



Rizzetta & Company

Greater Lakes/Sawgrass Bay Community Development District

Board of Supervisors' Special Meeting September 20, 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

www.glsbcdd.org

Board of Supervisors	James Walker	Chairman
	James Klinck	Vice Chairman
	Christina Cruz Pagan	Assistant Secretary
	Gary Hayward	Assistant Secretary
	Deborah Swansiger	Assistant Secretary
District Manager	Carol L. Brown	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**

September 13, 2023

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 **September 20, 2023**, at **11:00 a.m.** at the **Clermont Arts & Recreation Center, 3700 South Highway 27, Clermont, FL 34711.**

1. CALL TO ORDER / ROLL CALL

2. AUDIENCE COMMENTS

3. BUSINESS ADMINISTRATION

- A. Consideration of Resolution 2023-10, Re-designating Certain Officers.....Tab 1
- B. Consideration of Minutes of Board of Supervisors' Regular Meeting held on August 16, 2023.....Tab 2
- C. Ratification of the Operation and Maintenance Expenditures for July 2023.....Tab 3
- D. Acceptance of Financial Statement (unaudited), dated July 31, 2023.....Tab 4

4. STAFF REPORTS (Part 1 of 2)

- A. Landscape Manager.....Tab 5
 - 1.) Down to Earth Oak Trees & Root Suckers

5. BUSINESS ITEMS

- A. Ratification of Down to Earth Hurricane and Severe Weather Debris and Cleanup.....Tab 6
- B. Consideration of FY 2023-2024 Insurance Renewal Policy – *(Under Separate Cover)*

6. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager

7. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS

8. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270, ext. 4631, email CLBrown@rizzetta.com or Kristi Roxas, Administrative Assistant at ext. 4636, Kroxas@rizzetta.com.

Yours Kindly,

Carol L. Brown

District Manager

TAB 1

RESOLUTION 2023-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT
DISTRICT REDESIGNATING THE ASSISTANT SECRETARY OF THE
DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Greater Lakes/Sawgrass Bay Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Lake County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Marian Fowler as Secretary pursuant to Resolution 2023-04; and Nicholas Devore as Secretary pursuant to Resolution 2021-01.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
THE GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT
DISTRICT:**

Section 1. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20th DAY OF SEPTEMBER, 2023.

ATTEST:

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

ASSISTANT SECRETARY

CHAIRMAN/VICE CHAIRMAN

TAB 2

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 **August 16, 2023, at 11:00 a.m. at the Cagan Crossings Community Library, 16729 Cagan Oaks, Clermont, FL 34714.**

Present and constituting a quorum were:

James Walker	Board Supervisor, Chairman
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.
Tina Garcia	District Counsel, Greenspoon Marder Law <i>(via speaker phone)</i>
Rey Malave	Associate VP, Dewberry, DE <i>(via speaker phone)</i>
Andrew Davis	Branch Manager, Down to Earth
Corvin Farmer	Market Operations Leader, Down to Earth
Ryan Keegan	Charles Dehlinger

Audience Members	Present
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Brown called the meeting to order at 11:00 a.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments on the Agenda

Audience members commented on landscape appearance, trash being mowed over and why different landscaping vendor than HOA.

GREATER LAKES/SAWGRASS BAY
COMMUNITY DEVELOPMENT DISTRICT

August 16, 2023 Meeting Minutes

Page 2

Ms. Brown advised the Board that Supervisor Marian Fowler submitted her resignation effective immediately.

Ms. Garcia stated she resigned from Seat #1 and that she no longer resides in the county.

Ms. Garcia recommended the Board to affirm and ratify all previously entered Resolutions from November 2020 through the present day.

On a motion by Mr. Walker, seconded by Ms. Swansiger, with all in favor, the Board affirmed and ratified all previously entered Resolutions from November 2020 through the present day, for Greater Lakes/Sawgrass Bay Community Development District.

On a motion by Mr. Walker, seconded by Ms. Swansiger, with all in favor, the Board accepted Marian Fowler's resignation, for Greater Lakes/Sawgrass Bay Community Development District.

Ms. Garcia stated that Seat #1 is now vacant. Discussion ensued.

The Board asked if Seat #1 vacancy can be considered for appointment today and Ms. Garcia stated "yes" as Consideration of Appointment to Vacant Board of Supervisor Seat is on the agenda.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Regular Meeting held on
May 17, 2023**

On a motion by Mr. Klinck, seconded by Mr. Walker, with all in favor, the Board approved the minutes of the regular Board of Supervisors' meeting held on May 17, 2023, for Greater Lakes/Sawgrass Bay Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of the Operation and
Maintenance Expenditures for
May 2023 & June 2023**

On a motion by Ms. Swansiger, seconded by Mr. Klinck, with all in favor, the Board ratified the operation and maintenance expenditures for May 2023, in the amount of \$39,492.26, and June 2023, in the amount of \$17,598.81, for Greater Lakes/Sawgrass Bay Community Development District.

FIFTH ORDER OF BUSINESS

**Acceptance of Financial Statement
(unaudited), dated May 31, 2023,
June 30, 2023 & July 31, 2023**

On a motion by Mr. Walker, seconded by Mr. Klinck, with all in favor, the Board accepted the Financial Statements (unaudited), dated May 31, 2023, June 30, 2023 & July 31, 2023, for Greater Lakes/Sawgrass Bay Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports - (Part 1 of 2)

A. Landscape Manager

1.) Down to Earth Landscape Report, dated May & July 2023

2.) Down to Earth Irrigation Report, dated April & June 2023

Mr. Farmer introduced himself.

The Board provided feedback concerns to Staff regarding contract terms, maintenance, crepe myrtle sucklings moss in oak trees.

Mr. Klinck stated the crepe myrtle sucklings had been previously addressed and he felt this was unacceptable.

Mr. Davis informed the Board that Down to Earth has made internal changes.

The Board directed the Staff to add details and corrective actions to the next report and to address weeds in mulch.

SEVENTH ORDER OF BUSINESS

**Ratification of Down to Earth Proposal for
Additional Bahia Sod**

On a motion by Mr. Klinck, seconded by Ms. Swansiger, with all in favor, the Board ratified Down to Earth's proposal for additional Bahia sod, in the amount of \$700.00, for Greater Lakes/Sawgrass Bay Community Development District.

Mr. Klinck requested Down to Earth to investigate brown patches in sod at the entrance on the right-hand side.

EIGHTH ORDER OF BUSINESS

**Consideration of Down to Earth
Proposals**

1.) Annual Flowers Installation

On a motion by Mr. Klinck, seconded by Mr. Walker, with all in favor, the Board approved Down to Earth's Annual Flowers Installation proposal, with a not-to-exceed amount of \$1,100.00, and the Board authorized Ms. Swansiger to work with the Staff in choosing annuals/perennials, for Greater Lakes/Sawgrass Bay Community Development District.

2.) Palm Tree Replacement

The Board reviewed CDD ownership map and requested the Staff to review/update to reflect ROW. The Board authorized Mr. Walker to work with the District Engineer in the review.

On a motion by Mr. Klinck, seconded by Ms. Swansiger, with all in favor, the Board approved Down to Earth's Palm Tree Replacement proposal, as amended, with removing lack of proper maintenance from proposal, in the amount of \$938.74, for Greater Lakes/Sawgrass Bay Community Development District.

The Board directed the Staff to review monument ownership.

3.) Palm Tree Trimming and Removal

On a motion by Mr. Walker, seconded by Ms. Swansiger, with all in favor, the Board approved Down to Earth's Palm Tree Trimming and Removal proposal, with clarification to itemize proposal, in the amount of \$8,406.00, for Greater Lakes/Sawgrass Bay Community Development District.

The Board excused Down to Earth from the meeting at 11:57 p.m.

NINTH ORDER OF BUSINESS

Consideration of Dehlinger Construction Wall Repair Proposal

Mr. Keegan presented the proposal and accepted questions from the Board. Ms. Swansiger expressed concerns with section #10 not being included in the proposal.

The Board directed the vendor to provide a change order for #10. Discussion ensued.

The Board directed the Staff to send notices to impacted homeowners advising them of the upcoming wall repairs.

On a motion by Mr. Walker, seconded by Mr. Klinck, with all in favor, the Board approved the Dehlinger Construction Wall Repair proposal, in the amount of \$108,500.00, authorized Chair or Vice Chair to approve change order #1 and invoices to be paid from Reserve Funds, for Greater Lakes/Sawgrass Bay Community Development District.

Mr. Keegan was excused from the meeting at 12:22 p.m.

TENTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2023-2024 Proposed Budget

Ms. Garcia advised the Board and audience of the Public Hearing process for adopting Resolution 2023-07, approving Fiscal Year 2023/2024 final budget.

On a motion by Mr. Klinck, seconded by Mr. Walker, with all in favor, the Board opened the public hearing, for Greater Lakes/Sawgrass Bay Community Development District.

The public provided comments on adding a budget line item to include increased roadway signage. He circulated photos to the Board expressing safety concerns and recommended purchasing parcels to add signage.

The Board directed the Staff to review signage.

On a motion by Ms. Swansiger, seconded by Mr. Walker, with all in favor, the Board closed the public hearing, for Greater Lakes/Sawgrass Bay Community Development District.

1.) Consideration of Resolution 2023-07, Approving Fiscal Year 2023-2024 Final Budget

Ms. Brown informed the Board that the Year-to-Date column was updated through June. The District is projected to be overbudget in the current Fiscal Year and the insurance budget lines were updated with estimates provided by EGIS. Discussion ensued.

On a motion by Mr. Walker, seconded by Mr. Klinck, with all in favor, the Board adopted Resolution 2023-07, approving fiscal year 2023-2024 final budget as presented, for Greater Lakes/Sawgrass Bay Community Development District.

ELEVENTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2023-2024 Special Assessments

Ms. Garcia informed the Board and audience of the process of the Public Hearing for imposing special assessments for Fiscal Year 2023/2024.

On a motion by Mr. Walker, seconded by Mr. Klinck, with all in favor, the Board opened the public hearing, for Greater Lakes/Sawgrass Bay Community Development District.

No public comments were made to the Board.

On a motion by Mr. Walker, seconded by Mr. Klinck, with all in favor, the Board closed the public hearing, for Greater Lakes/Sawgrass Bay Community Development District.

1.) Consideration of Resolution 2023-08, Imposing Special Assessments

On a motion by Mr. Walker, seconded by Ms. Swansiger, with all in favor, the Board adopted Resolution 2023-08, Imposing Special Assessments, for Greater Lakes/Sawgrass Bay Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-09,
Setting the Date, Time and Location of
Regular Meetings for Fiscal Year
2023-2024**

On a motion by Ms. Swansiger, seconded by Mr. Walker, with all in favor, the Board adopted Resolution 2023-09, setting the date, time and location of regular meetings for Fiscal Year 2023/2024, for Greater Lakes/Sawgrass Bay Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Fifth Addendum to the
Professional District Services Agreement**

On a motion by Mr. Walker, seconded by Ms. Swansiger, with all in favor, the Board approved the Fifth Addendum to the Professional District Services Agreement, in the amount of \$45,230.00, for Greater Lakes/Sawgrass Bay Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of First Addendum to the
Professional Technology Services
Agreement**

On a motion by Mr. Klinck, seconded by Mr. Walker, with all in favor, the Board approved the First Addendum to the Professional Technology Services Agreement, in the amount of \$2,400.00, for Greater Lakes/Sawgrass Bay Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of LLS Tax Solution Inc.
Arbitrage Services Renewal Proposal**

On a motion by Ms. Swansiger, seconded by Mr. Klinck, with all in favor, the Board approved LLS Tax Solution Inc., Arbitrage Services Renewal proposal, in the annual amount of \$500.00, for years 2022, 2023 & 2024, for Greater Lakes/Sawgrass Bay Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Appointment to Vacant
Board of Supervisor Seat**

Ms. Brown informed the Board that Seat #5 is vacant, with a term from November 2022-November 2026, and Seat #1, previously held by Ms. Fowler, is vacant with a term from November 2020-2024.

Ms. Brown advised the Board that Christina Cruz Pagan, Juan Flamerich and Gary Hayward have submitted statement of interest. Each candidate addressed the Board and welcomed questions from the supervisors. Ms. Garcia reviewed Florida Statutes, Record Requests, social media and qualifications.

On a motion by Mr. Walker, seconded by Mr. Klinck, with all in favor, the Board appointed Gary Hayward to Seat #5, with term November 2022-2026, for Greater Lakes/Sawgrass Bay Community Development District.

On a motion by Mr. Klinck, seconded by Ms. Swansiger, with all in favor, the Board appointed Christina Cruz Pagan, to Seat #1, with term 2020-2024, for Greater Lakes/Sawgrass Bay Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Administration of Oath of Office

Ms. Brown issued the Oath of Office to both, Gary Hayward and Christina Cruz Pagan. Both supervisors stated they would like to receive compensation and were seated at the Board table.

EIGHTEENTH ORDER OF BUSINESS

Staff Reports (Part 2 of 2)

A. District Counsel

No report.

B. District Engineer

No report.

C. District Manager

1.) Update on Irrigation Meter

Ms. Brown informed the Board that she had discovered an irrigation meter being billed to the District that was not located within the District. The District Engineer confirmed.

Ms. Brown requested the Board authorize Staff to close this account. The Board agreed and directed the Staff to close the account.

Mr. Brown reminded the Board that the next meeting date is scheduled for September 20, 2023.

NINETEENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

AUDIENCE COMMENTS

No audience comments.

SUPERVISORS

No supervisor comments.

TWENTIETH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Walker, 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.
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Assistant Secretary

Chairman/Vice Chairman

TAB 3

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 July 2023 For Board Approval

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

The total items being presented: **\$32,087.47**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greater Lakes/Sawgrass Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Dewberry Engineers, Inc.	100054	229224	Engineering Services 06/23	\$ 1,265.00
Dewberry Engineers, Inc.	100052	2296067	Engineering Services 06/23	\$ 642.50
Forest Environmental Solutions, LLC	100050	2721	Install Parking Barriers 06/23	\$ 1,550.00
Greenspoon Marder Law	100055	1464053	Legal Services 07/23	\$ 380.00
Greenspoon Marder Law	100056	1465713	Legal Services 07/23	\$ 1,523.50
Rizzetta & Company, Inc.	100049	INV0000081349	District Management Fees 07/23	\$ 3,331.33
Rizzetta & Company, Inc.	100053	INV0000081544	Mass Mailing 07/23	\$ 1,450.52
SECO Energy	20230717-2	000054700 06/23 Autopay 285	Electric Services 06/23	\$ 2,084.40
SECO Energy	20230717-1	4000271302 06/23 Autopay 285	Electric Services 06/23	\$ 37.00
SECO Energy	20230717-1	400419601 06/23 Autopay 285	Electric Services 06/23	\$ 36.00
SSS Down To Earth Opco, LLC	100051	INV159756	Landscape Maintenance 06/23	\$ 5,922.50
SSS Down To Earth Opco, LLC	100057	INV162893	Remove Plants & Install Sod 07/23	\$ 7,921.00
SSS Down To Earth Opco, LLC	100059	INV163660	Install Sod 07/23	\$ 700.00

Greater Lakes/Sawgrass Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Sunshine Water Services	20230703-1	3915978435 05/23 Autopay 285	Water Services 05/23	\$ 30.13
Sunshine Water Services	20230719-2	3915978435 06/23 Autopay 285	Water Services 06/23	\$ 32.56
Sunshine Water Services	20230719-1	8089510000 06/23 Autopay 285	Water Services 06/23	\$ 1,140.40
U.S. Bank	100058	6932193	Trustee Fees S22 05/01/23-04/30/23	\$ <u>4,040.63</u>
Report Total				\$ <u>32,087.47</u>

TAB 4



Rizzetta & Company

Greater Lakes/Sawgrass Bay Community Development District

**Financial Statements
(Unaudited)**

July 31, 2023

Prepared by: Rizzetta & Company, Inc.

glsbccd.org
rizzetta.com

Greater Lakes/Sawgrass Bay Community Development District

Balance Sheet

As of 07/31/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	272,725	0	0	272,725	0	0
Investments	36,720	323,900	60,504	421,125	0	0
Prepaid Expenses	2,357	0	0	2,357	0	0
Refundable Deposits	70	0	0	70	0	0
Due From Other	0	6,000	0	6,000	0	0
Fixed Assets	0	0	0	0	2,157,691	0
Amount Available in Debt Service	0	0	0	0	0	60,504
Amount To Be Provided Debt Service	0	0	0	0	0	2,770,496
Total Assets	311,872	329,900	60,504	702,277	2,157,691	2,831,000
Liabilities						
Accounts Payable	6,885	0	0	6,885	0	0
Accrued Expenses	2,273	0	0	2,273	0	0
Due To Other	6,000	0	0	6,000	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	2,831,000
Total Liabilities	15,158	0	0	15,158	0	2,831,000
Fund Equity & Other Credits						
Beginning Fund Balance	593,612	6,000	58,240	657,852	0	0
Investment In General Fixed Assets	0	0	0	0	2,157,691	0
Net Change in Fund Balance	(296,898)	323,900	2,264	29,266	0	0
Total Fund Equity & Other Credits	296,714	329,900	60,504	687,118	2,157,691	0
Total Liabilities & Fund Equity	311,872	329,900	60,504	702,277	2,157,691	2,831,000

See Notes to Unaudited Financial Statements

Greater Lakes/Sawgrass Bay Community Development District

Statement of Revenues and Expenditures

As of 07/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 07/31/2023	Year To Date 07/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,672	(4,672)
Special Assessments				
Tax Roll	268,214	268,214	270,119	(1,905)
Total Revenues	268,214	268,214	274,791	(6,577)
Expenditures				
Legislative				
Supervisor Fees	6,000	5,000	3,000	2,000
Total Legislative	6,000	5,000	3,000	2,000
Financial & Administrative				
Administrative Services	4,820	4,017	4,017	0
District Management	14,997	12,497	12,497	0
District Engineer	11,000	9,167	16,780	(7,613)
Disclosure Report	1,000	1,000	0	1,000
Trustees Fees	3,457	2,881	1,684	1,197
Assessment Roll	5,200	5,200	5,200	0
Financial & Revenue Collections	3,856	3,213	3,213	0
Tax Collector/Property Appraiser Fees	200	0	0	0
Accounting Services	14,203	11,836	11,836	0
Auditing Services	3,400	3,400	0	3,400
Arbitrage Rebate Calculation	500	417	0	417
Public Officials Liability Insurance	3,391	3,391	3,038	353
Legal Advertising	5,000	4,167	3,865	302
Bank Fees	0	0	589	(590)
Dues, Licenses & Fees	175	146	200	(54)
Miscellaneous Fees	500	416	3,480	(3,063)
Website Hosting, Maintenance, Backup & Email	3,300	2,980	2,903	77
Total Financial & Administrative	74,999	64,728	69,302	(4,574)
Legal Counsel				
District Counsel	15,000	12,500	6,935	5,564
Litigation / Mediation	4,000	3,333	50,000	(46,666)
Total Legal Counsel	19,000	15,833	56,935	(41,102)
Electric Utility Services				
Utility Services	800	667	627	40
Utility - Street Lights	26,250	21,875	22,478	(603)
Total Electric Utility Services	27,050	22,542	23,105	(563)

See Notes to Unaudited Financial Statements

Greater Lakes/Sawgrass Bay Community Development District

Statement of Revenues and Expenditures

As of 07/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 07/31/2023	Year To Date 07/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Water-Sewer Combination Services				
Utility Services	16,000	13,333	11,418	1,915
Total Water-Sewer Combination Services	16,000	13,333	11,418	1,915
Other Physical Environment				
General Liability & Property Insurance	15,725	15,725	14,337	1,388
Entry & Walls Maintenance & Repair	8,300	6,917	4,488	2,429
Landscape Maintenance	73,140	60,950	55,651	5,298
Landscape Replacement Plants, Shrubs, Trees	6,000	5,000	13,576	(8,575)
Landscape - Mulch	16,000	13,333	840	12,493
Irrigation Repair	4,000	3,334	1,842	1,492
Total Other Physical Environment	123,165	105,259	90,734	14,524
Contingency				
Entry & Walls Maintenance & Repair	0	0	4,756	(4,756)
Miscellaneous Contingency	2,000	1,666	6,440	(4,773)
Total Contingency	2,000	1,666	11,196	(9,529)
Total Expenditures	268,214	228,361	265,690	(37,329)
Total Excess of Revenues Over(Under) Expenditures	0	39,853	9,101	30,751
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(306,000)	306,000
Total Other Financing Sources(Uses)	0	0	(306,000)	306,000
Fund Balance, Beginning of Period	0	0	593,612	(593,612)
Total Fund Balance, End of Period	0	39,853	296,714	(256,861)

See Notes to Unaudited Financial Statements

Greater Lakes/Sawgrass Bay Community Development District

Statement of Revenues and Expenditures

As of 07/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 07/31/2023	Year To Date 07/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	900	(900)
Special Assessments				
Tax Roll	17,000	17,000	17,000	0
Total Revenues	<u>17,000</u>	<u>17,000</u>	<u>17,900</u>	<u>(900)</u>
Expenditures				
Contingency				
Capital Reserve	17,000	14,167	0	14,166
Total Contingency	<u>17,000</u>	<u>14,167</u>	<u>0</u>	<u>14,166</u>
Total Expenditures	<u>17,000</u>	<u>14,167</u>	<u>0</u>	<u>14,166</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>2,833</u>	<u>17,900</u>	<u>(15,067)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	306,000	(306,000)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>306,000</u>	<u>(306,000)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>6,000</u>	<u>(6,000)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>2,833</u>	<u>329,900</u>	<u>(327,067)</u>

Statement of Revenues and Expenditures

As of 07/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 07/31/2023	Year To Date 07/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,522	(1,522)
Special Assessments				
Tax Roll	232,554	232,554	234,104	(1,550)
Total Revenues	<u>232,554</u>	<u>232,554</u>	<u>235,626</u>	<u>(3,072)</u>
Expenditures				
Debt Service				
Interest	79,554	79,554	80,362	(807)
Principal	153,000	153,000	153,000	0
Total Debt Service	<u>232,554</u>	<u>232,554</u>	<u>233,362</u>	<u>(807)</u>
Total Expenditures	<u>232,554</u>	<u>232,554</u>	<u>233,362</u>	<u>(807)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>2,264</u>	<u>(2,264)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>58,240</u>	<u>(58,240)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>60,504</u>	<u>(60,504)</u>

Greater Lakes/Sawgrass Bay CDD
Investment Summary
July 31, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2023</u>
The Bank of Tampa	Money Market	\$ 3,054
The Bank of Tampa-Operating ICS:		
First-Citizens Bank & Trust Company	Money Market	33,101
Texas Bank	Money Market	565
Total General Fund Investments		\$ 36,720
The Bank of Tampa Capital Reserve ICS Program:		
First-Citizens Bank & Trust Company	Money Market	\$ 215,680
Horizon Bank, SSB	Money Market	13
Texas Bank	Money Market	108,207
Total Reserve Fund Investments		\$ 323,900
US Bank Series 2022 - Revenue	First American Treasury Obligation Fund Class Z	\$ 60,504
Total Debt Service Fund Investments		\$ 60,504

Greater Lakes/Sawgrass Bay Community Development District
Summary A/P Ledger
From 07/1/2023 to 07/31/2023

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
285, 2345	285 General Fund	07/17/2023	Orlando Sentinel Com-munications	076661931000	Account #CU00117767 Legal Advertising 07/23	1,182.10
	285 General Fund	07/12/2023	Orlando Sentinel Com-munications	076298670000	Account #CU00117767 Legal Advertising 07/23	1,390.00
	285 General Fund	03/01/2023	SECO Energy	4000054700	02/23 Au-Electric Services 02/23 topay 285	2,325.48
	285 General Fund	02/01/2023	Sunshine Water Services	8089510000	12/22 Au-Water Services 12/22 topay 285-B	877.35
	285 General Fund	07/24/2023	Sunshine Water Services	8089510000	07/23 Water Services 07/23 Autopay	1,109.60
Sum for 285, 2345						6,884.53
Sum for 285						6,884.53
Sum Total						6,884.53

Greater Lakes/Sawgrass Bay Community Development District
Notes to Unaudited Financial Statements
July 31, 2023

Balance Sheet

1. Trust statement activity has been recorded through 07/31/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titles Reserve Fund.

TAB 5

Live Oaks and Root Suckers

Deborah Birge,

Fort Bend County Master Gardener

A Fort Bend neighbor recently contacted our Hotline and Research Team with an SOS. The problem was his live oak and its root suckers. His plan was to remove them, apply a growth regulator, apply weed barrier, add soil and plant flowers. So, what could go wrong?

Let's begin with the tree and its roots. Live Oak trees are long-lived survivors. Their propensity to form root suckers and create thickets of trees is an important adaptation. However, only a small percentage of oaks send up suckers. It is a genetic trait some, not all trees have. Suckers often occur when roots hit a barrier, such as trees confined between a sidewalk and a driveway. Suckers can also occur when roots are disturbed or damaged by rototilling, drought, flood, or compaction. To learn more about the anatomy of trees and tree roots, enjoy this read from Jerry Parsons, Ph.D., Horticulture Specialist, Texas A&M AgriLife Extension (Retired):

https://www.plantanswers.com/garden_column/sep04/4.htm

It's important to remember suckers are not acorn seedlings. If they were, you would be able to pull them up easily. What you see are growths from the roots of the existing tree; therefore, you do not want to spray an herbicide since that will harm the "mother" tree along with the sprouts.

John Begnaud, Texas A&M AgriLife Extension Horticulture Agent, (Retired) reminds us, "root suckers can be a real problem with some live oaks. A considerable amount of research has been done on the topic with no real answers yet."

"To date, there are no repellants, hormones or chemical sprays that reliably suppress or remove these suckers without harming the mother trees," he said. "Hand-grubbing or deep-root pruning can reduce these suckers for a few years, but they come back. Planting ground covers beneath these root sprouts, such as Asian jasmine which has a similar leaf form, can help hide these suckers". Read more at <https://agrifetoday.tamu.edu/2007/02/22/live-oaks-are-a-texas-landscape-mainstay/>.

While many homeowners wish the suckers would go away for good, the results are only fair. Removing suckers and applying a growth regulator will need to be repeated every year or so because you are asking the tree to change its natural growth habit.

Not advisable:

1. Applying a weed barrier (like landscape fabric) can set up an environment for fungus growth, root restriction and root decline.
2. Adding soil in the root area around the trunk to install a flowerbed can suffocate the roots.
3. Too much watering in order to maintain a flowerbed in the root area around the trunk will result in root rot. (Asian Jasmine ground cover mentioned above does not require much water.)



One alternative is to let the suckers grow like a groundcover. This photo shows one year's growth of suckers after removal of heavy mulch and weed barrier. The suckers are occasionally trimmed with a weedeater. Color can be added with annual flowers in containers.

A groundcover of sprouts won't be a real option for many folks. Instead they can dig down and prune sprouts at the base, then cover the area with a solid layer of cardboard (add

landscape staples if needed), and cover all with a thick layer of mulch. The cardboard eventually breaks down.

Jerry Parsons wrote, "with all of this information about how much abuse a tree can endure, what are some guidelines that homeowners can follow to protect the precious trees and avoid a "near-death" experience?" Mark Peterson, Urban Forester for Texas Forest Service, gives guidelines at the end of Jerry Parsons' article at this link:

https://www.plantanswers.com/garden_column/sep04/4.htm.

Photo credit: Deborah Birge, Fort Bend County Master Gardener

TAB 6



Hurricane and Severe Weather Debris and Clean-up

Down To Earth understands the unpredictability of Florida weather and, over the past 30 years, we have offered quick responses to clean up debris and damage. Our extensive manpower, strong network of vendors, and equipment allow us to act quickly and address issues efficiently. More importantly, DTE will take preventive measures to lessen the impact of a disaster, including pre-storm tree trimming and removal of loose debris, to avoid damage caused by the wind.

In addition to our current maintenance staff, our Construction Division employees and subcontract partners are available to restore your property to pre-storm conditions.

Our record over the years, and **ICARE** values, have proven that we will do everything we can to eliminate the problems and stress caused to our clients in these situations in a 3-phase approach:

- Phase 1: Emergency services to clear roadways, driveways, and walkways for first responders.
- Phase 2: Complete clean-up, staking, and specific re-builds as requested, so that recurring maintenance can begin.
- Phase 3: Property re-build: Normal enhancement rates would apply.

When a hurricane threatens or a disaster strikes, you can count on Down To Earth to keep your property beautiful and operating smoothly*.

Regular Hour clean-up & Stake Labor (First 40 hours)	\$ 80/hr.
Overtime/Holiday labor rates to prepare or clean up	\$ 95/hr.
Chainsaw Operator	\$ 90/hr.
Irrigation Repairs or Diagnostics	\$ 95/hr.
Lodge Pole & Staking Rope	\$ 30/unit.
4x2 Banding Kit	\$ 40/unit.
4x4 Banding Kit	\$ Priced per request.
Dump fees	\$ 110/Cubic yard
Machine (Skid steer, loader, etc.) includes operator	\$190/hr.
Crane	\$ Priced per request.

** Rates are per person, per hour and will continue until DTE is notified to stop work or regular maintenance resumes. Given the nature of these services, payments are progress billed, and due immediately for all hurricane and/or severe weather-related charges. Also, please note that any preparation material or replacement material will be billed separately.*

During a storm, people and resources are stretched to the maximum. Thank you for your continued support as we truly value our partnership!



If you would like Down To Earth to prioritize severe weather services at your property/community, please authorize by signing this form and giving it directly to your Account Manager or emailing it to Storm_Prep@down2earthinc.com:

Property Name: _____

Property address: _____

Name of person completing this request: _____

Contact Phone Number: _____

Notes on priorities: _____

Authorized and signed _____

Date: _____

By signing and authorizing the above, you are agreeing to the terms and conditions to include the above billed rates.