signer charles@dehlinger.com entered name at signing as Charles Dehlinger
2023-09-14 - 0:38:59 AM GMT
-  Document e-signed by Charles Dehlinger (charles@dehlinger.com)
Signature Date: 2023-09-14 - 0:39:01 AM GMT - Time Source: server
-  Agreement completed.
2023-09-14 - 0:39:01 AM GMT



Adobe Acrobat Sign







GLSB CDD - Dehlinger Construction Wall Repair Agreement

Final Audit Report

2023-09-14

Created:	2023-09-14
By:	Carol Brown (clbrown@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIeZouzqUPCQPi3kEvdVp_P5eM2vIkE4X

"GLSB CDD - Dehlinger Construction Wall Repair Agreement" History

-  Document created by Carol Brown (clbrown@rizzetta.com)
2023-09-14 - 2:49:00 PM GMT
-  Document emailed to seat3@glsbccd.org for signature
2023-09-14 - 2:49:39 PM GMT
-  Email viewed by seat3@glsbccd.org
2023-09-14 - 9:08:42 PM GMT
-  Signer seat3@glsbccd.org entered name at signing as James R Walker
2023-09-14 - 9:10:46 PM GMT
-  Document e-signed by James R Walker (seat3@glsbccd.org)
Signature Date: 2023-09-14 - 9:10:48 PM GMT - Time Source: server
-  Agreement completed.
2023-09-14 - 9:10:48 PM GMT

TAB 7











TAB 8

GREATER LAKES / SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

District Office: Orlando, Florida

Mailing Address: 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.glsbcdd.org

LISBY MICHAEL T & CASSANDRA K
16892 MEADOWS ST
CLERMONT, FL 34714

September 18, 2023

Re: Greater Lakes / Sawgrass Bay Community Development District
Brick Wall Improvements - 16892 MEADOWS ST

Dear Homeowner,

On behalf of the Board of Supervisors of Greater Lakes / Sawgrass Bay Community Development District (the "District"), we would like to make you aware of upcoming work near your home. The District is a unit of local, special purpose government serving lands in the community. You are receiving this letter because the District has entered into an agreement with Dehlinger Construction to make improvements to the brick wall that abuts your property. This project is slated to begin on or around September 25, 2023 and is anticipated to take 6 weeks to finish the work. All precautions will be taken to not damage your property.

If you have any questions, please do not hesitate to contact me at bmendes@rizzetta.com, or 407-472-2471 Ext. 4404.

Your kindly,

Brian Mendes, District Manager
Greater Lakes / Sawgrass Bay
Community Development District

GREATER LAKES / SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

District Office: Orlando, Florida

Mailing Address: 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.glsbcdd.org

FANEYTT-MENDEZ ANGELA J & YEHNMY M MENDEZ
2359 95TH ST
ELMHURST, NY 11369

September 15, 2023

Re: Greater Lakes / Sawgrass Bay Community Development District
Brick Wall Improvements - 16888 MEADOWS ST

Dear Homeowner,

On behalf of the Board of Supervisors of Greater Lakes / Sawgrass Bay Community Development District (the "District"), we would like to make you aware of upcoming work near your home. The District is a unit of local, special purpose government serving lands in the community. You are receiving this letter because the District has entered into an agreement with Dehlinger Construction to make improvements to the brick wall that abuts your property. This project is slated to begin on or around September 25, 2023 and is anticipated to take 6 weeks to finish the work. All precautions will be taken to not damage your property.

If you have any questions, please do not hesitate to contact me at bmendes@rizzetta.com, or 407-472-2471 Ext. 4404.

Your kindly,

Brian Mendes, District Manager
Greater Lakes / Sawgrass Bay
Community Development District

GREATER LAKES / SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

District Office: Orlando, Florida

Mailing Address: 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.glsbcd.org

MURRAY ALAN & YVONNE
16856 MEADOWS ST
CLERMONT, FL 34714

September 15, 2023

Re: Greater Lakes / Sawgrass Bay Community Development District
Brick Wall Improvements - 16856 MEADOWS ST

Dear Homeowner,

On behalf of the Board of Supervisors of Greater Lakes / Sawgrass Bay Community Development District (the "District"), we would like to make you aware of upcoming work near your home. The District is a unit of local, special purpose government serving lands in the community. You are receiving this letter because the District has entered into an agreement with Dehlinger Construction to make improvements to the brick wall that abuts your property. This project is slated to begin on or around September 25, 2023 and is anticipated to take 6 weeks to finish the work. All precautions will be taken to not damage your property.

If you have any questions, please do not hesitate to contact me at bmendes@rizzetta.com, or 407-472-2471 Ext. 4404.

Your kindly,

Brian Mendes, District Manager
Greater Lakes / Sawgrass Bay
Community Development District

GREATER LAKES / SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

District Office: Orlando, Florida

Mailing Address: 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.glsbcdd.org

RODRIGUEZ WILDAYMIL M
16860 MEADOWS ST
CLERMONT, FL 34714

September 15, 2023

Re: Greater Lakes / Sawgrass Bay Community Development District
Brick Wall Improvements - 16860 MEADOWS ST

Dear Homeowner,

On behalf of the Board of Supervisors of Greater Lakes / Sawgrass Bay Community Development District (the "District"), we would like to make you aware of upcoming work near your home. The District is a unit of local, special purpose government serving lands in the community. You are receiving this letter because the District has entered into an agreement with Dehlinger Construction to make improvements to the brick wall that abuts your property. This project is slated to begin on or around September 25, 2023 and is anticipated to take 6 weeks to finish the work. All precautions will be taken to not damage your property.

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Your kindly,

Brian Mendes, District Manager
Greater Lakes / Sawgrass Bay
Community Development District

GREATER LAKES / SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

District Office: Orlando, Florida

Mailing Address: 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.glsbcdd.org

RODRIGUEZ DE OLMEDO RITA A
4408 LINWOOD TRACE LN
CLERMONT, FL 34711

September 15, 2023

Re: Greater Lakes / Sawgrass Bay Community Development District
Brick Wall Improvements - 16792 MEADOWS ST

Dear Homeowner,

On behalf of the Board of Supervisors of Greater Lakes / Sawgrass Bay Community Development District (the "District"), we would like to make you aware of upcoming work near your home. The District is a unit of local, special purpose government serving lands in the community. You are receiving this letter because the District has entered into an agreement with Dehlinger Construction to make improvements to the brick wall that abuts your property. This project is slated to begin on or around September 25, 2023 and is anticipated to take 6 weeks to finish the work. All precautions will be taken to not damage your property.

If you have any questions, please do not hesitate to contact me at bmendes@rizzetta.com, or 407-472-2471 Ext. 4404.

Your kindly,

Brian Mendes, District Manager
Greater Lakes / Sawgrass Bay
Community Development District

GREATER LAKES / SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

District Office: Orlando, Florida

Mailing Address: 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.glsbcdd.org

MAIER ADRIAN & MERCEDES LIFE ESTATE
16804 MEADOWS ST
CLERMONT, FL 34714

September 15, 2023

Re: Greater Lakes / Sawgrass Bay Community Development District
Brick Wall Improvements - 16804 MEADOWS ST

Dear Homeowner,

On behalf of the Board of Supervisors of Greater Lakes / Sawgrass Bay Community Development District (the "District"), we would like to make you aware of upcoming work near your home. The District is a unit of local, special purpose government serving lands in the community. You are receiving this letter because the District has entered into an agreement with Dehlinger Construction to make improvements to the brick wall that abuts your property. This project is slated to begin on or around September 25, 2023 and is anticipated to take 6 weeks to finish the work. All precautions will be taken to not damage your property.

If you have any questions, please do not hesitate to contact me at bmendes@rizzetta.com, or 407-472-2471 Ext. 4404.

Your kindly,

Brian Mendes, District Manager
Greater Lakes / Sawgrass Bay
Community Development District

GREATER LAKES / SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

District Office: Orlando, Florida

Mailing Address: 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.glsbcd.org

DHANRAJ KAVITA ET AL
16764 MEADOWS ST
CLERMONT, FL 34714

September 15, 2023

Re: Greater Lakes / Sawgrass Bay Community Development District
Brick Wall Improvements - 16764 MEADOWS ST

Dear Homeowner,

On behalf of the Board of Supervisors of Greater Lakes / Sawgrass Bay Community Development District (the "District"), we would like to make you aware of upcoming work near your home. The District is a unit of local, special purpose government serving lands in the community. You are receiving this letter because the District has entered into an agreement with Dehlinger Construction to make improvements to the brick wall that abuts your property. This project is slated to begin on or around September 25, 2023 and is anticipated to take 6 weeks to finish the work. All precautions will be taken to not damage your property.

If you have any questions, please do not hesitate to contact me at bmendes@rizzetta.com, or 407-472-2471 Ext. 4404.

Your kindly,

Brian Mendes, District Manager
Greater Lakes / Sawgrass Bay
Community Development District

GREATER LAKES / SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

District Office: Orlando, Florida

Mailing Address: 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.glsbcdd.org

OSBORN RONALD L & SUSAN B
16760 MEADOWS ST
CLERMONT, FL 34714

September 15, 2023

Re: Greater Lakes / Sawgrass Bay Community Development District
Brick Wall Improvements - 16760 MEADOWS ST

Dear Homeowner,

On behalf of the Board of Supervisors of Greater Lakes / Sawgrass Bay Community Development District (the "District"), we would like to make you aware of upcoming work near your home. The District is a unit of local, special purpose government serving lands in the community. You are receiving this letter because the District has entered into an agreement with Dehlinger Construction to make improvements to the brick wall that abuts your property. This project is slated to begin on or around September 25, 2023 and is anticipated to take 6 weeks to finish the work. All precautions will be taken to not damage your property.

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Your kindly,

Brian Mendes, District Manager
Greater Lakes / Sawgrass Bay
Community Development District

GREATER LAKES / SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

District Office: Orlando, Florida

Mailing Address: 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.glsbcd.org

DREW DAVID A II & ASHLEY M
16101 YELLOWEYED DR
CLERMONT, FL 34714

September 15, 2023

Re: Greater Lakes / Sawgrass Bay Community Development District
Brick Wall Improvements - 16101 YELLOWEYED DR

Dear Homeowner,

On behalf of the Board of Supervisors of Greater Lakes / Sawgrass Bay Community Development District (the "District"), we would like to make you aware of upcoming work near your home. The District is a unit of local, special purpose government serving lands in the community. You are receiving this letter because the District has entered into an agreement with Dehlinger Construction to make improvements to the brick wall that abuts your property. This project is slated to begin on or around September 25, 2023 and is anticipated to take 6 weeks to finish the work. All precautions will be taken to not damage your property.

If you have any questions, please do not hesitate to contact me at bmendes@rizzetta.com, or 407-472-2471 Ext. 4404.

Your kindly,

Brian Mendes, District Manager
Greater Lakes / Sawgrass Bay
Community Development District

GREATER LAKES / SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

District Office: Orlando, Florida

Mailing Address: 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.glsbcd.org

PROGRESS RESIDENTIAL BORROWER 20 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261-4090

September 15, 2023

Re: Greater Lakes / Sawgrass Bay Community Development District
Brick Wall Improvements - 16031 YELLOWEYED DR

Dear Homeowner,

On behalf of the Board of Supervisors of Greater Lakes / Sawgrass Bay Community Development District (the "District"), we would like to make you aware of upcoming work near your home. The District is a unit of local, special purpose government serving lands in the community. You are receiving this letter because the District has entered into an agreement with Dehlinger Construction to make improvements to the brick wall that abuts your property. This project is slated to begin on or around September 25, 2023 and is anticipated to take 6 weeks to finish the work. All precautions will be taken to not damage your property.

If you have any questions, please do not hesitate to contact me at bmendes@rizzetta.com, or 407-472-2471 Ext. 4404.

Your kindly,

Brian Mendes, District Manager
Greater Lakes / Sawgrass Bay
Community Development District

GREATER LAKES / SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

District Office: Orlando, Florida

Mailing Address: 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.glsbcd.org

LIU ZEMING
12 HUDSON WAY
GARNET VALLEY, PA 19060

September 15, 2023

Re: Greater Lakes / Sawgrass Bay Community Development District
Brick Wall Improvements - 16027 YELLOWEYED DR

Dear Homeowner,

On behalf of the Board of Supervisors of Greater Lakes / Sawgrass Bay Community Development District (the "District"), we would like to make you aware of upcoming work near your home. The District is a unit of local, special purpose government serving lands in the community. You are receiving this letter because the District has entered into an agreement with Dehlinger Construction to make improvements to the brick wall that abuts your property. This project is slated to begin on or around September 25, 2023 and is anticipated to take 6 weeks to finish the work. All precautions will be taken to not damage your property.

If you have any questions, please do not hesitate to contact me at bmendes@rizzetta.com, or 407-472-2471 Ext. 4404.

Your kindly,

Brian Mendes, District Manager
Greater Lakes / Sawgrass Bay
Community Development District

GREATER LAKES / SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

District Office: Orlando, Florida

Mailing Address: 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.glsbcd.org

OLLEGASAGREM ARSHVINY
109-212 WILLIS CRESENT
SASKATCHEWAN S7TOR6

September 15, 2023

Re: Greater Lakes / Sawgrass Bay Community Development District
Brick Wall Improvements - 16019 YELLOWEYED DR

Dear Homeowner,

On behalf of the Board of Supervisors of Greater Lakes / Sawgrass Bay Community Development District (the "District"), we would like to make you aware of upcoming work near your home. The District is a unit of local, special purpose government serving lands in the community. You are receiving this letter because the District has entered into an agreement with Dehlinger Construction to make improvements to the brick wall that abuts your property. This project is slated to begin on or around September 25, 2023 and is anticipated to take 6 weeks to finish the work. All precautions will be taken to not damage your property.

If you have any questions, please do not hesitate to contact me at bmendes@rizzetta.com, or 407-472-2471 Ext. 4404.

Your kindly,

Brian Mendes, District Manager
Greater Lakes / Sawgrass Bay
Community Development District

GREATER LAKES / SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

District Office: Orlando, Florida

Mailing Address: 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.glsbcdd.org

MARTINEZ NOE S
16023 YELLOWEYED DR
CLERMONT, FL, 34714

September 15, 2023

Re: Greater Lakes / Sawgrass Bay Community Development District
Brick Wall Improvements - 16023 YELLOWEYED DR

Dear Homeowner,

On behalf of the Board of Supervisors of Greater Lakes / Sawgrass Bay Community Development District (the "District"), we would like to make you aware of upcoming work near your home. The District is a unit of local, special purpose government serving lands in the community. You are receiving this letter because the District has entered into an agreement with Dehlinger Construction to make improvements to the brick wall that abuts your property. This project is slated to begin on or around September 25, 2023 and is anticipated to take 6 weeks to finish the work. All precautions will be taken to not damage your property.

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MARINO ROBERT A & LISA A
16011 YELLOWEYED DR
CLERMONT, FL 34714

September 15, 2023

Re: Greater Lakes / Sawgrass Bay Community Development District
Brick Wall Improvements - 16011 YELLOWEYED DR

Dear Homeowner,

On behalf of the Board of Supervisors of Greater Lakes / Sawgrass Bay Community Development District (the "District"), we would like to make you aware of upcoming work near your home. The District is a unit of local, special purpose government serving lands in the community. You are receiving this letter because the District has entered into an agreement with Dehlinger Construction to make improvements to the brick wall that abuts your property. This project is slated to begin on or around September 25, 2023 and is anticipated to take 6 weeks to finish the work. All precautions will be taken to not damage your property.

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GREATER LAKES / SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

District Office: Orlando, Florida

Mailing Address: 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.glsbcd.org

COVERDALE SHARON L
16007 YELLOWEYED DR
CLERMONT, FL 34714

September 15, 2023

Re: Greater Lakes / Sawgrass Bay Community Development District
Brick Wall Improvements - 16007 YELLOWEYED DR

Dear Homeowner,

On behalf of the Board of Supervisors of Greater Lakes / Sawgrass Bay Community Development District (the "District"), we would like to make you aware of upcoming work near your home. The District is a unit of local, special purpose government serving lands in the community. You are receiving this letter because the District has entered into an agreement with Dehlinger Construction to make improvements to the brick wall that abuts your property. This project is slated to begin on or around September 25, 2023 and is anticipated to take 6 weeks to finish the work. All precautions will be taken to not damage your property.

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Your kindly,

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