

Lakehaven
Community Development District

Meeting Agenda

September 23, 2026

AGENDA

Lakehaven

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

REVISED AGENDA

September 16, 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, September 23, 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 August 26, 2026 Board of Supervisors Meeting and Acceptance of Minutes of the August 26, 2026 Audit Committee Meeting
4. Consideration of Resolution 2026-16 Adopting a Policy Governing the Operation of Golf Carts and Low-Speed Vehicles
5. Public Hearing
 - A. Consideration of Resolution 2026-17 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2026-18 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Fiscal Year 2027 Deficit Funding Agreement
7. Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2026 & Addendum to Auditor Engagement Letter
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Requests #17 - #18
 - D. Field Manager's Report
 - i. **Consideration of Updated Landscape Maintenance Fee Schedule for Inclusion of Phase 2 Spine Road - Added**
 - ii. **Consideration of Proposals (2) for Golf Cart Signage Installation - Added**
9. Other Business
10. Supervisor's Requests
11. 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, August 26, 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	Chairperson
Bernard Sullivan	Assistant Secretary
Richard Jerman	Assistant Secretary
Dan Edwards	Assistant Secretary

Also present were:

George Flint	District Manager
Ryan Dugan <i>by phone</i>	District Counsel
Clayton Davis <i>by phone</i>	District Engineer
Ashley Hilyard	Field Manager

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 May 27, 2026 Meeting

Mr. Flint presented the minutes of the May 27, 2026, meeting and asked if there were any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Sullivan, seconded by Mr. Edwards, with all in favor, the Minutes of the May 27, 2026, Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Supplemental Assessment Methodology for Assessments Area One

Mr. Flint presented the Final Supplemental Assessment Methodology Report for Assessment Area 1, explaining that the District had previously approved a preliminary methodology used in connection with the bond offering. With the bonds now priced and closing anticipated for August 28th, the final report reflected the actual bond pricing and finalized assessments.

Mr. Flint reviewed the report tables, including the development program, Capital Improvement Plan, allocation of benefits and improvement costs, debt allocation, debt service assessments by product type, and assessment roll. The Series 2026 Bonds were priced at an interest rate of 5.73% with a 30-year amortization, interest capitalized through November 1, 2026, a debt service reserve equal to 25% of maximum annual debt service, and a 2% Underwriter's discount. The resulting par amount was \$10.3 million, with approximately \$9.6 million deposited into the Construction Fund.

B. Consideration of Resolution 2026-14 Supplemental Assessment Resolution

Mr. Dugan presented Resolution 2026-14, the Supplemental Assessment Resolution, which finalized the debt assessments associated with the District's recently priced bonds. The resolution matched the bond par amount and assessment amount to the figures contained in the Final Supplemental Assessment Methodology Report and provided the Board's final approval and confirmation of the Engineer's Report and Assessment Reports. The resolution also directed staff to record a Notice of Assessments and Disclosure of Public Financing in the public records and adopted the Post-Issuance Compliance Policy required under the Bond Trust Indenture.

On MOTION by Mr. Sullivan, seconded by Mr. Edwards, with all in favor, Resolution 2026-14 Supplemental Assessment Resolution, was approved.

C. Ratification of Series 2026 Requisitions #1 – #2 – Added

Mr. Flint presented Requisitions Nos. 1 and 2 related to the bond issuance and upcoming closing. Requisition No. 1, in the amount of \$8,830.74, provides for reimbursement to Pulte for eligible expenses funded prior to the bond issuance. Requisition No. 2 provides for the remaining balance of the construction account, approximately \$9.6 million less the amount funded under Requisition No. 1, toward eligible costs totaling approximately \$14.6 million. The District

Engineer and Chair had executed the requisitions, and the conveyance and acquisition of the related improvements had previously been documented and approved by the Board.

On MOTION by Mr. Sullivan, seconded by Ms. Smiferguso, with all in favor, Requisitions Nos. 1 and 2, were ratified.

FIFTH ORDER OF BUSINESS

Consideration of Uniform Collection Agreement with the Lake County Tax Collector

Mr. Flint presented the Uniform Collection Agreement with Lake County, noting that the agreement is required to be approved annually. Due to the timing of the plat recording, the agreement will not be utilized for collection on the November 2026 tax bill and is anticipated to take effect with the following year's collection.

On MOTION by Mr. Sullivan, seconded by Mr. Jerman, with all in favor, the Uniform Collection Agreement with Lake County Tax Collector, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Acquisition of Certain Improvements

Mr. Dugan presented the ratification of the acquisition of certain improvements associated with the previously approved requisitions. The improvements included the Lakehaven Estates Phase 1 stormwater and roadway improvements, Del Webb Phase 1 stormwater system, Lakehaven Boulevard spine road stormwater and roadway improvements, Lake Pistol Boulevard spine road stormwater and roadway improvements, and the Schofield Road roundabout. District Counsel noted that the acquisitions were completed in accordance with the District's existing Acquisition Agreement.

On MOTION by Ms. Smiferguso, seconded by Mr. Edwards, with all in favor, the Acquisition of Certain Improvements, was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-15 Amending the Proposed Fiscal Year 2027 Budget and Re-Setting the Public Hearing

Mr. Flint presented Resolution 2026-15, which rescheduled the public hearing due to a publication error by the newspaper. Although proofs for both required notices had been reviewed and approved, the newspaper subsequently advised that one of the notices was not published due

to a technical error. The public hearing was therefore rescheduled to September 23, 2026. Staff had already prepared the revised mailed notice and submitted the required notices to the newspaper. It was noted that the delay would not impact the District's assessment collection since no assessments would be collected on the tax roll this year due to the timing of the plat recording.

On MOTION by Mr. Jerman, seconded by Ms. Smiferguso, with all in favor, Resolution 2026-15 Amending the Proposed Fiscal Year 2027 Budget and Re-Setting the Public Hearing, was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services for the Fiscal Year 2026

Mr. Flint reviewed the Audit Committee's recommendations from the meeting held immediately prior to the Board meeting. The Audit Committee ranked Grau & Associates as the number one firm for auditing services.

On MOTION by Mr. Edwards, seconded by Mr. Jerman, with all in favor, Accepting the Audit Committee's rankings and selection of Grau & Associates as the number one ranked firm, was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2026-16 Adopting a Policy Governing the Operation of Golf Carts and Low-Speed Vehicles

Mr. Dugan explained Resolution 2026-16, adopting a policy governing the operation of golf carts and low-speed vehicles on CDD public roadways. The policy was prepared in coordination with the developer and in response to Lake County requirements. Counsel explained that the policy generally mirrors Florida Statutes regarding golf cart and low-speed vehicle use and identifies the roadways where such vehicles may be operated. Certain signage would also be required to identify areas where golf carts are prohibited, including Schofield Road, Cook Road and U.S. 27.

The Board discussed the proposed resolution and requested additional information regarding the applicable map, required signage, associated costs, and responsibility for those costs. It was noted that the agenda materials did not include the referenced map and that a more complete resolution with all exhibits could be provided for further review. The Board agreed to defer consideration of Resolution 2026-16 to the September 23, 2026, meeting.

TENTH ORDER OF BUSINESS**Adoption of Fiscal Year 2027 Goals and Objectives**

Mr. Flint presented the recommended Fiscal Year 2027 Goals and Objectives. There being no questions, the Board approved the goals and objectives as presented.

On MOTION by Mr. Edwards, seconded by Mr. Sullivan, with all in favor, Adoption of the Fiscal Year 2027 Goals and Objectives, were approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Dugan stated he had nothing further to report.

B. Engineer**i. Ratification of Work Authorization #1**

Mr. Flint presented Work Authorization No. 1 for general engineering services under the District Engineer's Master Agreement, with a not-to-exceed amount of \$16,000.

On MOTION by Ms. Smiferguso, seconded by Mr. Jerman, with all in favor, the Work Authorization No. 1 for General Engineering Services in an Amount NTE \$16,000, was approved.

C. District Manager's Report**i. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through July 31, 2026, noting approximately \$12,700 in the operating account. No Board action was required.

ii. Ratification of Funding Requests #11 – #16

Mr. Flint reviewed funding requests #11 through #16, which had been submitted to the Developer pursuant to the Developer Funding Agreement.

On MOTION by Ms. Smiferguso, seconded by Mr. Sullivan, with all in favor, Funding Requests #11 Through #16, were ratified.

iii. Ratification of Boundary Amendment Funding Request #1 – #2

Mr. Flint presented Boundary Amendment Funding Requests Nos. 1 and 2, which were submitted pursuant to a separate funding agreement between the District and Pulte related to the boundary amendment.

On MOTION by Mr. Edwards, seconded by Mr. Sullivan, with all in favor, Boundary Amendment Funding Requests Nos. 1 and 2, were ratified.

iv. Approval of Fiscal Year 2027 Meeting Schedule

Mr. Flint reviewed the proposed annual meeting schedule, providing for meetings on the fourth Wednesday of each month at 2:00 p.m. at the current meeting location.

On MOTION by Mr. Sullivan, seconded by Mr. Edwards, with all in favor, the Fiscal Year 2027 Meeting Schedule, was approved.

D. Field Manager's Report

i. Consideration of Proposal for Fountain Maintenance Agreement

Ms. Hilyard presented a proposal from OR Resort Pool Services for continued maintenance of the entrance fountain monument. OR Resort Pool Services is currently providing interim maintenance, and the proposal would establish ongoing service three times per week at a monthly cost of \$550. The proposed cost is within the Fiscal Year 2027 budget, and staff recommended approval.

On MOTION by Mr. Sullivan, seconded by Mr. Edwards, with all in favor, the Proposal from OR Resort Pool Services for Fountain Maintenance Agreement with a Monthly Cost of \$550, was approved.

ii. Consideration of Proposal for Palm Pruning

Ms. Hilyard presented a proposal for pruning 45 palm trees near the community entrance, sales center and monuments in the amount of \$3,525. Staff noted that approximately 10 to 15 additional palms throughout the community also appeared to require pruning and recommended allowing flexibility to complete all necessary pruning at a cost not to exceed \$5,000.

On MOTION by Mr. Sullivan, seconded by Ms. Smiferguso, with all in favor, the Proposal for Palm Tree Pruning with a Cost NTE \$5,000, was approved.

iii. Review of Landscape Maintenance Scope of Work

iv. Consideration of Landscape Maintenance Fee Summary & Proposals

- 1. Prince and Sons**
- 2. Yellow Bird Outdoor**
- 3. Yellowstone Landscape**
- 4. ULS Blade Runners**

Ms. Hilyard reviewed the landscape maintenance scope of work and summarized the proposals received for Fiscal Year 2027. United Land Services, formerly Blade Runners, is currently providing interim maintenance for Phase 1. Proposals were received from Princeton & Sons, Yellowbird, Yellowstone and United Land Services. With an annual landscape maintenance budget of approximately \$175,000, the proposals from Yellowbird and Yellowstone exceeded the budget, leaving Princeton & Sons and United Land Services as the two primary options. The annual proposals, including essential and extra services, were approximately \$149,725 from Princeton & Sons and \$147,228 from United Land Services.

The Board discussed the scope of services, pricing, familiarity with the property and the additional maintenance required along the spine road leading to Del Webb. Staff advised that the spine road area was not included in the original scope and that an amendment would be brought back to include maintenance of the applicable areas along both sides of the roadway. Preliminary pricing indicated the additional work could remain within the Fiscal Year 2027 landscape maintenance budget.

Following discussion, the Board agreed to continue with United Land Services based on its competitive pricing, current familiarity with the property and existing presence in the area.

On MOTION by Ms. Smiferguso, seconded by Mr. Sullivan, with all in favor, the Proposal from United Land Services for Fiscal Year 2027 Landscape Maintenance Services was approved, with staff to bring back an amendment addressing the additional spine road maintenance area, was approved.

TWELFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Mr. Flint asked the Board for adjournment.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
LAKEHAVEN
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Lakehaven Community Development District was held on Wednesday, August 26, 2026, at 2:00 p.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present for the Audit Committee were:

Bernard Sullivan	Chairman
Maria Smiferguso	
Richard Jerman	
Dan Edwards	
George Flint	
Ryan Dugan <i>by phone</i>	
Clayton Davis <i>by phone</i>	
Ashley Hilyard	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

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 May 27, 2026 Meeting

This item was not discussed.

FOURTH ORDER OF BUSINESS

Review of Proposals and Tally of Audit Committee Members Rankings

- A. Berger, Toombs, Elam, Gaines & Frank**
- B. DiBartolomeo, McBee, Hartley, & Barnes, P.A.**
- C. Grau & Associates**
- D. McIntosh CPA**

Mr. Flint reviewed the four responses received in response to the Request for Proposals for auditing services. The Committee reviewed the previously approved evaluation criteria, which included ability of personnel, experience, understanding of scope, ability to furnish the required services, and price, with each category weighted at 20 points. The Committee discussed the

qualifications, experience, pricing, and ability to timely complete the audit for each firm. Consideration was given to the firms' prior experience with District audits, staffing levels, and history of timely completion.

Following discussion, the Audit Committee established the following rankings: Grau & Associates – 99 points; DiBartolomeo, McBee, Hartley & Barnes – 95 points; McIntosh – 65 points; and Burger, Tomb, Elam, Gaines & Frank – 75 points. Grau & Associates was ranked first based primarily on its experience, ability to timely furnish the required services, and competitive pricing.

On MOTION by Ms. Smiferguso, seconded by Mr. Sullivan, with all in favor, the rankings of the audit proposals as presented, with Grau & Associates ranked first with 99 points, DiBartolomeo, McBee, Hartley & Barnes ranked second with 95 points, Burger, Tomb, Elam, Gaines & Frank ranked third with 75 points, and McIntosh ranked fourth with 65 points, was approved.
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FIFTH ORDER OF BUSINESS

Adjournment

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

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

SECTION IV

RESOLUTION NO. 2026-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY GOVERNING THE OPERATION OF GOLF CARTS AND LOW-SPEED VEHICLES AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Lakehaven Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Lake County, Florida; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District and Lake County, Florida, a political subdivision of the State of Florida (the “County”) entered into that certain *Interlocal Agreement Regarding Public Roadway Improvements* dated effective October 27, 2025, as amended (the “**Interlocal Agreement**”) regarding the public rights-of-way within the boundaries of the District (the “**CDD Public Roadways**”); and

WHEREAS, the CDD Public Roadways were designated for golf cart use in accordance with Section 316.212, Florida Statutes, pursuant to County development approvals for the development project within the District (“**Designation**”), which Designation was made in reliance on the traffic engineer recommendations submitted in connection therewith (“**Engineer’s Recommendation**”) and under the premise that such use must be consistent with state and local laws, including but not limited to Sections 316.212 and 316.2122, *Florida Statutes*, and Lake County Code Section 15-15; and

WHEREAS, in furtherance of the Designation and the Engineer’s Recommendation, the Board of Supervisors of the District (the “**Board**”) desires to implement policies governing the operation of golf carts and low-speed vehicles (“**LSVs**”) within the CDD Public Roadways; and

WHEREAS, the Board has considered the Designation, the Engineer’s Recommendation, the applicable provisions of Florida Statutes, including Sections 316.212 and 316.2122, and Lake County Code Section 15-15, regarding the operation of golf carts and LSVs on the CDD Public Roadways; and

WHEREAS, the Board finds that adoption of this Resolution is in the best interests of the District.

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

SECTION 1. ADOPTION OF POLICY. The Golf Cart and Low-Speed Vehicle Policy in substantially the form attached hereto as **Exhibit A** is hereby adopted as the policy of the District regarding the operation of golf carts and LSVs within the CDD Public Roadways. The Policy shall remain in full force and effect until such time as the Board may amend the same. The District reserves the right to amend, modify, or rescind this Policy or any provisions thereof at any time by adoption of

a Resolution. All references herein to statutes, rules, or other external authorities shall automatically incorporate any future amendments thereto.

SECTION 2. ENGINEER'S RECOMMENDATION. The Engineer's Recommendation signed and sealed by Traffic & Mobility Consultants dated June 23, 2026, a copy of which is included within Exhibit A is hereby accepted by the District, and the District authorizes its use in connection with the operation of golf carts and LSVs within the CDD Public Roadways.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, the remainder of this Resolution and the application of such provision to other persons or circumstances shall not be affected thereby.

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective upon its passage and adoption and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

**LAKEHAVEN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A: Golf Cart and Low-Speed Vehicle Policy

EXHIBIT A
LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT
GOLF CART AND LOW-SPEED VEHICLE POLICY

The Lakehaven Community Development District (the “**District**”) is comprised of the Lakehaven Estates community and the Del Webb Lakehaven community. The public roadways and streets within the District (“**CDD Public Roadways**”) are located within the Lakehaven Estates community. The CDD Public Roadways were designated for golf cart use in accordance with Section 316.212, *Florida Statutes*, pursuant to Lake County, Florida (“**County**”), via the development approvals for the development project within the District, which designation was made in reliance on traffic engineer recommendations submitted in connection therewith, a copy which is attached hereto as **Attachment 1** and incorporated herein by this reference (“**Engineer’s Recommendation**”) and under the premise that such use must be consistent with state and local laws, including but not limited to Sections 316.212 and 316.2122, *Florida Statutes*, and Lake County Code Section 15-15.

The following policy (“**Policy**”) governs the operation of golf carts and low-speed vehicles (“**LSVs**”) within the District. All owners and operators may operate golf carts and LSVs within the District but do so at their own risk. The operation of golf carts and LSVs within the District must comply with this Policy, as well as all applicable federal, state, and local laws. Nothing herein shall constitute or be construed as a waiver of the District’s sovereign immunity granted pursuant to Section 768.28, *Florida Statutes* or other statute. Nothing in this Policy shall inure to the benefit of any third party for the purpose of allowing any claim that would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

1. **Definition of Golf Cart.** A “**golf cart**” is defined as a motor vehicle that is designed and manufactured for operation on a golf course for sporting or recreational purposes and that is not capable of exceeding speeds of 20 miles per hour, pursuant to Section 320.01(22), *Florida Statutes*, as amended.
2. **Designated Roads.** Golf carts may be operated on CDD Public Roadways that have a posted speed limit of 25 miles per hour or less, as generally depicted on the map attached hereto as **Attachment 2** and incorporated herein by this reference. The CDD Public Roadways are generally located within the Lakehaven Estates community within the District.
 - a. Note: The private rights-of-way within the District, generally located within the Del Webb Lakehaven community within the District, are not owned or maintained by the District and are not designated for golf cart use pursuant to this Policy; provided, however, the owner(s) of such roads, such as a homeowners’ association (“**HOA**”), may adopt community declarations, rules, and/or regulations related to golf cart use on such roads. Please contact your HOA for information about golf cart use on private rights-of-way, including those located within Del Webb Lakehaven.
3. **Prohibited Areas; Signage.** Golf carts and LSVs may NOT be operated on sidewalks, bike lanes, or multi-use trails within Lakehaven Estates, which are reserved for pedestrian and bicycle use. Golf carts may NOT be operated on County-owned roads and rights-of-way (unless designated by the County for such use), including, but not limited to, Schofield Road,

Cook Road or U.S. 27. Signage will be posted by the District within Lakehaven Estates indicating the areas where golf carts are prohibited. Owners and operators of golf carts must comply with posted signage.

4. **Golf Cart Requirements.** All golf carts operated within Lakehaven Estates must be equipped with the following:
 - a. Efficient brakes;
 - b. Reliable steering apparatus;
 - c. Safe tires;
 - d. A rear view mirror; and
 - e. Red reflectorized warning devices visible from both the front and rear.
5. **Age and License Requirements.** All golf cart operators must possess a valid learner's driver license or valid driver license issued within the United States (or equivalent foreign driver's license) or be at least eighteen (18) years of age and possess valid government-issued photo identification. No person whose driver's license has been suspended or revoked shall operate a golf cart within Lakehaven Estates.
6. **Hand Signals.** Operators of golf carts must use hand and arm signals when turning or stopping, in accordance with Chapter 316, *Florida Statutes*.
7. **Hours of Operation.** Golf carts may only be operated during the period from sunrise to sunset, unless equipped with headlights, brake lights, turn signals, and a windshield in addition to the basic Golf Cart Requirements set forth above.
8. **Compliance with Traffic Laws.** All golf cart operators must comply with Chapter 316, *Florida Statutes*, including but not limited to obedience to all traffic control devices, speed limits, and right-of-way requirements.
9. **Lake County Code Compliance.** Golf carts and LSVs must comply with Lake County Code Section 15-15.
10. **Community Safety Guidelines.** All golf cart operators must comply with the District's Community Safety Guidelines set forth below.
 - a. Yield to other vehicular traffic at all times.
 - b. Golf cart and LSV operators can be issued law enforcement citations with applicable fines and points assessed against their driver's license.
 - c. Keep all arms and legs inside the vehicle at all times during operation.
 - d. No person shall stand in a golf cart or LSV or ride on the back platform while the vehicle is in motion.
 - e. Do not operate at excessive speed or in a reckless manner.

- f. Do not exceed the seated passenger capacity of the golf cart or LSV.
- g. Operate as close to the right-hand shoulder or curb as practicable.
- h. No drinking and driving. Florida DUI laws apply to golf carts and LSVs.
- i. Owners and operators are responsible for ensuring the safe condition and operation of their golf cart or LSV at all times.

11. Low-Speed Vehicles (LSVs). In addition to the requirements above, the following provisions apply to Low-Speed Vehicles:

- a. An LSV is defined as any four-wheeled electric vehicle whose top speed is greater than 20 miles per hour but not greater than 25 miles per hour, pursuant to Section 320.01(42), *Florida Statutes*.
- b. LSVs may be operated on roads and streets with a posted speed limit of 35 miles per hour or less, pursuant to Section 316.2122, *Florida Statutes*.
- c. All LSVs must conform to the safety standards set forth in 49 C.F.R. § 571.500 and Section 316.2122, *Florida Statutes*, as amended.
- d. All LSVs must be equipped with headlights, brake lights, turn signal lamps, reflex reflectors, parking brakes, rear view mirrors, a windshield, seat belts, and a vehicle identification number (VIN).
- e. All LSVs must be registered and insured in accordance with Section 320.02, *Florida Statutes*.
- f. All LSV operators must possess a valid driver's license.

12. Enforcement. The District reserves the right to enforce this Policy through any and all available legal remedies, including but not limited to civil damages, injunctive relief, referral to law enforcement, and revocation of golf cart or LSV operating privileges within the District after providing notice of such revocation, an opportunity to be heard, and an appeal process. District staff is not authorized to make arrests or detain individuals. Nothing herein shall be construed to create a duty on the part of the District to enforce traffic laws.

Attachment 1: Engineer's Recommendation

Attachment 2: Map of Lakehaven Estates Golf Cart Areas

[End of Policy]

ATTACHMENT 1
ENGINEER'S RECOMMENDATION

MEMORANDUM

June 23, 2026

Re: Lakehaven Estates
Golf Cart Use Request
Lake County, Florida
Project № 260217.02.01

This memorandum responds to the Public Works comment indicating that golf carts are prohibited from using trails. The applicant acknowledges this limitation and clarifies that the project does not propose or rely upon golf cart or low-speed vehicle (LSV) use on multi-use trails. Instead, the project is requesting golf cart or LSV on internal local/community streets (posted speed limit at 25 mph) to the primary amenity area.

Florida Statutes

Florida Statutes Section 320.01(22) clearly distinguish between golf carts and low-speed vehicles (LSVs):

- **Golf Cart:** A motor vehicle designed for operation on a golf course that is not capable of exceeding 20 miles per hour.
- **Low-Speed Vehicle (LSV):** Any four wheeled vehicle with a top speed greater than 20 mph but not greater than 25 mph, and which must be registered, insured, and equipped for roadway use.

Golf carts are limited to lower operating speeds and are subject to more restricted roadway use, whereas LSVs are street-legal vehicles intended for operation on low-speed roadways and must comply with standard traffic regulations. This distinction reinforces that both vehicle types are designed for use on roadways and are not intended for operation on trails or pedestrian paths.

Proposed Access via Community Street Network

Internal Circulation Design

The Lakehaven Estates Primary Amenity (AR 6440 / PZ2026-164) is designed to be accessed through a connected network of local residential streets that are specifically planned for low speeds and neighborhood-scale traffic volumes, with direct and interconnected routes linking

Lakehaven Estates

Golf Cart/Low Speed Vehicles

Project № 22032.2

June 23, 2026

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residential units to the amenity area. These internal streets provide a safe and code-compliant alternative to the use of trails for golf carts and LSV circulation.

Compliance with Florida Statutes

Florida law supports the use of these vehicles on roadways. Section 316.212, Florida Statutes, allows golf carts to operate on county roads that have been designated for such use following a safety determination, while Section 316.2122, Florida Statutes, authorizes LSVs to operate on roads with posted speed limits of 35 miles per hour or less. These provisions confirm that golf carts and LSVs are roadway-based transportation modes and that their lawful use is tied to low-speed street networks, such as those proposed within Lakehaven Estates.

A. Consistency with Lake County Code

Lake County Code Section 15-15 further reinforces this framework by permitting golf carts on designated county roads based on an evaluation of traffic conditions, including speed, volume, and roadway character. The proposed internal street system within Lakehaven Estates is functionally consistent with these designation criteria, provides an appropriate facility for safe neighborhood-scale vehicle use, and eliminates any need to rely on trails for access to the community's primary amenity.

Comprehensive Plan Consistency

The Lake County Comprehensive Plan promotes multi-modal transportation systems, including alternative forms of local mobility, as well as enhanced connectivity and accessibility within residential communities. Within Lakehaven Estates, the use of golf carts and low-speed vehicles (LSVs) directly supports these objectives by facilitating internal trips without reliance on larger vehicles, thereby reducing vehicle intensity for short-distance travel. The project's street-based network provides safe and efficient connectivity between residential areas and the primary amenity center, while the overall design appropriately avoids conflicts with pedestrian-oriented trail infrastructure by limiting golf cart and LSV use to the internal roadway system.

Lakehaven Estates

Golf Cart/Low Speed Vehicles

Project № 22032.2

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Conclusions

The applicant acknowledges the Public Works comment that golf carts are prohibited from use on multi-use trails and confirms that the Lakehaven Estates Primary Amenity Plan does not propose or rely upon trails for golf cart or LSV circulation. Instead, access to the primary amenity is provided through the project's internal system of low-speed, local residential streets, which are specifically designed to accommodate neighborhood-scale traffic and provide safe, direct connectivity between residential units and the amenity area. This approach is consistent with the distinction under Florida law between trails (intended for pedestrians and bicycles) and roadways (intended for vehicular travel, including golf carts and LSVs. Both vehicle types are defined in Section 320.01, Florida Statutes, with golf carts limited to speeds not exceeding 20 mph and LSVs operating between 20 and 25 mph, reinforcing their intended use within roadway environments rather than shared-use paths.

This roadway-based access framework is fully supported by the applicable regulatory structure, including:

- **Florida Statutes (Sections 316.212, 316.2122, and 320.01):** Authorize the operation of golf carts on county roads designated by the local government following a safety determination, and permit LSVs on roadways with posted speeds of 35 mph or less, establishing these vehicles as appropriate for low-speed street networks rather than trails. [leg.state.fl.us],
- **Lake County Code Section 15-15 – Operation of Golf Carts:** Implements state law by allowing golf carts on county roads designated by resolution of the Board of County Commissioners, requiring evaluation of traffic conditions, installation of appropriate signage, and compliance with safety equipment requirements, thereby reinforcing roadway use as the proper context for golf cart operation.
- **Lake County Comprehensive Plan Mobility Policies:** Encourage multi-modal transportation systems and internal neighborhood connectivity, supporting the use of alternative, low-speed transportation options such as golf carts and LSVs to access community amenities via local street networks rather than pedestrian-oriented trails.

Lakehaven Estates

Golf Cart/Low Speed Vehicles

Project № 22032.2

June 23, 2026

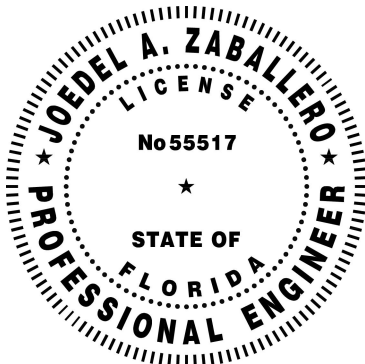
Page 4 of 4

Recommendations

It is recommended that the use of golf carts and low-speed vehicles (LSVs) within Lakehaven Estates be approved as proposed. The project is designed to accommodate these vehicles exclusively on an internal network of low-speed residential streets that provide safe, direct, and code-compliant access to the primary amenity area. The plan does not rely on or permit use on multi-use trails, fully addressing the Public Works concern.

This approach is consistent with Florida Statutes, which clearly identify golf carts and LSVs as roadway vehicles intended for low-speed streets, not pedestrian paths. It also aligns within Lake County Code Section 15-15 and the Comprehensive Plan's emphasis on multimodal mobility and neighborhood connectivity.

By relying on the internal street system, the project promotes safe, efficient neighborhood travel, reduces short vehicle trips, and avoids conflicts with pedestrian infrastructure. Approval of this approach represents a compliant and practical mobility solution that benefits residents and supports the community's overall design objectives.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

TRAFFIC & MOBILITY CONSULTANTS LLC
988 WOODCOCK ROAD, SUITE 200
ORLANDO, FLORIDA 32803

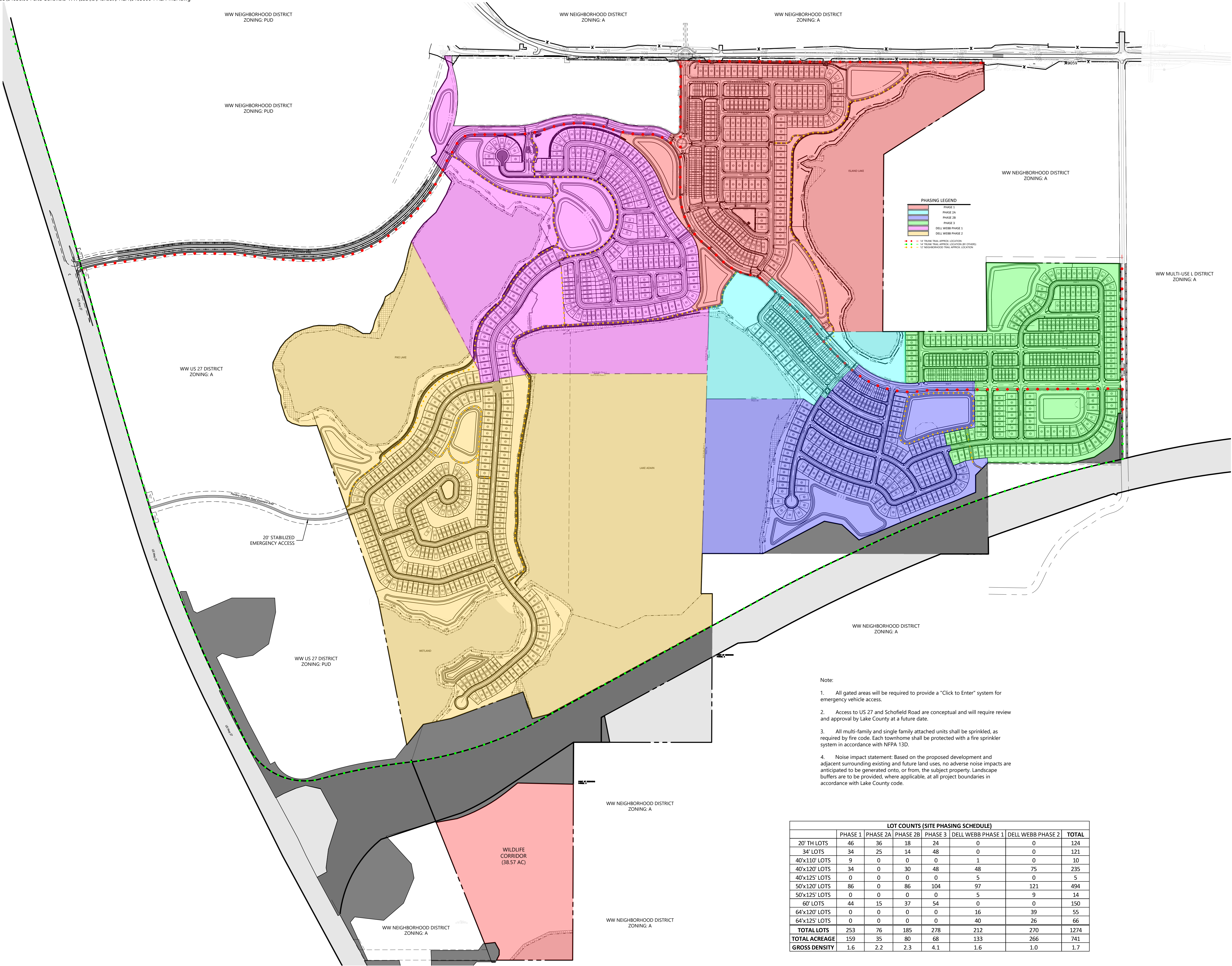
CERTIFICATE OF AUTHORIZATION CA-30024

JOEDEL ZABALLERO, P.E. № 55517

ATTACHMENTS

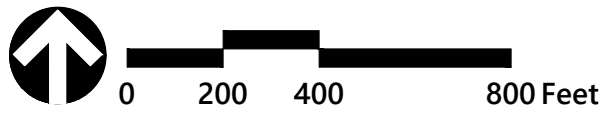


225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932



- Note:
- All gated areas will be required to provide a "Click to Enter" system for emergency vehicle access.
 - Access to US 27 and Schofield Road are conceptual and will require review and approval by Lake County at a future date.
 - All multi-family and single family attached units shall be sprinkled, as required by fire code. Each townhome shall be protected with a fire sprinkler system in accordance with NFPA 13D.
 - Noise impact statement: Based on the proposed development and adjacent surrounding existing and future land uses, no adverse noise impacts are anticipated to be generated onto, or from, the subject property. Landscape buffers are to be provided, where applicable, at all project boundaries in accordance with Lake County code.

LOT COUNTS (SITE PHASING SCHEDULE)							
	PHASE 1	PHASE 2A	PHASE 2B	PHASE 3	DELL WEBB PHASE 1	DELL WEBB PHASE 2	TOTAL
20' TH LOTS	46	36	18	24	0	0	124
34' LOTS	34	25	14	48	0	0	121
40'x110' LOTS	9	0	0	0	1	0	10
40'x120' LOTS	34	0	30	48	48	75	235
40'x125' LOTS	0	0	0	0	5	0	5
50'x120' LOTS	86	0	86	104	97	121	494
50'x125' LOTS	0	0	0	0	5	9	14
60' LOTS	44	15	37	54	0	0	150
64'x120' LOTS	0	0	0	0	16	39	55
64'x125' LOTS	0	0	0	0	40	26	66
TOTAL LOTS	253	76	185	278	212	270	1274
TOTAL ACREAGE	159	35	80	68	133	266	741
GROSS DENSITY	1.6	2.2	2.3	4.1	1.6	1.0	1.7



Schofield PD - Phase 2A

Lake County, Florida

No.	Revision	Date	Apprvd.
1	Revised Per Lake County Comments	08/11/2025	
2	Revised Per Lake County Comments	09/26/2025	

Designed by	DW	Checked by	DW
Issued for		Date	
Construction Approval		08/25/2025	

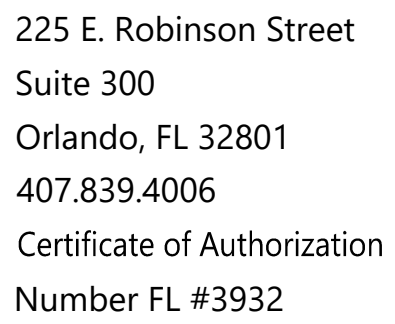
Vertical Datum NAVD 88

Master Site Plan
Schofield Property

Drawing Number

C1.20

Sheet of



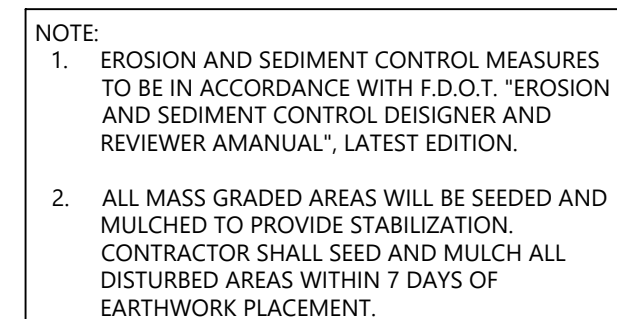
Lake County, Florida

Designed by DW	Checked by DW
Issued for	Date
Construction Approval	08/25/2025

Erosion Control Plan

C1.30

Sheet _____ of _____

Project Number
64036.00

Saved Wednesday, April 9, 2025 2:36:31 PM BDONELICK Plotted Thursday, October 2, 2025 8:42:36 AM Clayton Davis

ATTACHMENT 2
MAP OF LAKEHAVEN ESTATES GOLF CART AREAS

WW NEIGHBORHOOD DISTRICT
ZONING: PUD

WW NEIGHBORHOOD DISTRICT
ZONING: A

WW NEIGHBORHOOD DISTRICT
ZONING: A

WW NEIGHBORHOOD DISTRICT
ZONING: PUD

WW NEIGHBORHOOD DISTRICT
ZONING: A

WW MULTI-USE L DISTRICT
ZONING: A

WW US 27 DISTRICT
ZONING: A

WW US 27 DISTRICT
ZONING: PUD

WW NEIGHBORHOOD DISTRICT
ZONING: A

WW NEIGHBORHOOD DISTRICT
ZONING: A

WW NEIGHBORHOOD DISTRICT
ZONING: A

WW NEIGHBORHOOD DISTRICT
ZONING: A



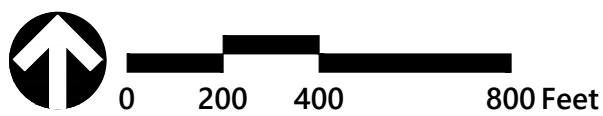
vhb.com

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

Key:

Red: Golf Carts Not Allowed,
CDD Trails, County Roads

Green: Golf Carts Allowed,
CDD Roads (excluding
sidewalks). No Golf carts on
sidewalks.



Schofield PD -
Del Webb Phase 2

Lake County, Florida

No.	Revision	Date	Appr'd.
1	Revised Per Lake County & SJRWMD Comments	06/23/2026	

Designed by	DW	Checked by	DW
Issued for	Construction Approval	Date	03/17/2026

Vertical Datum NAVD 88

Master Site Plan - Aerial
Schofield Property

Drawing Number
C1.21
Sheet of

SECTION V

SECTION A

RESOLUTION 2026-17
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Lakehaven Community Development District ("**District**") prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

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

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Lakehaven Community Development District for the Fiscal Year Ending September 30, 2027."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. APPROVAL OF PRIOR ACTIONS. The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Adopted Budget, including preparing the Proposed Budget and setting, noticing, and all other actions required for the public hearing on the Proposed Budget, are hereby ratified, approved, and confirmed in all respects.

SECTION 5. SEVERABILITY; EFFECTIVE DATE. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 23rd DAY OF SEPTEMBER 2026.

ATTEST:

**LAKEHAVEN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

Lakehaven
Community Development District

Proposed Budget
FY2027



Table of Contents

1-2	<u>General Fund</u>
3-6	<u>General Fund Narrative</u>
7	<u>Series 2026 Debt Service Fund</u>
8-9	<u>Series 2026 Debt Service Amortization Schedule</u>

Lakehaven
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 8/31/26	Projected Next 1 Months	Projected Thru 9/30/26	Proposed Budget FY2027
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Revenues

Assessments	\$ -	\$ -	\$ -	\$ -	\$ 369,679
Developer Contributions	\$ 135,928	\$ 115,663	\$ 38,383	\$ 154,046	\$ 76,071
Boundary Amendment Contribution	\$ -	\$ 1,090	\$ -	\$ 1,090	\$ -

Total Revenues	\$ 135,928	\$ 116,753	\$ 38,383	\$ 155,136	\$ 445,750
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Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ -	\$ 1,000	\$ 1,000	\$ -
FICA Expenditures	\$ 918	\$ -	\$ 77	\$ 77	\$ -
Engineering	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 10,000
Attorney	\$ 25,000	\$ 10,458	\$ 6,250	\$ 16,708	\$ 20,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Disclosure Software	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Management Fees	\$ 40,000	\$ 36,667	\$ 3,333	\$ 40,000	\$ 40,000
Information Technology	\$ 1,800	\$ 1,650	\$ 150	\$ 1,800	\$ 1,800
Website Maintenance	\$ 2,950	\$ 2,850	\$ 100	\$ 2,950	\$ 1,200
Telephone	\$ 300	\$ -	\$ 150	\$ 150	\$ 300
Postage & Delivery	\$ 1,000	\$ 175	\$ 83	\$ 259	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,500
Copies	\$ 1,000	\$ 51	\$ 83	\$ 134	\$ 500
Legal Advertising	\$ 15,000	\$ 5,060	\$ 3,750	\$ 8,810	\$ 10,000
Office Supplies	\$ 625	\$ 1	\$ 52	\$ 54	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 55	\$ 55	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Meeting Room Rental	\$ -	\$ 615	\$ 170	\$ 785	\$ 2,040
Boundary Amendment Expense	\$ -	\$ 1,090	\$ -	\$ 1,090	\$ -
Contingency	\$ 5,000	\$ 349	\$ 40	\$ 389	\$ 5,000

Total Administrative	\$ 135,928	\$ 64,141	\$ 19,044	\$ 83,184	\$ 120,250
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Lakehaven
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 8/31/26	Projected Next 1 Months	Projected Thru 9/30/26	Proposed Budget FY2027
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Operations & Maintenance

Field Expenditures

Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Field Management	\$ -	\$ 6,000	\$ 1,500	\$ 7,500	\$ 18,000
Landscape Maintenance	\$ -	\$ 43,104	\$ 20,248	\$ 63,352	\$ 175,000
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 14,628
Fountain Maintenance	\$ -	\$ 550	\$ 550	\$ 1,100	\$ 7,000
Electric	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 48,372
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 7,500
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 5,000

Total Operations & Maintenance	\$ -	\$ 49,654	\$ 22,298	\$ 71,952	\$ 325,500
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Total Expenditures	\$ 135,928	\$ 113,795	\$ 41,342	\$ 155,136	\$ 445,750
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Excess Revenues/(Expenditures)	\$ -	\$ 2,958	\$ (2,958)	\$ -	\$ -
---------------------------------------	-------------	-----------------	-------------------	-------------	-------------

Net Assessments	\$ 369,679
Collection Cost (6%)	\$ 23,597
Gross Assessments	\$ 393,276

Product Types	Units	ERU Per Unit	Total ERU	Total Net Assessments	Net Per Unit	Gross Per Unit
Townhome 20'	46	0.40	18.40	\$ 15,760	\$ 342.61	\$ 364.48
Single Family 34'	34	0.68	23.12	\$ 19,803	\$ 582.44	\$ 619.62
Single Family 40'	97	0.80	77.60	\$ 66,467	\$ 685.23	\$ 728.96
Single Family 50'	188	1.00	188.00	\$ 161,028	\$ 856.53	\$ 911.20
Single Family 60'	44	1.20	52.80	\$ 45,225	\$ 1,027.84	\$ 1,093.44
Single Family 64'	56	1.28	71.68	\$ 61,396	\$ 1,096.36	\$ 1,166.34
Total Units	465		431.60	\$ 369,679.15		

Lakehaven

Community Development District

General Fund Narrative

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all of the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Represents costs associated with compensation paid to members of the Board of Supervisors pursuant to Chapter 190, Florida Statutes, which allows each Board member to receive \$200 per meeting, not to exceed \$4,800 per year, for time devoted to District business and meetings.

FICA Expenditures

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors compensation.

Engineering

Represents costs associated with contracting with an engineering firm to provide general engineering services to the District, including attendance and preparation for monthly Board meetings, review of invoices, and assistance with various projects as directed by the Board of Supervisors and the District Manager.

Attorney

Represents costs associated with professional legal services provided by Kutak Rock LLP, including meeting attendance, preparation and review of agreements and resolutions, and other legal services as directed by the Board of Supervisors and District Manager.

Annual Audit

Represents the cost to contract with an independent certified public accountant to annually audit the District's financial records as required by Florida Statutes.

Assessment Administration

Represents costs associated with assessment administration services provided by Governmental Management Services – Central Florida, LLC, including levying and administering the collection of non-ad valorem assessments on assessable property within the District.

Lakehaven

Community Development District

General Fund Narrative

Arbitrage

Represents the cost of contracting with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2026 bond.

Dissemination

Represents costs associated with compliance with Securities and Exchange Commission (SEC) Rule 15c2-12(b)(5), including continuing disclosure and reporting requirements related to the District's Series 2026 bond.

Disclosure Software

Represents costs associated with disclosure software services provided by Disclosure Technology Services, LLC for filing reports required pursuant to the Continuing Disclosure Agreements related to the District's Series 2026 bond.

Trustee Fees

Represents costs associated with trustee services related to the issuance of the District's Series 2026 bond.

Management Fees

Represents of Board costs associated with management, accounting, and administrative services provided under a Management Agreement with Governmental Management Services – Central Florida, LLC, including recording and transcription meetings, administrative support, budget preparation, financial reporting, and coordination of annual audits.

Information Technology

Represents costs associated with information technology services provided by Governmental Management Services – Central Florida, LLC, including video conferencing services, cloud storage, servers, cybersecurity, accounting software, and related systems support.

Website Maintenance

Represents costs associated with monitoring and maintaining the District's website in accordance with Chapter 189, Florida Statutes, provided by Governmental Management Services – Central Florida, LLC, including site performance assessments, security and firewall maintenance, updates, document uploads, hosting, domain renewals, and website backups.

Telephone

Represents costs associated with telephone and fax services utilized for District operations and administration.

Postage & Delivery

Represents costs associated with mailing and delivery services for District operations, including Board meeting agenda packages, overnight deliveries, correspondence, and related administrative mailings.

Insurance

Represents costs associated with the District's general liability and public officials' liability insurance coverages provided by Florida Insurance Alliance (FIA).

Lakehaven

Community Development District

General Fund Narrative

Copies

Represents costs associated with printing and binding Board meeting agenda packages, printing computerized checks, stationery, envelopes, and other administrative materials utilized for District operations.

Legal Advertising

Represents costs associated with advertising legally required notices for monthly Board meetings, public hearings, and other District-related matters in a newspaper of general circulation.

Office Supplies

Represents costs associated with office and administrative supplies purchased throughout the fiscal year, including paper, minute books, file folders, labels, paper clips, and other materials utilized for District operations.

Travel Per Diem

Represents costs associated with reimbursement of travel expenditures incurred by the Board of Supervisors while conducting official District business.

Dues, Licenses & Subscriptions

Represents costs associated with the \$175 annual fee required to be paid to the Florida Department of Commerce. This is the only expense budgeted under this category for the District.

Meeting Room Rental

Represents costs associated with rental of meeting facilities utilized for District Board meetings, workshops, public hearings, and other official District functions.

Contingency

Represents costs associated with bank charges and other miscellaneous expenses incurred during the fiscal year related to District operations.

Operations & Maintenance:

Field Expenditures

Property Insurance

Represents estimated costs associated with property insurance coverage for the District's property, provided by Florida Insurance Alliance (FIA).

Field Management

Represents costs associated with onsite field management services provided by Governmental Management Services – Central Florida, LLC for District operations, including oversight of landscape and lake maintenance contracts, weekly site inspections, contractor coordination meetings, and monitoring of utility accounts.

Lakehaven

Community Development District

General Fund Narrative

Landscape Maintenance

Represents estimated costs associated with landscape maintenance services within the District's common areas, including mowing, edging, trimming, fertilization, pest and weed control, pruning, mulching, irrigation inspections, and litter removal.

Landscape Contingency

Represents estimated funds reserved for unexpected landscape-related expenses, including additional maintenance, repairs, plant replacements, and irrigation-related costs.

Pond Maintenance

Represents estimated costs associated with pond maintenance services, including inspection, treatment, and upkeep of the District's ponds and related areas.

Fountain Maintenance

Represents estimated costs associated with the maintenance and upkeep of fountains within the District, including routine inspections, cleaning, and repairs to pumps and related equipment.

Electric

Represents the estimated cost for electric utilities of the common areas within the District.

Streetlights

Represents the estimated cost for streetlights within the District.

Irrigation Repairs

Represents estimated costs associated with repair and upkeep of the District's irrigation system, including sprinklers, valves, controllers, and related components.

General Repairs & Maintenance

Represents estimated costs associated with repairs and maintenance of various District facilities, infrastructure, and common areas.

Pressure Washing

Represents estimated costs associated with pressure washing and cleaning services for District-owned right-of-way areas, including gutters, curbs, and sidewalks, to maintain appearance and site conditions.

Contingency

Represents estimated funds allocated for miscellaneous and unforeseen expenses related to District field operations, maintenance activities, repairs, and contractor services.

Lakehaven
Community Development District
Proposed Budget
Debt Service Fund Series 2026

Description	Adopted Budget FY2026	Actuals Thru 8/31/26	Projected Next 1 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 721,394
Bond Proceeds	\$ -	\$ 281,077	\$ -	\$ 281,077	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 281,077
Total Revenues	\$ -	\$ 281,077	\$ -	\$ 281,077	\$ 1,002,471
Expenditures					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 100,729
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 145,000
Interest - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 287,797
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 533,526
Excess Revenues/(Expenditures)	\$ -	\$ 281,077	\$ -	\$ 281,077	\$ 468,945

Interest - 11/1/27 **\$ 284,353**
Total \$ 284,353

Product Types	Assessable Units	Max Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Townhome 20'	82	\$ 49,192	\$ 599.91	\$ 638.20
Single Family 34'	59	\$ 60,171	\$ 1,019.85	\$ 1,084.95
Single Family 40'	97	\$ 116,383	\$ 1,199.83	\$ 1,276.41
Single Family 50'	188	\$ 281,959	\$ 1,499.78	\$ 1,595.51
Single Family 60'	59	\$ 106,184	\$ 1,799.73	\$ 1,914.61
Single Family 64'	56	\$ 107,504	\$ 1,919.72	\$ 2,042.25
Total Units	541	\$ 721,394		

Lakehaven
Community Development District
Series 2026 Special Assessment Bonds
Amortization Schedule

Date		Balance		Principal		Interest		Total
11/01/26	\$	10,345,000.00	\$	-	\$	100,728.91	\$	100,728.91
05/01/27	\$	10,345,000.00	\$	145,000.00	\$	287,796.88		
11/01/27	\$	10,200,000.00	\$	-	\$	284,353.13	\$	717,150.00
05/01/28	\$	10,200,000.00	\$	155,000.00	\$	284,353.13		
11/01/28	\$	10,045,000.00	\$	-	\$	280,671.88	\$	720,025.00
05/01/29	\$	10,045,000.00	\$	160,000.00	\$	280,671.88		
11/01/29	\$	9,885,000.00	\$	-	\$	276,871.88	\$	717,543.75
05/01/30	\$	9,885,000.00	\$	170,000.00	\$	276,871.88		
11/01/30	\$	9,715,000.00	\$	-	\$	272,834.38	\$	719,706.25
05/01/31	\$	9,715,000.00	\$	180,000.00	\$	272,834.38		
11/01/31	\$	9,535,000.00	\$	-	\$	268,559.38	\$	721,393.75
05/01/32	\$	9,535,000.00	\$	185,000.00	\$	268,559.38		
11/01/32	\$	9,350,000.00	\$	-	\$	264,165.63	\$	717,725.00
05/01/33	\$	9,350,000.00	\$	195,000.00	\$	264,165.63		
11/01/33	\$	9,155,000.00	\$	-	\$	259,534.38	\$	718,700.00
05/01/34	\$	9,155,000.00	\$	205,000.00	\$	259,534.38		
11/01/34	\$	8,950,000.00	\$	-	\$	254,665.63	\$	719,200.00
05/01/35	\$	8,950,000.00	\$	215,000.00	\$	254,665.63		
11/01/35	\$	8,735,000.00	\$	-	\$	249,559.38	\$	719,225.00
05/01/36	\$	8,735,000.00	\$	225,000.00	\$	249,559.38		
11/01/36	\$	8,510,000.00	\$	-	\$	244,215.63	\$	718,775.00
05/01/37	\$	8,510,000.00	\$	235,000.00	\$	244,215.63		
11/01/37	\$	8,275,000.00	\$	-	\$	237,753.13	\$	716,968.75
05/01/38	\$	8,275,000.00	\$	250,000.00	\$	237,753.13		
11/01/38	\$	8,025,000.00	\$	-	\$	230,878.13	\$	718,631.25
05/01/39	\$	8,025,000.00	\$	265,000.00	\$	230,878.13		
11/01/39	\$	7,760,000.00	\$	-	\$	223,590.63	\$	719,468.75
05/01/40	\$	7,760,000.00	\$	280,000.00	\$	223,590.63		
11/01/40	\$	7,480,000.00	\$	-	\$	215,890.63	\$	719,481.25
05/01/41	\$	7,480,000.00	\$	295,000.00	\$	215,890.63		
11/01/41	\$	7,185,000.00	\$	-	\$	207,778.13	\$	718,668.75
05/01/42	\$	7,185,000.00	\$	310,000.00	\$	207,778.13		
11/01/42	\$	6,875,000.00	\$	-	\$	199,253.13	\$	717,031.25

Lakehaven
Community Development District
Series 2026 Special Assessment Bonds
Amortization Schedule

Date		Balance		Principal		Interest		Total
05/01/43	\$	6,875,000.00	\$	330,000.00	\$	199,253.13		
11/01/43	\$	6,545,000.00	\$	-	\$	190,178.13	\$	719,431.25
05/01/44	\$	6,545,000.00	\$	350,000.00	\$	190,178.13		
11/01/44	\$	6,195,000.00	\$	-	\$	180,553.13	\$	720,731.25
05/01/45	\$	6,195,000.00	\$	370,000.00	\$	180,553.13		
11/01/45	\$	5,825,000.00	\$	-	\$	170,378.13	\$	720,931.25
05/01/46	\$	5,825,000.00	\$	390,000.00	\$	170,378.13		
11/01/46	\$	5,435,000.00	\$	-	\$	159,653.13	\$	720,031.25
05/01/47	\$	5,435,000.00	\$	410,000.00	\$	159,653.13		
11/01/47	\$	5,025,000.00	\$	-	\$	147,609.38	\$	717,262.50
05/01/48	\$	5,025,000.00	\$	435,000.00	\$	147,609.38		
11/01/48	\$	4,590,000.00	\$	-	\$	134,831.25	\$	717,440.63
05/01/49	\$	4,590,000.00	\$	465,000.00	\$	134,831.25		
11/01/49	\$	4,125,000.00	\$	-	\$	121,171.88	\$	721,003.13
05/01/50	\$	4,125,000.00	\$	490,000.00	\$	121,171.88		
11/01/50	\$	3,635,000.00	\$	-	\$	106,778.13	\$	717,950.00
05/01/51	\$	3,635,000.00	\$	520,000.00	\$	106,778.13		
11/01/51	\$	3,115,000.00	\$	-	\$	91,503.13	\$	718,281.25
05/01/52	\$	3,115,000.00	\$	550,000.00	\$	91,503.13		
11/01/52	\$	2,565,000.00	\$	-	\$	75,346.88	\$	716,850.00
05/01/53	\$	2,565,000.00	\$	585,000.00	\$	75,346.88		
11/01/53	\$	1,980,000.00	\$	-	\$	58,162.50	\$	718,509.38
05/01/54	\$	1,980,000.00	\$	620,000.00	\$	58,162.50		
11/01/54	\$	1,360,000.00	\$	-	\$	39,950.00	\$	718,112.50
05/01/55	\$	1,360,000.00	\$	660,000.00	\$	39,950.00		
11/01/55	\$	700,000.00	\$	-	\$	20,562.50	\$	720,512.50
05/01/56	\$	700,000.00	\$	700,000.00	\$	20,562.50	\$	720,562.50
			\$	10,345,000.00	\$	11,323,032.03	\$	21,668,032.03

SECTION B

RESOLUTION 2026-18
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

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

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

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

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2027 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. **Due Date (O&M Assessments).** O&M Assessments directly collected by the District shall be due and payable in full on **October 1, 2026**; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2026, 25% due no later than January 1, 2027 and 25% due no later than April 1, 2027.
 - ii. **Due Date (Debt Assessments).** Debt Assessments directly collected by the District, if any, shall be due and payable in full on **December 1, 2026**.

provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.

- iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

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

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

The Board of Supervisors hereby authorizes any officer of the District, the District Manager, Darrin Mossing, Jr. and Michael Cortese, or any one of them (herein referred to as an Authorized Agents) to execute a form DR408A and such other documents as may be necessary to formally transmit and certify the Assessment Roll to the Lake County Tax Collector and take such other actions as may be associated therewith.

6. **APPROVAL OF PRIOR ACTIONS.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Assessments and Assessment Roll as provided herein are hereby ratified, approved, and confirmed in all respects.

7. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 23rd DAY OF SEPTEMBER 2026.

ATTEST:

**LAKEHAVEN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

SECTION VI

FISCAL YEAR 2027 DEFICIT FUNDING AGREEMENT

This Agreement ("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*, being situated in Lake County, Florida ("**District**"), and

Pulte Home Company, LLC, a Michigan limited liability company, the primary developer of lands within the District, and whose mailing address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 ("**Developer**").

Recitals

WHEREAS, the District was established by ordinance of Lake County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has adopted the District's operations and maintenance budget ("**O&M Budget**") for the fiscal year ending September 30, 2027 ("**FY 2027**") in the amount of \$445,750 attached hereto as **Exhibit A**, and levied special assessments ("**O&M Assessments**") in the amount of \$369,679 within the District to fund a portion of the O&M Budget; and

WHEREAS, in connection with the adoption of the O&M Budget and the levy of the O&M Assessments, the Developer has agreed to fund the difference, on an as-needed basis between the amount levied and the amount of the actual O&M Budget ("**O&M Deficit**"); and

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

1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. FUNDING OBLIGATION. The Developer agrees to make available to the District any monies necessary to fund the any O&M Deficit for FY 2027, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account and used to fund the actual administrative and operations expenses of the District's O&M Budget.

The Developer agrees to fund any O&M Deficit for actual expenses of the District and up to the total amount of the O&M Budget; provided, however, that the Developer shall not be responsible for any O&M Deficit resulting from amendments to the O&M Budget, unless the Developer approves of such amendments. The Developer's payment of funds pursuant to this Agreement in no way affects Developer's obligation to pay O&M Assessments levied on lands it owns within the District.

3. AMENDMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. AUTHORITY. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, 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.

5. ASSIGNMENT. This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

6. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

7. ATTORNEY'S FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

8. BENEFICIARIES. This Agreement is solely for the benefit of the formal parties herein 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 hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto 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 herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

9. APPLICABLE LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action under this Agreement shall be in a state circuit court of competent jurisdiction in and for Lake County, Florida.

10. ARM'S LENGTH. 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 the doubtful language will not be interpreted or construed against any party.

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

Attest:

**LAKEHAVEN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

PULTE HOME COMPANY, LLC,
a Michigan limited liability company

Witness

By: _____
Its: _____

EXHIBIT A: O&M Budget with Assessment Schedule

EXHIBIT A

O&M Budget with Assessment Schedule

SECTION VII



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 17, 2026

Board of Supervisors
Lakehaven Community Development District
219 East Livingston Street
Orlando, Florida 32801

We are pleased to confirm our understanding of the services we are to provide Lakehaven Community Development District, Lake County, Florida ("the District") for the fiscal year ended September 30, 2026, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Lakehaven Community Development District as of and for the fiscal year ended September 30, 2026, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of management inquiries regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 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 contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate'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 Grau & Associates, Grau & Associates 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 GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$4,800 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued. The fees for the fiscal years 2027, 2028, 2029 and 2030 will not exceed \$4,900, \$5,000, \$5,100 and \$5,200, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Lakehaven Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Lakehaven Community Development District.

By: _____

Title: _____

Date: _____



November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

The first part of the paper discusses the importance of understanding the cultural context of the research. It highlights the need for researchers to be sensitive to the values and beliefs of the communities they are studying. This is particularly important in the field of education, where cultural differences can significantly impact learning outcomes.

The second part of the paper focuses on the methodology used in the study. It describes the process of selecting participants, collecting data, and analyzing the results. The authors emphasize the importance of using a mixed-methods approach to gain a comprehensive understanding of the research topic.

The third part of the paper presents the findings of the study. It discusses the results of the quantitative data analysis and the insights gained from the qualitative interviews. The authors conclude that there are significant differences in learning outcomes between the two groups, and these differences can be attributed to cultural factors.

The final part of the paper discusses the implications of the findings for future research and practice. It suggests that educators should be aware of the cultural context of their students and tailor their teaching methods accordingly. The authors also recommend further research to explore the underlying reasons for the observed differences.

ADDENDUM TO AUDITOR ENGAGEMENT LETTER ("ADDENDUM")

The following provisions govern the Agreement referenced below:

1. **Background** – The Lakehaven Community Development District ("**District**") selected Grau & Associates ("**Auditor**," together with the District, the "**Parties**") to provide audit services. In response, the Auditor sent to the District an Engagement Letter for Audit Services, dated September 17, 2026, attached hereto as **Exhibit A** ("**Engagement Letter**," together with the Addendum, the "**Agreement**").
2. **Services** - The Agreement sets forth the services and fees or other compensation to be provided for the services. The Auditor agrees to render the audit services in accordance with auditing standards generally accepted and as adopted by the Florida Board of Accountancy. The District maintains a general fund, and may also maintain other funds related to prior tax-exempt bond issuances. As part of the services, and as part of the audit report, the Auditor shall provide, among other things:
 - a. a Management Letter, as required by the Auditor General;
 - b. a report on internal control and compliance with laws, regulations, and the provisions of contracts or grant agreements as well as any noncompliance with such that could have a material effect on the financial statements; and
 - c. a statement describing corrective actions to be taken in response to each of the auditor's recommendations included in the audit report, if any.
3. **Invoices** - All invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the Agreement.
4. **Public Records Laws** - The Auditor further agrees to comply with public records laws, such as the requirements under Section 119.0701, *Florida Statutes*, to the extent applicable.
5. **E-Verify** - Contractor shall comply with all applicable provisions of Section 448.095, *Florida Statutes*.
6. **Timing** - The Auditor shall take all necessary steps to ensure the audit is completed in a timely fashion so that the audit report may be approved by the District's Board of Supervisors and filed by June 15th after the end of the fiscal year under review, or such earlier date as required by the applicable trust indenture. The Auditor shall submit a preliminary draft audit report to the District for review no later than May 15th of the fiscal year that follows the fiscal year for which the audit is being conducted. Further, the Auditor shall submit a final audit report to the District for review no later than June 1 of the fiscal year that follows the fiscal year for which the audit is being conducted. Assuming that the District's Manager timely provides records within ten (10) days of a written request from the Auditor, the failure to timely complete the audit shall result in the Auditor forfeiting fifty percent (50%) of the Auditor's fee. In order for the Auditor to deliver the annual audit to the District by June 1 after the end of the fiscal year under review, the District must provide all accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) to the Auditor no later than eighteen (18) weeks prior to June 1 after the end of the fiscal year under review. Throughout the course of the audit, the District's management must timely provide records within 10 days of a written request from the Auditor. The District's legal counsel must timely provide a response to the Auditors confirmation request, which is a requirement by the Auditor in order to perform the annual audit in accordance with Generally Accepted Auditing Standards.
7. **Termination** - This Agreement may be terminated for any or no reason upon 5 days prior written notice to the other party. In the event of any termination, the Auditor's sole remedy shall be to collect any unpaid amounts earned under the Agreement, subject to any offsets that the District may have.
8. **Miscellaneous** - The Engagement Letter and this Addendum constitute the complete and exclusive statement of the Agreement. The Parties understand that this Addendum shall not alter any of the terms of the Engagement Letter except as described herein. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Engagement Letter, this Addendum controls.

GRAU & ASSOCIATES

By: _____
Its: _____
Date: _____

LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT

By: _____
Its: _____
Date: _____

EXHIBIT A:
Audit Services Engagement Letter

SECTION VIII

SECTION C

SECTION 1

Lakehaven
Community Development District

Unaudited Financial Reporting
August 31, 2026



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1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Series 2026 Debt Service</u>
4	<u>Series 2026 Capital Projects Fund</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Report</u>

Lakehaven
Community Development District
Combined Balance Sheet
August 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 12,711	\$ -	\$ -	\$ 12,711
<u>Investments:</u>				
Series 2026				
Reserve	\$ -	\$ 180,348	\$ -	\$ 180,348
Interest	\$ -	\$ 100,729	\$ -	\$ 100,729
Cost of Issuance	\$ -	\$ -	\$ 6,900	\$ 6,900
Due from Developer	\$ 13,802	\$ -	\$ -	\$ 13,802
Total Assets	\$ 26,513	\$ 281,077	\$ 6,900	\$ 314,491
Liabilities:				
Accounts Payable	\$ 13,802	\$ -	\$ -	\$ 13,802
Total Liabilities	\$ 13,802	\$ -	\$ -	\$ 13,802
Fund Balance:				
Assigned:				
Debt Services - Series 2026	\$ -	\$ 281,077	\$ -	\$ 281,077
Capital Projects Fund	\$ -	\$ -	\$ 6,900	\$ 6,900
Unassigned	\$ 12,711	\$ -	\$ -	\$ 12,711
Total Fund Balances	\$ 12,711	\$ 281,077	\$ 6,900	\$ 300,688
Total Liabilities & Fund Balance	\$ 26,513	\$ 281,077	\$ 6,900	\$ 314,491

Lakehaven
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Developer Contributions	\$ 135,928	\$ 115,663	\$ 115,663	\$ -
Boundary Amendment Contribution	\$ -	\$ -	\$ 1,090	\$ 1,090
Total Revenues	\$ 135,928	\$ 115,663	\$ 116,753	\$ 1,090
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ -	\$ 11,000
FICA Expenditures	\$ 918	\$ 842	\$ -	\$ 842
Engineering	\$ 15,000	\$ 13,750	\$ -	\$ 13,750
Attorney	\$ 25,000	\$ 22,917	\$ 10,458	\$ 12,459
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 36,667	\$ 36,667	\$ 0
Information Technology	\$ 1,800	\$ 1,650	\$ 1,650	\$ -
Website Maintenance	\$ 2,950	\$ 2,850	\$ 2,850	\$ -
Telephone	\$ 300	\$ 275	\$ -	\$ 275
Postage & Delivery	\$ 1,000	\$ 917	\$ 175	\$ 741
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Copies	\$ 1,000	\$ 917	\$ 51	\$ 866
Legal Advertising	\$ 15,000	\$ 13,750	\$ 5,060	\$ 8,690
Office Supplies	\$ 625	\$ 573	\$ 1	\$ 571
Travel Per Diem	\$ 660	\$ 605	\$ -	\$ 605
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Meeting Room Rental	\$ -	\$ -	\$ 615	\$ (615)
Boundary Amendment Expense	\$ -	\$ -	\$ 1,090	\$ (1,090)
Contingencies	\$ 5,000	\$ 4,583	\$ 349	\$ 4,235
Total Administrative	\$ 135,928	\$ 116,469	\$ 64,141	\$ 52,329
<u>Operations & Maintenance</u>				
<u>Field Expenditures</u>				
Field Management	\$ -	\$ -	\$ 6,000	\$ (6,000)
Landscape Maintenance	\$ -	\$ -	\$ 43,104	\$ (43,104)
Fountain Maintenance	\$ -	\$ -	\$ 550	\$ (550)
Total Operations & Maintenance	\$ -	\$ -	\$ 49,654	\$ (49,654)
Total Expenditures	\$ 135,928	\$ 116,469	\$ 113,795	\$ 2,675
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 2,958	
Fund Balance - Beginning	\$ -		\$ 9,753	
Fund Balance - Ending	\$ -		\$ 12,711	

Lakehaven

Community Development District

Series 2026 Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
<i>Series 2026</i>				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
<i>Other Financing Sources/(Uses):</i>				
Bond Proceeds	\$ -	\$ -	\$ 281,077	\$ 281,077
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 281,077	\$ 281,077
Net Change in Fund Balance	\$ -		\$ 281,077	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 281,077	

Lakehaven

Community Development District

Series 2026 Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Developer Contribution	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay - Construction	\$ -	\$ -	\$ 9,605,585	\$ (9,605,585)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 451,438	\$ (451,438)
Total Expenditures	\$ -	\$ -	\$ 10,057,023	\$(10,057,023)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$(10,057,023)	
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 10,063,923	\$ 10,063,923
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 10,063,923	\$ 10,063,923
Net Change in Fund Balance	\$ -	\$ -	\$ 6,900	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 6,900	

Lakehaven
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 11,750	\$ 3,794	\$ 7,258	\$ 3,586	\$ 5,122	\$ 5,574	\$ 5,868	\$ 6,883	\$ 11,903	\$ 20,089	\$ 33,836	\$ -	\$ 115,663
Boundary Amendment Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 930	\$ -	\$ -	\$ 160	\$ -	\$ 1,090
Total Revenues	\$ 11,750	\$ 3,794	\$ 7,258	\$ 3,586	\$ 5,122	\$ 5,574	\$ 5,868	\$ 7,813	\$ 11,903	\$ 20,089	\$ 33,996	\$ -	\$ 116,753
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,222	\$ 305	\$ -	\$ 1,832	\$ 2,109	\$ 1,352	\$ 416	\$ 1,932	\$ 1,290	\$ -	\$ -	\$ -	\$ 10,458
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ 36,667
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ 1,650
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,850	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ 2,850
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ 88	\$ -	\$ 3	\$ 3	\$ 1	\$ 4	\$ 32	\$ 37	\$ 3	\$ 4	\$ -	\$ 175
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Copies	\$ 35	\$ 3	\$ -	\$ -	\$ 8	\$ -	\$ 2	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ 51
Legal Advertising	\$ 572	\$ -	\$ 311	\$ 4,078	\$ -	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 5,060
Office Supplies	\$ -	\$ 0	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 0	\$ 0	\$ -	\$ 1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Meeting Room Rental	\$ -	\$ -	\$ -	\$ 158	\$ -	\$ 169	\$ -	\$ 144	\$ -	\$ -	\$ 144	\$ -	\$ 615
Boundary Amendment Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 930	\$ -	\$ -	\$ 160	\$ -	\$ 1,090
Contingencies	\$ -	\$ -	\$ 110	\$ 115	\$ (106)	\$ 38	\$ 38	\$ 38	\$ 38	\$ 38	\$ 38	\$ -	\$ 349
Total Administrative	\$ 10,588	\$ 3,980	\$ 4,004	\$ 9,770	\$ 5,598	\$ 6,892	\$ 4,044	\$ 6,759	\$ 4,952	\$ 3,625	\$ 3,929	\$ -	\$ 64,141
Operations & Maintenance													
Field Expenditures													
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ 6,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,268	\$ 13,071	\$ 16,641	\$ 10,124	\$ -	\$ 43,104
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550	\$ -	\$ 550
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,768	\$ 14,571	\$ 18,141	\$ 12,174	\$ -	\$ 49,654
Total Expenditures	\$ 10,588	\$ 3,980	\$ 4,004	\$ 9,770	\$ 5,598	\$ 6,892	\$ 4,044	\$ 11,527	\$ 19,523	\$ 21,767	\$ 16,103	\$ -	\$ 113,795
Excess Revenues (Expenditures)	\$ 1,162	\$ (186)	\$ 3,254	\$ (6,184)	\$ (476)	\$ (1,318)	\$ 1,824	\$ (3,714)	\$ (7,620)	\$ (1,677)	\$ 17,893	\$ -	\$ 2,958

Lakehaven

Community Development District

Long Term Debt Report

Series 2026, Special Assessment Revenue Bonds		
Interest Rate:	4.750%, 5.500%, 5.875%	
Maturity Date:	5/1/2056	
Reserve Fund Definition	25% Maximum Annual Debt Service	
Reserve Fund Requirement	\$180,348	
Reserve Fund Balance	\$180,348	
Bonds Outstanding - 08/28/26		\$10,345,000
Current Bonds Outstanding		\$10,345,000

SECTION 2

Lakehaven

Community Development District

Funding Request #17

August 11, 2026

Bill to:

Pulte Homes

Payee		General Fund FY2026	
1	Kutak Rock LLP		
	Invoice # 3780758 - General Counsel for June 2026	\$	1,290.00
2	United Land Services		
	Invoice # 219640 - 4th week June Landscape Maintenance	\$	3,267.66
	Invoice # 218706 - 4th week July Landscape Maintenance	\$	3,365.69
		Total:	\$ 7,923.35

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

July 31, 2026

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. 3780758

Client Matter No. 62123-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

Lakehaven CDD

C/O Governmental Management Services - Central Florida

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3780758

62123-1

Re: General Counsel

For Professional Legal Services Rendered

06/05/26	M. VanSickle	0.40	226.00	Review plat and draft deed regarding conveyance of easement
06/12/26	R. Dugan	0.20	64.00	Correspondence regarding proposed budget
06/15/26	R. Dugan	0.50	160.00	Review draft budget and assessment documents for fiscal year 2027; correspondence regarding same
06/15/26	D. Wilbourn	0.90	180.00	Prepare budget hearing documents
06/17/26	R. Dugan	0.40	128.00	Correspondence regarding district records for Phase 1; review draft meeting agenda; correspondence regarding same
06/18/26	R. Dugan	1.20	384.00	Conferences and correspondence regarding proposed budget; review of same; correspondence regarding district records
06/18/26	T. Mackie	0.40	148.00	Confer with Dugan
TOTAL HOURS		4.00		

KUTAK ROCK LLP

Lakehaven CDD

July 31, 2026

Client Matter No. 62123-1

Invoice No. 3780758

Page 2

TOTAL FOR SERVICES RENDERED	\$1,290.00
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TOTAL CURRENT AMOUNT DUE	<u>\$1,290.00</u>
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12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 219640

Date	PO#
07/31/26	
Due Date	Terms
8/15/26	Net 15

BILL TO
Lake Haven CDD
Governmental Management Service 219 East Livingston Street Orlando, FL 32801

Property Address
Lake Haven CDD Horizon View Loop , FL 34714

Item	Amount
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Job #238335 - JUNE 4TH WEEK MAINTENANCE SERVICE

Property Improvements	\$3,267.66
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Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$3,267.66
Sales Tax	\$0.00
Total	\$3,267.66
Credits/Payments	(\$0.00)
Balance Due	\$3,267.66



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 218706

Date	PO#
07/31/26	
Due Date	Terms
8/15/26	Net 15

BILL TO
Lake Haven CDD
Governmental Management Service 6200 Lee Vista Blvd Suite 300 Orlando, FL 32822

Property Address
Lake Haven CDD Horizon View Loop , FL 34714

Item	Amount
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Job #242541 - JULY 4TH WEEK MAINTENANCE SERVICE

** A Fuel Surcharge of 3% may be added at the time of invoice to this proposal ** Please see Terms and Conditions for details.**

Landscape Install \$3,267.66

Job Fuel Surcharge \$98.03

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$3,365.69
Sales Tax	\$0.00
Total	\$3,365.69
Credits/Payments	(\$0.00)
Balance Due	\$3,365.69

The first part of the paper discusses the importance of understanding the local context in which a project is implemented. This includes a thorough understanding of the community, its culture, and its needs. It is essential to engage with the community from the very beginning, to ensure that the project is relevant and sustainable. This involves listening to the community's voice, understanding their priorities, and involving them in the decision-making process.

The second part of the paper explores the challenges of implementing a project in a resource-poor environment. This includes issues such as lack of funding, limited access to services, and a lack of infrastructure. It is important to identify these challenges early on and develop strategies to address them. This may involve seeking external funding, building partnerships with local organizations, and developing innovative solutions to overcome the barriers.

The third part of the paper discusses the importance of monitoring and evaluation. This involves tracking the progress of the project, assessing its impact, and identifying areas for improvement. It is essential to have a clear plan for monitoring and evaluation from the start, and to involve the community in the process. This will ensure that the project is on track and that the community's needs are being met.

The fourth part of the paper discusses the importance of sustainability. This involves ensuring that the project is financially, socially, and environmentally sustainable. This may involve developing a business plan, building local capacity, and implementing environmentally friendly practices. It is essential to think about the long-term impact of the project and to develop strategies to ensure its sustainability.

The fifth part of the paper discusses the importance of communication. This involves keeping the community informed about the project, its progress, and its impact. This may involve using a variety of communication channels, such as community meetings, newsletters, and social media. It is essential to communicate in a way that is understandable and relevant to the community.

The sixth part of the paper discusses the importance of leadership. This involves identifying and supporting local leaders who can champion the project and mobilize the community. It is essential to have strong leadership at the local level to ensure the project's success.

The seventh part of the paper discusses the importance of collaboration. This involves working with other organizations and individuals who share the same goals. This may involve forming a coalition or partnership. It is essential to collaborate with others to pool resources, share knowledge, and increase the impact of the project.

The eighth part of the paper discusses the importance of flexibility. This involves being able to adapt the project to changing circumstances. It is essential to have a flexible approach that can respond to the needs of the community and the challenges of the environment.

The ninth part of the paper discusses the importance of transparency. This involves being open about the project's finances, its progress, and its impact. It is essential to be transparent to build trust and ensure accountability.

The tenth part of the paper discusses the importance of documentation. This involves keeping records of the project's progress, its impact, and the community's feedback. It is essential to have a good system for documentation to ensure that the project's history is preserved and that lessons learned can be shared.

Lakehaven
Community Development District

Funding Request #18
August 18, 2026

Bill to: Pulte Homes

Payee		General Fund FY2026	
1	Governmental Management Services		
	Invoice #18 - Field Management for Aug 2026	\$	1,500.00
	Invoice # 19 - Management Fees for Aug 2026	\$	3,587.20



Total: \$ 5,087.20

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 #:** 18**Invoice Date:** 8/1/26**Due Date:** 8/1/26**Case:****P.O. Number:****Bill To:**

Lake Haven CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Field Management		1,500.00	1,500.00
Total			\$1,500.00
Payments/Credits			\$0.00
Balance Due			\$1,500.00

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 19**Invoice Date:** 8/1/26**Due Date:** 8/1/26**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		0.15	0.15
Postage		3.72	3.72
Total			\$3,587.20
Payments/Credits			\$0.00
Balance Due			\$3,587.20

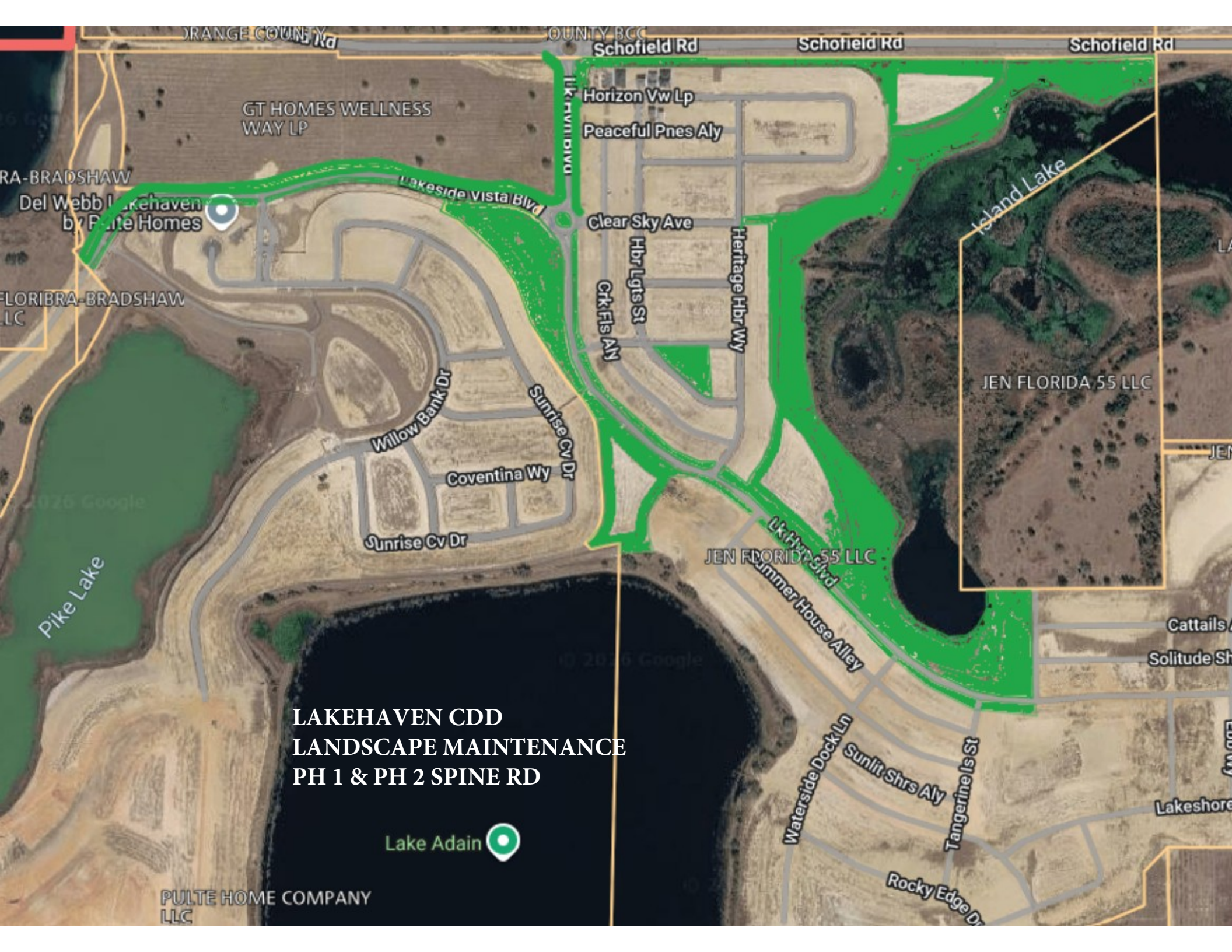
SECTION D

SECTION 1

Board Approval Note: The Board of Supervisors previously approved the **Phase 1 maintenance contract** in the amount of **\$149,725.00** (annually, billed at a flat rate of \$12,477.00/month).

Contract Comparison: Phase 1 vs. Phase 2 Boulevard

Cost Element	Phase 1 (Approved)	Phase 2 Blvd Only (Pending)	Combined Total
General Services (Schedule A)	\$125,040.00	\$16,117.00	\$141,157.00
Tree / Shrub Care (Schedule C)	\$1,350.00	\$262.00	\$1,612.00
Bed Dressing / Mulch (Schedule D)	\$8,700.00 (150 yds)	\$4,800.00 (80 yds)	\$13,500.00 (230 yds)
Palm Trimming (Schedule D)	\$8,935.00 (247 palms)	\$2,520.00 (72 palms)	\$11,455.00 (319 palms)
Irrigation Maintenance (Schedule E)	\$5,700.00	\$0.00	\$5,700.00
Total Annual Contract	\$149,725.00	\$23,699.00	\$173,424.00
Flat Monthly Fee	\$12,477.00 / mo	\$1,975.00 / mo	\$14,452.00 / mo



ORANGE COUNTY FL

COUNTY BCC

Schofield Rd

Schofield Rd

Schofield Rd

GT HOMES WELLNESS
WAY LP

Horizon Vw Lp

Peaceful Pnes Aly

RA-BRADSHAW

Del Webb Lakehaven
by Pulte Homes

FLORIBRA-BRADSHAW
LLC

Lakeside Vista Blvd

Clear Sky Ave

Heritage Hbr Wy

Hbr Lgts St

Chrls AN

Island Lake

JEN FLORIDA 55 LLC

Willow Bank Dr

Sunrise Cv Dr

Coventina Wy

Sunrise Cv Dr

JEN FLORIDA 55 LLC

Summer House Alley

Pike Lake

LAKEHAVEN CDD
LANDSCAPE MAINTENANCE
PH 1 & PH 2 SPINE RD

Lake Adain

PULTE HOME COMPANY
LLC

Cattails

Solitude Sh

Lakeshore

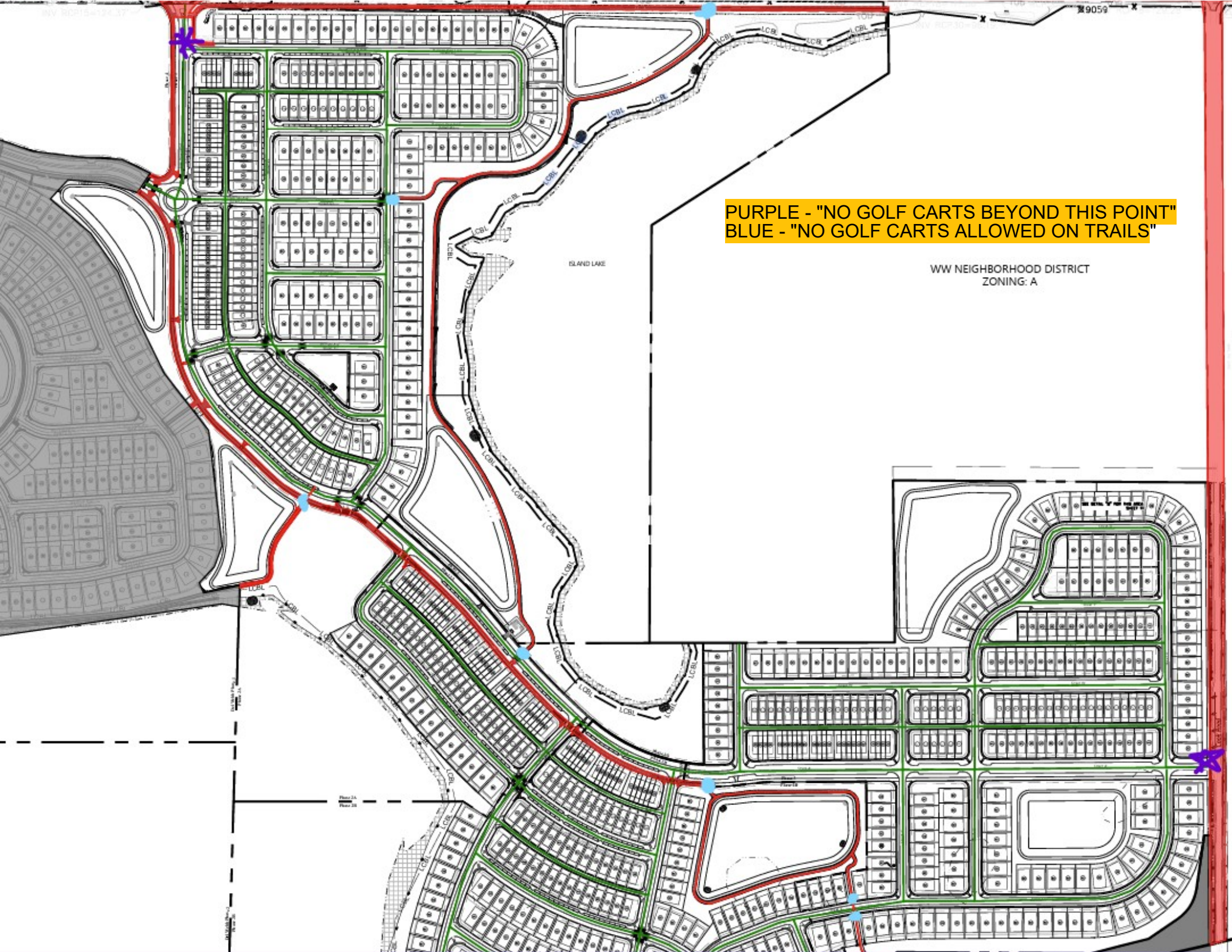
Rocky Edge Dr

Waterside Dock Ln

Sunlit Shrs Aly

Tangerine Is St

SECTION 2



PURPLE - "NO GOLF CARTS BEYOND THIS POINT"
BLUE - "NO GOLF CARTS ALLOWED ON TRAILS"

WW NEIGHBORHOOD DISTRICT
ZONING: A

ISLAND LAKE

Phase 1A
Phase 1B

Proposal # : 565

Proposal



Maintenance Services
Phone: 407-577-0918
Email:
Ahilyard@gmscfl.com

Bill To/District Lakehaven CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
Golf Cart Sign Install GMS Staff will purchase, assemble, and install: - (3) “No Golf Carts Beyond This Point” signs at community exits - (8) “No Golf Carts Allowed on Trails” signs at entrances to CDD trails - K-3624-GRNREV	

Qty	Description	Unit Price	Line Total
8	Labor	\$55.00	\$440.00
1	Mobilization	\$65.00	\$65.00
1	Equipment	\$45.00	\$45.00
1	Materials		\$1,552.21
Total Due:			\$2,102.21

This Proposal is Valid for 30 days.

Client Signature: _____



The first part of the paper discusses the importance of the research and the objectives of the study. It highlights the need for a comprehensive understanding of the subject matter and the role of the researcher in this process. The second part of the paper presents the methodology used in the study, including the data collection methods and the analysis techniques. The third part of the paper discusses the results of the study and the conclusions drawn from the data. The final part of the paper provides a summary of the findings and offers suggestions for future research.

The research was conducted in a systematic and rigorous manner, following the principles of scientific inquiry. The data was collected from a representative sample of the population, and the analysis was performed using advanced statistical techniques. The results of the study are presented in a clear and concise manner, allowing for a thorough understanding of the findings. The conclusions drawn from the data are based on a careful interpretation of the results, taking into account the limitations of the study.

The findings of the study have important implications for the field of research. They provide a new perspective on the subject matter and offer valuable insights into the underlying mechanisms. The results also have practical applications, which can be used to inform policy-making and to improve the quality of life. The study is a significant contribution to the field and will be of great interest to researchers and practitioners alike.

In conclusion, the study has successfully achieved its objectives and has provided a comprehensive understanding of the subject matter. The findings are robust and reliable, and the conclusions are well-supported by the data. The study is a model of scientific research and will serve as a valuable reference for future studies.

Proposal # : 566

Proposal



Maintenance Services
Phone: 407-577-0918
Email:
Ahilyard@gmscfl.com

Bill To/District Lakehaven CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
Golf Cart Sign Install	
GMS Staff will purchase, assemble, and install: - (3) “No Golf Carts Beyond This Point” signs at community exits - (8) “No Golf Carts Allowed on Trails” signs at entrances to CDD trails - K-3490	

Qty	Description	Unit Price	Line Total
8	Labor	\$55.00	\$440.00
1	Mobilization	\$65.00	\$65.00
1	Equipment	\$45.00	\$45.00
1	Materials		\$1,714.45
Total Due:			\$2,264.45

This Proposal is Valid for 30 days.

Client Signature: _____

