

*Lakehaven*  
*Community Development District*

*Meeting Agenda*

*March 25, 2026*

# AGENDA

# *Lakehaven*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

March 18, 2026

Board of Supervisors  
Lakehaven Community  
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Lakehaven Community Development District will be held **Wednesday, March 25, 2026 at 2:00 p.m., or shortly thereafter as reasonably possible, at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the January 28, 2026 Meeting
4. Consideration of Professional Engineering Agreement with VHB, Inc.
5. Consideration of Resolution 2026-11 Authorizing District Staff to File a Petition with Lake County, Florida Requesting Amendment to the District's Boundaries
6. Consideration of Boundary Amendment Funding Agreement with Pulte Home Company, LLC
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Ratification of Funding Requests #4 - #6
8. Other Business
9. Supervisor's Requests
10. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

*George S. Flint*

George S. Flint  
District Manager

Cc: Tucker Mackie, District Counsel  
John Powell, District Engineer  
Steve Sanford, Bond Counsel  
Jon Kessler, Underwriter  
Scott Schuhle, Trustee

Enclosures

# MINUTES

MINUTES OF MEETING  
LAKEHAVEN  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lakehaven Community Development District was held on Wednesday, January 28, 2026, at 2:00 p.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

Maleia Smiferguso	Chair
Bernard Sullivan	Assistant Secretary
Richard Jerman	Assistant Secretary

Also present were:

George Flint	District Manager
Ryan Dugan <i>by phone</i>	District Counsel
John Prowell <i>by phone</i>	District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. Four Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint noted there were no members of the public participating in the meeting today.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the October 22, 2025 Board of Supervisors Meeting and Acceptance of Minutes of the October 22, 2025 Landowners' Meeting**

Mr. Flint presented the minutes from the October 22, 2025 Board of Supervisor's meeting and October 22, 2025 Landowners' meeting and asked if there were any corrections, comments, or questions. The Board had no changes to the minutes.

On MOTION by Mr. Sullivan, seconded by Ms. Smiferguso, with all in favor, the Minutes of the October 22, 2025 Board of Supervisors Meeting, were approved and the Minutes of the October 22, 2025 Landowners' Meeting, were accepted.

**FOURTH ORDER OF BUSINESS**

**Ranking of Proposals for District Engineering Services and Selection of District Engineer**

Mr. Flint stated at the organizational meeting the Board authorized staff to issue an RFQ for engineering services. Staff advertised the RFQ in the Orlando Sentinel as required by Statute, and as a result they received two responses; VHB, inc. is the interim engineer and they received a proposal from Alliant. When the Board approved the RFQ they also approved the selection criteria. Ms. Smiferguso provided Mr. Flint a consensus ranking sheet and Mr. Jerman motioned to approve Ms. Smiferguso's ranking with VHB, Inc. ranked #1 and Alliant ranked #2.

On MOTION by Mr. Jerman, seconded by Mr. Sullivan, with all in favor, Ranking of Proposals for District Engineering Services and Selection of District Engineer, was approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearings**

**A. Rules of Procedure**

Mr. Flint asked for a motion to open the public hearing.

On MOTION by Mr. Jerman, seconded by Mr. Sullivan, with all in favor, the Public Hearing, was opened.

**i. Consideration of Resolution 2026-06 Adopting the District's Rules of Procedure**

Mr. Flint reviewed Resolution 2026-06 adopting the District's Rules of Procedure. The Board had no questions or changes to the rules. Mr. Flint noted that there were no members of the public present to provide comment or testimony.

On MOTION by Ms. Smiferguso, seconded by Mr. Jerman, with all in favor, Resolution 2026-06 Adopting the District's Rules of Procedure, was approved.

Mr. Flint asked for a motion to close the public hearing.

On MOTION by Mr. Jerman, seconded by Ms. Smiferguso, with all in favor, the Public Hearing, was closed.

**B. Uniform Method of Collection**

Mr. Flint asked for a motion to open the public hearing.

On MOTION by Mr. Jerman, seconded by Mr. Sullivan, with all in favor, he Public Hearing, was opened.

**i. Consideration of Resolution 2026-07 Expressing the District’s Intent to Utilize the Uniform Method of Collection**

Mr. Flint reviewed Resolution 2026-07 expressing the District’s intent to utilize the uniform method of collection. He noted that this would allow the District to use the County tax bill as the collection method for the O&M debt assessments. Mr. Flint noted that there were no members of the public present to provide comment or testimony.

On MOTION by Ms. Smiferguso, seconded by Mr. Sullivan, with all in favor, Resolution 2026-07 Expressing the District’s Intent to Utilize the Uniform Method of Collection, was approved.

Mr. Flint asked for a motion to close the public hearing.

On MOTION by Mr. Jerman, seconded by Ms. Smiferguso, with all in favor, he Public Hearing, was closed.

**C. FY2025 & FY2026 Budgets**

Mr. Flint asked for a motion to open the public hearing.

On MOTION by Mr. Jerman, seconded by Mr. Sullivan, with all in favor, Opening the Public Hearing, was opened.

**i. Consideration of Resolution 2026-08 Adopting the Remainder of Fiscal Year 2025 Budget and Relating to the Annual Appropriations**

Mr. Flint presented Resolution 2026-08 adopting the remainder of Fiscal Year 2025 budget. He noted that there was a small portion of FY25 included after the District was created after they held their organizational meeting. This resolution adopts the prorated portion of that FY25 ledger. Mr. Flint noted that there were no members of the public present to provide comment or testimony.

On MOTION by Ms. Smiferguso, seconded by Mr. Sullivan, with all in favor, Resolution 2026-08 Adopting the Remainder of Fiscal Year 2025 Budget and Relating to the Annual Appropriations, was approved.

**ii. Consideration of Resolution 2026-09 Adopting the Fiscal Year 2026 Budget and Relating to Annual Appropriations**

Mr. Flint stated presented Resolution 2026-09 adopting the Fiscal Year 2026 budget. He noted that both budgets are funded through Developer Funding Agreements so the developer is only obligated to pay the actual expenses. Mr. Flint noted that there were no members of the public present to provide comment or testimony.

On MOTION by Mr. Jerman, seconded by Ms. Smiferguso, with all in favor, Resolution 2026-09 Adopting the Fiscal Year 2026 Budget and Relating to Annual Appropriations, was approved.

Mr. Flint asked for a motion to close the public hearing.

On MOTION by Ms. Smiferguso, seconded by Mr. Sullivan, with all in favor, the Public Hearing, was closed.

**D. Assessments**

Mr. Flint asked for a motion to open the public hearing.

On MOTION by Mr. Jerman, seconded by Mr. Sullivan, with all in favor, the Public Hearing, was opened.

**i. Consideration of Engineer’s Report**

Mr. Flint noted that at the organizational meeting the Board reviewed and considered the Master Engineer’s Report and the Master Assessment Methodology Report. They adopted two resolutions, one declaring their intent to levy assessments and the other setting the public hearing for January 28, 2026. They advertised the hearing in accordance with the Statutes as well as performed a mailed notice as required to all the landowners affected by the assessments.

Mr. Prowell noted that the biggest change was that they removed the reclaimed infrastructure and surface water pumping system. They were originally considering that to be something that would be part of the public improvements program, but they have since decided that will be part of the HOA so that was removed from the report.

**ii. Consideration of Master Assessment Methodology Report**

Mr. Flint stated they used Mr. Prowell’s revised Engineer’s Report and incorporated the changes into the cost estimates in the Master Assessment Methodology Report. Table 1 shows the total units across the project and Table 2 shows the updated infrastructure cost estimates.

**iii. Public Comment and Testimony**

Mr. Flint noted that there were no members of the public present to provide comment or testimony.

Mr. Dugan asked Mr. Flint if the special assessment in the methodology report reasonably and fairly allocated to the land subject to them. Mr. Flint answered yes. Mr. Dugan asked Mr. Flint if the assessed lands receive special benefits equal to or in excess of the special assessments as levied in the methodology report, and Mr. Flint answered yes. Mr. Dugan asked Mr. Flint if it is in the best interest of the District that the special assessments be paid and collected in accordance with the methodology in the assessment resolution. Mr. Flint answered yes.

**iv. Consideration of Resolution 2026-10 Levying Assessments**

Mr. Dugan reviewed Resolution 2026-10 and noted for the record it sets the statutory requirements and approves in substantial form the Engineer’s report and the Master Assessment Methodology Report.

On MOTION by Mr. Jerman, seconded by Ms. Smiferguso, with all in favor, Resolution 2026-10 Levying Assessments, was approved.

Mr. Flint asked for a motion to close the public hearing.

On MOTION by Mr. Jerman, seconded by Ms. Smiferguso, with all in favor, the Public Hearing, was closed.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Dugan stated the validation is March 12<sup>th</sup> and it is an in-person hearing.

**B. Engineer**

There being no comments, the next item followed.

**C. District Manager’s Report**

**i. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through the end of December.

**ii. Ratification of Funding Requests #2 – #3**

Mr. Flint reviewed funding requests #2 and #3 and asked the Board to ratify those.

On MOTION by Mr. Jerman, seconded by Ms. Smiferguso, with all in favor, Funding Requests #2 – #3, were ratified.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint asked the Board for a motion to adjourn the meeting.

On MOTION by Ms. Smiferguso, seconded by Mr. Sullivan, with all in favor, the meeting was adjourned.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION IV

**AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES**

**THIS AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES (“Agreement”)** is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2026, by and between:

**LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Lake County, Florida, with a mailing address c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“**District**”); and

**VANASSE HANGEN BRUSTLIN, INC.**, a Massachusetts corporation, providing professional engineering services, with a mailing address of 225 E. Robinson Street, Suite 300, Landmark Center Two, Orlando, Florida 32801 (“**Engineer**”).

**RECITALS**

**WHEREAS**, the District is a local unit of special purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities and services in conjunction with the development and maintenance of the lands within the District; and

**WHEREAS**, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited qualifications from qualified firms and individuals to provide professional engineering services to the District on a continuing basis; and

**WHEREAS**, the Engineer submitted a proposal to serve in this capacity; and

**WHEREAS**, on January 28, 2026, the District's Board of Supervisors (the “Board”) ranked Engineer as the most qualified firm to provide professional engineering services for the District on a continuing basis and authorized the negotiation of a contract pursuant to Section 287.055, *Florida Statutes*; and

**WHEREAS**, the District intends to employ Engineer to perform engineering services, including but not limited to, surveying, planning, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization(s); and

**WHEREAS**, the Engineer shall serve as District’s professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

**NOW, THEREFORE**, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties hereto and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

**ARTICLE 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated by reference herein as a material part of this Agreement.

**ARTICLE 2. SCOPE OF SERVICES.**

- A.** The Engineer will provide general engineering services for the District, including:
1. Preparation of any necessary reports and attendance at meetings of the Board.
  2. Meeting with necessary parties involving bond issues, special reports, feasibility studies or other tasks.
  3. Review and execution of documents under the District's Trust Indentures and monitoring of District projects.
  4. Any other items requested by the Board and agreed upon by the Engineer.
- B.** Engineer shall, when authorized by the Board, provide general services related to construction of any District projects, including but not limited to:
1. Periodic visits to the site, or full-time construction management of District projects, as directed by District.
  2. Processing of contractors' pay estimates.
  3. Preparation of, and/or assistance with, the preparation of work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel, and the Board.
  4. Final inspection and requested certificates for construction, including the final certificate of construction.
  5. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
  6. Any other activity related to construction as authorized by the Board and agreed upon by the Engineer.
- C.** With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board and agreed upon by the Engineer.

**ARTICLE 3. METHOD OF AUTHORIZATION.** Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of services, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized and shall be in a form similar to the form set forth in **Exhibit A** attached hereto and incorporated herein by this reference ("**Work Authorization**"). Authorization of services or projects under this Agreement shall be at the sole option of the District.

**ARTICLE 4. COMPENSATION.** It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. One of the following methods will be utilized:

- A. Lump Sum Amount** – The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service

contract over the threshold amount provided in Section 287.017, *Florida Statutes*, for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within one (1) year following the completion of the work contemplated by the lump sum Work Authorization.

- B. **Hourly Personnel Rates** – For services or projects where the scope of services is not clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates, the rates outlined in **Exhibit B**, attached hereto and incorporated by this reference, shall apply. The District and Engineer may agree to a “not to exceed” amount when utilizing hourly personnel rates for a specific work authorization.

**ARTICLE 5. REIMBURSABLE EXPENSES.** Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the services for the incidental expenses as listed as follows:

- A. Expenses of transportation and living when traveling in connection with a project and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District’s travel policy.
- B. Expense of reproduction, postage and handling of drawings and specifications.

**ARTICLE 6. TERM OF AGREEMENT.** It is understood and agreed that the term of this Agreement will be from the time of execution of this Agreement by the parties hereto until terminated in accordance with its terms.

**ARTICLE 7. SPECIAL CONSULTANTS.** When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

**ARTICLE 8. BOOKS AND RECORDS.** Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder, or such longer period to the extent required by Florida law. The District, or its authorized representative, shall have the right to audit such books and records at reasonable times upon prior notice to Engineer.

**ARTICLE 9. OWNERSHIP OF DOCUMENTS.**

- A. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (the “**Work**

**Product**”) shall be and remain the sole and exclusive property of the District upon payment in full and shall be considered work for hire.

- B. The Engineer shall deliver all Work Product to the District upon completion thereof, unless it is necessary for Engineer in the District’s sole discretion to retain possession for a longer period of time. Upon early termination of Engineer’s services hereunder, Engineer shall deliver to the District all such Work Product, whether complete or not, upon payment of all outstanding balances due Engineer for Work Product. If the District uses in any way any incomplete work product delivered to the District due to cancellation of all or portions of the work or contract termination, the District will remove Engineer's name and other identifying information from the work product and the District shall indemnify Engineer from any and all claims and liabilities which may result from such use, in the event Engineer does not consent to such use. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District’s prior express written consent. The Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the District. If said Work Product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify Engineer from any and all claims and liabilities which may result from such re-use, in the event Engineer does not consent to such use.
  
- C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. The Engineer hereby assigns to the District any and all rights the Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise, the preparation of such copyrightable or patentable materials or designs.
  
- D. Engineer shall be entitled to rely on the accuracy and completeness of data, reports, surveys, requirements, and other information provided by the District.

**ARTICLE 10. REUSE OF DOCUMENTS.** All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. Such documents are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District’s sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

**ARTICLE 11. ESTIMATE OF COST.** Since Engineer has no control over the cost of labor, materials, or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, Engineer's opinions of probable cost provided as a service hereunder are to be made on the basis of its experience and qualifications and represent Engineer's best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by Engineer. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

**ARTICLE 12. INSURANCE.**

- A.** Subject to the provisions of this Article, the Engineer shall, at a minimum, maintain throughout the term of this Agreement the following insurance:
- 1.** Workers' Compensation Insurance in accordance with the laws of the State of Florida.
  - 2.** Commercial General Liability Insurance, including but not limited to, bodily injury (including contractual), property damage (including contractual), products and completed operations, and personal injury with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) per occurrence, and not less than Two Million Dollars and No Cents (\$2,000,000.00) in the aggregate covering all work performed under this Agreement.
  - 3.** Automobile Liability Insurance, including without limitation bodily injury and property damage, including all vehicles owned, leased, hired, and non-owned vehicles with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) combined single limit covering all work performed under this Agreement.
  - 4.** Professional Liability Insurance for Errors and Omissions, with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) per claim and in the aggregate.
- B.** All insurance policies secured by Engineer pursuant to the terms of this Agreement shall be written on an "occurrence" basis to the extent permitted by law, except with respect to the Professional Liability Insurance which shall be on a claims-made basis.
- C.** The District and the District's officers, supervisors, agents, staff, and representatives shall be included as additional insured parties, except with respect to the Worker's Compensation Insurance and Professional Liability Insurance for which only proof of insurance shall be provided. The Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not

be effective without prior written notice to the District at least thirty (30) days prior to the change or termination. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

- D. If the Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**ARTICLE 13. CONTINGENT FEE.** The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

**ARTICLE 14. AUDIT.** Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. The Engineer agrees that the District or any of its duly authorized representatives shall have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement for a period of three (3) years or longer as required by law. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until either (a) the completion of an audit and resolution of all questions arising therefrom, or (b) three years after the expenditure of all funds under this Agreement, whichever comes later.

**ARTICLE 15. INDEMNIFICATION.**

- A. The Engineer agrees to indemnify and hold the District and its officers, supervisors and staff harmless from liabilities, damages, losses, and costs of any kind, including, but not limited to, reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings, to the extent caused by the negligent, reckless, or intentionally wrongful acts, omissions, or defaults by Engineer or persons employed or utilized by Engineer in the course of any work done relating to this Agreement.
- B. To the extent a limitation on liability is required by Section 725.06, *Florida Statutes*, or other applicable law: liability under this section shall in no event exceed the sum of One Million Dollars (\$1,000,000). Engineer shall carry, at its own expense, insurance in a company satisfactory to District to cover the aforementioned liability. Engineer agrees such limitation bears a reasonable commercial relationship to the Agreement.
- C. Disclaimer of Consequential Damages - Notwithstanding anything to the contrary in this Agreement, the Parties shall have no liability to each other for indirect, consequential, or special damages including, but not limited to, liability or damages for delays of any nature, loss of anticipated revenues or profits, costs of shutdown or startup.

**D. UNDER THIS AGREEMENT, AND SUBJECT TO THE REQUIREMENTS OF SECTION 558.0035, FLORIDA STATUTES, WHICH REQUIREMENTS ARE EXPRESSLY INCORPORATED HEREIN, AN INDIVIDUAL EMPLOYEE OR AGENT OF ENGINEER MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.**

E. In the event that any indemnification, defense, or hold harmless provision of this Agreement is determined to be unenforceable, the provision shall be reformed in accordance with the mutual intent of the Engineer and the District to provide indemnification, defense, and hold harmless provisions to the maximum effect allowed by Florida law and for the benefit of the Indemnitees.

**ARTICLE 16. SOVEREIGN IMMUNITY.** The Engineer agrees and covenants that nothing in this Agreement shall constitute or be construed as a waiver of District's limitations on liability pursuant to Section 768.28, Florida Statutes, or any other statute or law.

**ARTICLE 17. PUBLIC RECORDS.** Engineer agrees and understands that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Engineer acknowledges that the designated public records custodian for the District is George Flint ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Engineer shall 1) keep and maintain public records required by the District to perform the Services; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which 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 the Agreement term if the Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Engineer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Engineer, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC, 219 EAST**

**LIVINGSTON STREET, ORLANDO, FLORIDA 32801, (407) 841-5524,  
GFLINT@GMSCFL.COM.**

**ARTICLE 18. EMPLOYMENT VERIFICATION; E-VERIFY.** The Engineer agrees that it shall bear the responsibility for verifying the employment status of all persons it employs or subcontracts in the performance of this Agreement and agrees to otherwise comply with all applicable federal and Florida law, including but not limited to the Immigration Reform and Control Act of 1986, as amended, and Section 448.095, *Florida Statutes*. By entering into this Agreement, the Engineer represents that no public employer has terminated a contract with the Engineer under Section 448.095, Florida Statutes, within the year immediately preceding the date of this Agreement.

**ARTICLE 19. CONFLICTS OF INTEREST.** The Engineer shall bear the responsibility for acting in the District's best interests, shall avoid any conflicts of interest and shall abide by all applicable ethical canons and professional standards relating to conflicts of interest.

**ARTICLE 20. SUBCONTRACTORS.** The Engineer may subcontract portions of the services, subject to the terms of this Agreement and subject to the prior written consent of the District, which may be withheld for any or no reason. Without in any way limiting any terms and conditions set forth in this Agreement, all subcontractors of Engineer shall be deemed to have made all of the representations and warranties of Engineer set forth herein and shall be subject to any and all obligations of Engineer hereunder. Prior to any subcontractor providing any services, Engineer shall obtain from each subcontractor its written consent to and acknowledgment of the terms of this Agreement. Engineer shall be responsible for all acts or omissions of any subcontractors.

**ARTICLE 21. INDEPENDENT CONTRACTOR.** The District and the Engineer agree and acknowledge that the Engineer shall serve as an independent contractor of the District. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any Federal or State unemployment, insurance laws, or any other potentially applicable laws. The Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of the Engineer, if any, in the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District, unless set forth differently herein or authorized by vote of the Board.

**ARTICLE 22. ASSIGNMENT.** Except as provided otherwise in this Agreement, neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Any purported assignment without such written consent is void. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate and consistent with this Agreement or from assigning its rights to collect payment as required by its lender agreements.

**ARTICLE 23. NO THIRD-PARTY BENEFITS.** Nothing in the Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred by operation of law.

**ARTICLE 24. CONTROLLING LAW.** The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue for all proceedings with respect to this Agreement shall be Lake County, Florida.

**ARTICLE 25. TERMINATION.** The District may terminate this Agreement for cause upon fifteen (15) day's prior written notice to Engineer which notice shall provide a ten (10) day grace period within which to cure any default of which notice has been given (or such longer period of time as is reasonably necessary to cure the default if the nature of the default is such that it cannot be cured within the ten (10) day grace period) provided the Engineer is diligently prosecuting such cure to completion. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days' written notice. At such time as the Engineer receives notification of the intent of the District to terminate the Agreement, the Engineer shall not perform any further services, unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

**ARTICLE 26. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and the Engineer.

**ARTICLE 27. RECOVERY OF COSTS AND FEES.** In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees at all judicial levels.

**ARTICLE 28. ARM'S LENGTH TRANSACTION.** This Agreement reflects the negotiated agreement of the District and the Engineer, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement.

**ARTICLE 29. NOTICE.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

**A. If to Engineer:** Vanasse Hangen Brustlin, Inc.  
225 E. Robinson Street, Suite 300  
Landmark Center Two  
Orlando, Florida 32801  
Attn: John Prowell, P.E.

**B. If to District:** Lakehaven Community  
Development District  
219 East Livingston Street  
Orlando, Florida 32801  
Attn: District Manager

**With a copy to:** Kutak Rock LLP  
107 West College Avenue

Tallahassee, Florida 32301  
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Engineer may deliver Notice on behalf of the District and the Engineer. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) day's written notice to the parties and addressees set forth herein.

**ARTICLE 30. ACCEPTANCE.** Acceptance of this Agreement is indicated by the signatures of the authorized representatives of the District and the Engineer in the spaces provided below.

**ARTICLE 31. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**ARTICLE 32. CONSTRUCTION DEFECTS.** ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, *FLORIDA STATUTES*.

**ARTICLE 33. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**ARTICLE 34. COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**ARTICLE 35. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*.** The Engineer agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

**ARTICLE 36. COMPLIANCE WITH GOVERNMENTAL REGULATIONS.** In performing its obligations under this Agreement, the Engineer and each of its agents, employees, or anyone directly or indirectly employed by the Engineer, shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. If the Engineer fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Engineer or any of its agents, servants, or employees, or fails to comply with any requirement of such

agency within five (5) days after receipt of any such notice, order request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

**ARTICLE 37. COMPLIANCE WITH PROFESSIONAL STANDARDS.** In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by Engineer, shall maintain the standard of care, skill, diligence, and professional competency for such work and/or services ordinarily used by members of the Engineer's profession practicing under similar circumstances at the same time and in the same locality ("Standard of Care"). Any designs, drawings, reports, or specifications prepared or furnished by Engineer that fail to conform to the Standard of Care will be promptly corrected by Engineer at no cost to the District.

**ARTICLE 38. ALLOCATION OF RISK.** In recognition of the relative risks and benefits of the Project to both the District and Engineer, the risks have been allocated such that the District agrees that to the fullest extent permitted by law, Engineer's total liability in the aggregate to the District and any persons or entities claiming by, through or under the District, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to the Project and/or this Agreement from any cause or causes, including, but not limited to, Engineer's negligence, errors, omissions, strict liability, statutory liability, indemnity obligation, breach of contract or breach of warranty shall not exceed One Million Dollars (\$1,000,000). The District and Engineer may agree to a higher limitation of liability for an increased fee.

**ARTICLE 39. COMPLIANCE WITH CHAPTER 287, FLORIDA STATUTES.** Engineer acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- A. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;
- B. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;
- C. Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;
- D. Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and
- E. Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

Engineer acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").

Engineer acknowledges that the District may terminate this Agreement if the Engineer is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Engineer certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status

changes, Engineer shall immediately notify the District. By entering into this Agreement, Engineer agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

**(Signatures on Following Page)**

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed on the day and year first above written.

**Attest:**

**LAKEHAVEN COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Assistant Secretary/Secretary

\_\_\_\_\_  
Chairperson / Vice Chairperson,  
Board of Supervisors

**VANASSE HANGEN BRUSTLIN, INC.,**  
a Massachusetts corporation

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT A:** Form of Work Authorization  
**EXBHITI B:** Schedule of Rates

**Exhibit A**  
Form of Work Authorization

\_\_\_\_\_, 202\_\_

Lakehaven Community Development District  
Lake County, Florida

Subject:       **Work Authorization Number [ ]**  
                  **Lakehaven Community Development District**

Dear Chairman, Board of Supervisors:

Vanasse Hangen Brustlin, Inc. (“**Engineer**”) is pleased to submit this work authorization to provide engineering services for the Lakehaven Community Development District (“**District**”). We will provide these services pursuant to our current agreement dated \_\_\_\_\_, 2026 (“**Engineering Agreement**”) as follows:

**I.       Scope of Work**

[INSERT SCOPE OF WORK]

**II.       Fees**

The District will compensate Engineer pursuant to the hourly rate schedule contained in the Engineering Agreement in accordance with the terms of the Engineering Agreement. The District will reimburse Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Engineer. We look forward to working with you.

Sincerely,

**Vanasse Hangen Brustlin, Inc.**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Authorized Representative

APPROVED AND ACCEPTED  By: _____ Chair/Vice-Chair, Lakehaven Community Development District
---

**Exhibit B**  
Schedule of Rates

**VHB HOURLY BILLING RATES**

<u>BILLING CODE</u>	<u>LABOR CATEGORY</u>	<u>HOURLY RATE</u>
260	Technical/Professional 26	\$355
250	Technical/Professional 25	\$330
240	Technical/Professional 24	\$305
230	Technical/Professional 23	\$285
220	Technical/Professional 22	\$260
210	Technical/Professional 21	\$250
200	Technical/Professional 20	\$240
190	Technical/Professional 19	\$230
180	Technical/Professional 18	\$220
170	Technical/Professional 17	\$210
160	Technical/Professional 16	\$200
150	Technical/Professional 15	\$190
140	Technical/Professional 14	\$180
130	Technical/Professional 13	\$170
120	Technical/Professional 12	\$160
110	Technical/Professional 11	\$150
100	Technical/Professional 10	\$140
090	Technical/Professional 09	\$130
080	Technical/Professional 08	\$120
070	Technical/Professional 07	\$110
060	Technical/Professional 06	\$100
050	Technical/Professional 05	\$90
040	Technical/Professional 04	\$80
030	Technical/Professional 03	\$70
020	Technical/Professional 02	\$60
010	Technical/Professional 01	\$50
350	Technical/Support 5	\$90
340	Technical/Support 4	\$80
330	Technical/Support 3	\$70
320	Technical/Support 2	\$60
310	Technical/Support 1	\$50
500	Court Testimony Starts at	\$355

**Reimbursable and subconsultant expenses are billed at cost plus 10%.**

Current billing rates, last updated February 20, 2022

# SECTION V

## RESOLUTION 2026-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRPERSON AND DISTRICT STAFF TO FILE A PETITION WITH LAKE COUNTY, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Lakehaven Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Act**"), and Lake County Ordinance No. 2025-27 (the "**Ordinance**"); and

**WHEREAS**, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

**WHEREAS**, the District presently consists of 751.34 acres, more or less, as more fully described in the Ordinance; and

**WHEREAS**, the District desires to amend its boundaries to add approximately 47.71 acres, more or less, of land as described in **Exhibit A** attached hereto and incorporated herein by reference ("**Expansion Area**") and upon which the District intends to construct, acquire, maintain, and/or provide infrastructure improvements and services; and

**WHEREAS**, the District either has or will obtain written consent to inclusion within the District's boundaries from the owners of the lands within the Expansion Area prior to filing the Petition (hereinafter defined); and

**WHEREAS**, the proposed boundary amendment to add the Expansion Area is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

**WHEREAS**, for the area of land within the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

**WHEREAS**, the incorporation of the Expansion Area within the District's boundaries is not inconsistent with either the State or local comprehensive plan; and

**WHEREAS**, the area of land that will lie within the District's boundaries as amended is amenable to separate special district government; and

**WHEREAS**, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

**WHEREAS**, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

**WHEREAS**, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to Lake County, Florida, and such other actions as are necessary in furtherance of the boundary amendment process.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The Board hereby directs its Chair and District staff to prepare and file a petition and any other materials with Lake County, Florida, as necessary to amend the District's boundaries and incorporate the lands within the Expansion Area pursuant to Chapter 190, *Florida Statutes*, and any other applicable Florida law (the "**Petition**").

**SECTION 3.** The Board hereby authorizes Ryan J. Dugan of Kutak Rock LLP to act as the District's agent regarding any and all matters pertaining to the Petition.

**SECTION 4.** This Resolution shall become effective upon its passage.

[SIGNATURE PAGE TO FOLLOW]

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2026.

ATTEST:

**LAKEHAVEN COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A: Description of Expansion Area**

**EXHIBIT A**  
**Description of Expansion Area**

A PARCEL OF LAND LYING IN SECTIONS 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 89°51'38" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 1000.02 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°18'11" EAST FOR A DISTANCE OF 1701.79 FEET; THENCE RUN NORTH 57°18'11" EAST FOR A DISTANCE OF 1148.47 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF AFORESAID SECTION 34; THENCE RUN SOUTH 00°36'21" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 1587.73 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°57'07" EAST FOR A DISTANCE OF 1284.87 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COOK ROAD AS RECORDED IN DEED BOOK 357, PAGE 10, DEED BOOK 357, PAGE 11 AND OFFICIAL RECORDS BOOK 5947, PAGE 2309, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°23'56" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 81.84 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN NORTH 89°36'06" WEST FOR A DISTANCE OF 1284.71 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF AFORESAID SECTION 34; THENCE RUN SOUTH 00°36'21" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 660.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,078,192 SQUARE FEET OR 47.71 ACRES, MORE OR LESS.

# SECTION VI

**BOUNDARY AMENDMENT FUNDING AGREEMENT BETWEEN  
LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT  
AND PULTE HOME COMPANY, LLC**

This Agreement is made and entered into this \_\_\_ day of \_\_\_\_\_, 2026, by and between:

**Lakehaven Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Lake County, Florida, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (hereinafter “**District**”), and

**Pulte Home Company, LLC**, a Michigan limited liability company, and a landowner in the District, with an address of 4901 Vineland Road, Suite 500, Orlando, Florida 32811 (hereinafter “**Landowner**”).

**RECITALS**

**WHEREAS**, the District was established pursuant to Chapter 190, *Florida Statutes* (“**Act**”) and by ordinance adopted by the Board of County Commissioners for Lake County, Florida (“**Ordinance**”) for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

**WHEREAS**, the District presently consists of approximately 751.34 acres, more or less, as more fully described in the Ordinance; and

**WHEREAS**, the District desires to amend its boundaries to add approximately 47.71 acres, more or less (“**Boundary Amendment**”); and

**WHEREAS**, pursuant to Resolution 2026-\_\_\_\_, the District has authorized the Boundary Amendment, and, in consideration, Landowner has agreed to fund all managerial, engineering, legal and other fees and costs and filing fees that the District incurs in connection with the Boundary Amendment (“**Amendment Expenses**”); and

**WHEREAS**, the District intends to file a petition to amend its boundary in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to Lake County and such other actions as are necessary in furtherance of the boundary amendment process.

**NOW**, therefore, based upon good and valuable consideration and mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

**1. PROVISION OF FUNDS.** The Landowner agrees to make available to the District such monies as are necessary to enable the District to proceed with the Boundary Amendment and to provide such monies as are necessary to fund the Amendment Expenses (“**Funds**”). The Landowner will make such Funds available on a monthly basis, within thirty (30) days of a written request by the District. The District financial manager shall require consultants to provide invoices for the Amendment Expenses separate from other services provided to the District.

**2. DISTRICT USE OF FUNDS.** The District agrees to use the Funds solely for the Amendment Expenses. The District agrees to use its good faith best efforts to proceed in an expeditious manner with the prosecution of the procedural requirements detailed in the Act, to affect the Boundary Amendment. The District shall not have any obligation to reimburse or repay the Landowner for Funds made available to the District under this Agreement.

**3. DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages (but not consequential, special or punitive damages), injunctive relief and/or specific performance.

**4. ENFORCEMENT OF AGREEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys’ and paralegals’ fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**5. AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**6. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

**7. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**8. NOTICES.** All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, at the addresses set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other

person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth in this Agreement.

**9. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

**10. ASSIGNMENT.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

**11. CONTROLLING LAW.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

**12. EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

**13. TERMINATION.** Either party may terminate this Agreement upon a breach by the other party, notice of which breach shall be provided to all parties at the addresses noted above, and only after the breaching party is provided fifteen (15) calendar days' period to cure said breach.

**14. PUBLIC RECORDS.** Landowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

**15. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

**16. SOVEREIGN IMMUNITY.** Landowner agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

**17. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**18. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**IN WITNESS THEREOF**, the parties execute this Agreement the day and year first written above.

Attest:

**LAKEHAVEN COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**PULTE HOME COMPANY, LLC**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

# SECTION VII

# SECTION C

# SECTION 1

***Lakehaven***  
***Community Development District***

***Unaudited Financial Reporting***  
***February 28, 2026***



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**Lakehaven**  
**Community Development District**  
**Combined Balance Sheet**  
**February 28, 2026**

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
<b>Assets:</b>			
<b>Cash:</b>			
Operating Account	\$ 11,423	\$ -	\$ 11,423
Due from Developer	\$ -	\$ 2,112	\$ 2,112
<b>Total Assets</b>	<b>\$ 11,423</b>	<b>\$ 2,112</b>	<b>\$ 13,535</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 1,990	\$ -	\$ 1,990
Contracts Payable	\$ -	\$ 2,112	\$ 2,112
<b>Total Liabilites</b>	<b>\$ 1,990</b>	<b>\$ 2,112</b>	<b>\$ 4,102</b>
<b>Fund Balance:</b>			
Unassigned	\$ 9,432	\$ -	\$ 9,432
<b>Total Fund Balances</b>	<b>\$ 9,432</b>	<b>\$ -</b>	<b>\$ 9,432</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 11,423</b>	<b>\$ 2,112</b>	<b>\$ 13,535</b>

**Lakehaven**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2026**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Developer Contributions	\$ 135,928	\$ 31,510	\$ 31,510	\$ -
<b>Total Revenues</b>	<b>\$ 135,928</b>	<b>\$ 31,510</b>	<b>\$ 31,510</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ -	\$ 5,000
FICA Expenditures	\$ 918	\$ 383	\$ -	\$ 383
Engineering	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Attorney	\$ 25,000	\$ 10,417	\$ 3,359	\$ 7,058
Dissemination	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 16,667	\$ 16,667	\$ 0
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 2,950	\$ 1,229	\$ 500	\$ 729
Telephone	\$ 300	\$ 125	\$ -	\$ 125
Postage & Delivery	\$ 1,000	\$ 417	\$ 94	\$ 323
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Copies	\$ 1,000	\$ 417	\$ 47	\$ 370
Legal Advertising	\$ 15,000	\$ 6,250	\$ 4,960	\$ 1,290
Office Supplies	\$ 625	\$ 260	\$ 0	\$ 260
Travel Per Diem	\$ 660	\$ 275	\$ -	\$ 275
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Meeting Room Rental	\$ -	\$ -	\$ 158	\$ (158)
Contingencies	\$ 5,000	\$ 2,083	\$ 119	\$ 1,964
<b>Total Expenditures</b>	<b>\$ 135,928</b>	<b>\$ 57,780</b>	<b>\$ 31,830</b>	<b>\$ 25,951</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (320)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 9,753</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 9,432</b>	

# Lakehaven

## Community Development District

### Capital Projects Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Developer Contribution	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 2,112	\$ (2,112)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,112</b>	<b>\$ (2,112)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,112)</b>	
<b>Other Financing Sources/(Uses):</b>				
Developer Advances	\$ -	\$ -	\$ 2,112	\$ 2,112
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,112</b>	<b>\$ 2,112</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**Lakehaven**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Developer Contributions	\$ 11,750	\$ 3,794	\$ 7,258	\$ 3,586	\$ 5,122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,510
<b>Total Revenues</b>	<b>\$ 11,750</b>	<b>\$ 3,794</b>	<b>\$ 7,258</b>	<b>\$ 3,586</b>	<b>\$ 5,122</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 31,510</b>
<b>Expenditures:</b>													
<i>General &amp; Administrative:</i>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,222	\$ 305	\$ -	\$ 1,832	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,359
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,667
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ 88	\$ -	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Copies	\$ 35	\$ 3	\$ -	\$ -	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47
Legal Advertising	\$ 572	\$ -	\$ 311	\$ 4,078	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,960
Office Supplies	\$ -	\$ 0	\$ -	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Meeting Room Rental	\$ -	\$ -	\$ -	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158
Contingencies	\$ -	\$ -	\$ 110	\$ 115	\$ (106)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119
<b>Total Expenditures</b>	<b>\$ 10,588</b>	<b>\$ 3,980</b>	<b>\$ 4,004</b>	<b>\$ 9,770</b>	<b>\$ 3,489</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 31,830</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 1,162</b>	<b>\$ (186)</b>	<b>\$ 3,254</b>	<b>\$ (6,184)</b>	<b>\$ 1,633</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (320)</b>

# SECTION 2

**Lakehaven**  
Community Development District

Funding Request #4  
January 21, 2026

Bill to: Pulte Homes

<b>Payee</b>	<b>General Fund</b>
	<b>FY2026</b>

<b>1</b>	<b>Governmental Management Services - Central Florida</b>		
	Invoice # 5 - Management Fees - January 2026	\$	3,586.42

**Total: \$ 3,586.42**

Please make check payable to:

**Lakehaven CDD**  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

**GMS-Central Florida, LLC**1001 Bradford Way  
Kingston, TN 37763**Invoice****Invoice #:** 5**Invoice Date:** 1/1/26**Due Date:** 1/1/26**Case:****P.O. Number:****Bill To:**Lake Haven CDD  
219 E. Livingston St.  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		3,333.33	3,333.33
Website Administration		100.00	100.00
Information Technology		150.00	150.00
Office Supplies		0.12	0.12
Postage		2.97	2.97
<b>Total</b>			<b>\$3,586.42</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$3,586.42</b>



# Lakehaven

Community Development District

Funding Request #5  
February 13, 2026

Bill to: Pulte Homes

General Fund  
FY2026

Payee		
<b>1</b>	<b>Governmental Management Services - Central Florida</b>	
	Invoice # 6 - Management Fees - February 2026	\$ 3,594.52
<b>2</b>	<b>Kutak Rock LLP</b>	
	Invoice# 3670573 - General Counsel - October 2025	\$ 1,222.06
	Invoice# 3673837 - General Counsel - November 2025	\$ 305.00

**Total: \$ 5,121.58**

Please make check payable to:

**Lakehaven CDD**  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

**GMS-Central Florida, LLC**1001 Bradford Way  
Kingston, TN 37763**Invoice****Invoice #:** 6**Invoice Date:** 2/1/26**Due Date:** 2/1/26**Case:****P.O. Number:****Bill To:**Lake Haven CDD  
219 E. Livingston St.  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		3,333.33	3,333.33
Website Administration		100.00	100.00
Information Technology		150.00	150.00
Office Supplies		0.12	0.12
Postage		2.97	2.97
Copies		8.10	8.10
<b>Total</b>			<b>\$3,594.52</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$3,594.52</b>

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 8, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3670573

Client Matter No. 62123-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Mr. George Flint

Lakehaven CDD

C/O Governmental Management Services - Central Florida

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3670573

62123-1

Re: General Counsel

For Professional Legal Services Rendered

10/01/25	R. Dugan	0.20	61.00	Correspondence regarding execution of interlocal agreement
10/01/25	S. Sandy	0.20	66.00	Confer regarding County execution of documents
10/06/25	R. Dugan	0.20	61.00	Correspondence with County regarding interlocal agreement for roadway maintenance
10/13/25	T. Mackie	0.30	106.50	Conference regarding CDD ownership of ROW outside of boundary
10/16/25	R. Dugan	0.40	122.00	Review draft agenda letter; correspondence regarding same; correspondence regarding hearing notices; correspondence regarding operation of irrigation improvements
10/22/25	R. Dugan	0.50	152.50	Correspondence regarding recording interlocal agreement; attend Board meeting; follow up correspondence regarding same

**KUTAK ROCK LLP**

Lakehaven CDD  
December 8, 2025  
Client Matter No. 62123-1  
Invoice No. 3670573  
Page 2

10/23/25	R. Dugan	1.00	305.00	Conference and correspondence regarding irrigation system operation and maintenance; review district records regarding same; correspondence regarding roadway interlocal agreement
10/30/25	R. Dugan	0.80	244.00	Review draft plats; correspondence regarding same

TOTAL HOURS 3.60

TOTAL FOR SERVICES RENDERED \$1,118.00

DISBURSEMENTS

Freight and Postage	34.56	
Miscellaneous	69.50	VENDOR: LAKE COUNTY CLERK OF COURT; INVOICE#: 102225; DATE: 10/22/2025 - Recording Fee - Lakehaven CDD Interlocal Agreement

TOTAL DISBURSEMENTS 104.06

TOTAL CURRENT AMOUNT DUE \$1,222.06

UNPAID INVOICES:

October 10, 2025	Invoice No. 3639734	92.00
October 30, 2025	Invoice No. 3643455	1,805.23

TOTAL DUE \$3,119.29

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 17, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3673837

Client Matter No. 62123-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Mr. George Flint

Lakehaven CDD

C/O Governmental Management Services - Central Florida

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3673837

62123-1

Re: General Counsel

For Professional Legal Services Rendered

11/17/25	R. Dugan	0.50	152.50	Review revised draft plats; correspondence regarding same
11/18/25	R. Dugan	0.10	30.50	Correspondence regarding plat review
11/21/25	R. Dugan	0.20	61.00	Conference and correspondence regarding draft plats
11/24/25	R. Dugan	0.20	61.00	Correspondence regarding public facilities report

TOTAL HOURS 1.00

TOTAL FOR SERVICES RENDERED \$305.00

TOTAL CURRENT AMOUNT DUE \$305.00



**Lakehaven**  
Community Development District

Funding Request #6  
March 6, 2026

Bill to: Pulte Homes

<b>Payee</b>		<b>General Fund</b>
		<b>FY2026</b>
<b>1</b>	<b>Kutak Rock LLP</b> Invoice# 3702711 - General Counsel - January 2026	\$ 1,832.00
<b>2</b>	<b>Lake Sumter State College</b> Invoice# A0249229 - Meeting Room Rental - January 2026	\$ 158.34
		<b>Total: \$ 1,990.34</b>

Please make check payable to:

**Lakehaven CDD**  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 24, 2026

Mr. George Flint  
Lakehaven CDD  
C/O Governmental Management Services - Central Florida  
219 East Livingston Street  
Orlando, FL 32801

**Check Remit To:**  
Kutak Rock LLP  
PO Box 30057  
Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**  
ABA #104000016  
First National Bank of Omaha  
Kutak Rock LLP  
A/C # 24690470  
Reference: Invoice No. 3702711  
Client Matter No. 62123-1  
Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Invoice No. 3702711  
62123-1

Re: General Counsel

For Professional Legal Services Rendered

01/08/26	R. Dugan	1.00	320.00	Correspondence regarding County interlocal agreements; review PUD amendment; correspondence regarding engineer's report
01/14/26	R. Dugan	0.20	64.00	Correspondence with County regarding Schofield roundabout landscape maintenance agreement
01/15/26	R. Dugan	0.30	96.00	Review public facilities report and County interlocal agreement; correspondence regarding same
01/21/26	R. Dugan	0.20	64.00	Correspondence regarding Board meeting agenda package
01/22/26	R. Dugan	1.30	416.00	Review draft agenda letter; prepare resolutions for meeting; correspondence regarding same
01/23/26	R. Dugan	0.50	160.00	Review agenda package and prepare for Board meeting
01/28/26	R. Dugan	1.10	352.00	Attend Board meeting; follow up correspondence regarding same
01/29/26	D. Wilbourn	1.00	200.00	Prepare engineering services award letters; prepare engineering agreement

**KUTAK ROCK LLP**

Lakehaven CDD

February 24, 2026

Client Matter No. 62123-1

Invoice No. 3702711

Page 2

01/30/26	R. Dugan	0.50	160.00	Review draft engineering services agreement; correspondence regarding same
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TOTAL HOURS 6.10

TOTAL FOR SERVICES RENDERED \$1,832.00

TOTAL CURRENT AMOUNT DUE \$1,832.00

UNPAID INVOICES:

December 8, 2025	Invoice No. 3670573	1,222.06
December 17, 2025	Invoice No. 3673837	305.00

TOTAL DUE \$3,359.06



Lake Sumter  
State College

Lake Haven Community Development District

Attn: Contact Person: Brittany Brooks  
Email Address: bbrookes@gmscfl.com

**Invoice Date:** January 28, 2026

**Invoice #:** A0249229

**ID#:** X00161454 / CRNT  
**Purpose:** District Board Meetings

**Due Date:** Upon Receipt

**Invoice Amt:** \$ 158.34

**Contract:** Facility Rental - Please see contract

**Dates of Usage:** January 28, 2026

If you have any questions regarding this invoice, please call Michelle Heister via email - HeisterM@lssc.edu.

Please remit payment in full by due date to:

Lake-Sumter State College  
Attn: Financial Services  
9501 US Hwy 441  
Leesburg, FL 34788

LEESBURG ♦ SUMTER ♦ SOUTH LAKE

9501 U.S. HIGHWAY 441 ♦ LEESBURG, FL ♦ 34788-8751 ♦ 352.787.3747

