

*Lake Mattie Preserve
Community Development District*

Meeting Agenda

May 6, 2025

AGENDA

Lake Mattie Preserve

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

April 29, 2025

Board of Supervisors Meeting

Lake Mattie Preserve Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Lake Mattie Preserve Community Development District** will be held on **Tuesday, May 6, 2025**, at **1:30 PM** at **2235 Crump Road, Winter Haven, FL 33881**.

Zoom Video Link: <https://us06web.zoom.us/j/86071221657>

Zoom Call-In Number: 1-646-876-9923

Meeting ID: 860 7122 1657

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Approval of Minutes of the January 7, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2025-06 Approving the Proposed Fiscal Year 2025/2026 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget (Suggested Date: August 5, 2025)
5. Consideration of Resolution 2025-07 Declaring Special Assessments and Setting the Public Hearing on the Imposition of Operations and Maintenance Assessments for Fiscal Year 2025/2026 (Suggested Date: August 5, 2025)
6. Consideration of Resolution 2025-08 Ratifying Series 2025 Bonds
7. Ratification of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser
8. Ratification of 2025 Contract Agreement with Polk County Property Appraiser
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—0
10. Other Business
11. Supervisors Requests and Audience Comments
12. Adjournment

MINUTES

**MINUTES OF MEETING
LAKE MATTIE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lake Mattie Preserve Community Development District was held **Tuesday, January 7, 2025** at 1:30 p.m. at 2235 Crump Road, Winter Haven, Florida.

Present and constituting a quorum:

Wes Donley	Chairman
Les Dunson	Vice Chairman
Lee Moore	Assistant Secretary
Duane “Rocky” Owen	Assistant Secretary
Tom Franklin	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Bryan Hunter	District Engineer, Hunter Engineering
Cynthia Wilhelm	Bond Counsel, Nabors, Giblin & Nickerson
Sete Zare	Underwriter, MBS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Five Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present or joining via Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath to Newly Elected Board Members from Landowners’ Election Duane “Rocky” Owen (Seat #3), Thomas Franklin (Seat #4) and Lee Moore (Seat#5)

Ms. Burns swore in Duane “Rocky” Owen, Thomas Franklin, and Lee Moore.

B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burn presented the results outlined in Resolution 2025-01 to the Board. She noted that she was happy to answer any questions.

On MOTION by Mr. Moore, seconded by Mr. Franklin, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers**D. Consideration of Resolution 2025-02 Electing Officers**

Ms. Burns presented Resolution 2025-02. She reviewed the previous slate of officers and asked the Board of Supervisors if they would like to keep the slate of officers the same. The Board agreed to keep the slate of officers the same. Supervisor Donley will continue to be Chairman, Supervisor Dunson will continue to be Vice Chairman, the other three Supervisors will be Assistant Secretaries along with George Flint, and Jill Burns will be Secretary.

On MOTION by Mr. Moore, seconded by Mr. Donley, with all in favor, Resolution 2025-02 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the July 17, 2024 Board of Supervisors Meeting and November 5, 2024 Landowners' Meeting**

Ms. Burns presented the minutes of the July 17, 2024 Board of Supervisors meeting and the November 5, 2024 Landowners' meeting. She asked for any questions, corrections or comments. The Board had no changes to the minutes.

On MOTION by Mr. Moore, seconded by Mr. Dunson, with all in favor, the Minutes of the July 17, 2024 Board of Supervisors Meeting and November 5, 2024 Landowners' Meeting, was approved.

FIFTH ORDER OF BUSINESS**Presentation and Approval of Supplemental Engineer's Report for Phase 2 Project Infrastructure Improvements dated December 3, 2024**

Mr. Hunter stated back in September 2022 they prepared the original engineer's report for the Lake Mattie Preserve CDD. He explained that the original report described the scope of the District's entire capital improvement plan and it provided estimates of the overall capital improvement plan cost estimates. He further explained that after the original report was completed, the phasing plan for the projects capital improvements was more fully developed and determined. He continued to explain that in February of 2024, a supplemental engineer's report for the Phase 1 project was prepared and presented to the Board, which provided details regarding the project phasing that had been developed and separated the original cost estimate into phases including, at that time, the cost estimate for Phase 1.

Mr. Hunter explained that to assist with the financing and construction of the Phase 2 project, this new supplemental engineer's report provides updated information related to construction and the platting of Phase 2 and that infrastructure, provides the status of all the permits required to construct Phase 2 and provides the current cost estimate, which includes the cost allocable of Phase 2. He stated that Section 1 of the engineer's report provides background information, details and a summary of the purpose of the report. Section 2 of this supplemental report provides an updated summary of the projects phasing with acreages and unit types for each phase. Section 3 provides a summary of the project permitting. He noted that all required permits are in place for the construction of Phase 2. Section 4 summarizes the status of the ongoing construction and platting for Phase 1 of which Phase 2 construction is dependent. He stated Section 5 provides a summary of the proposed Phase 2 infrastructure. Section 6 provides a brief summary of the entire report and sets forth, in their opinion as the engineer, that the estimated cost of Phase 2 infrastructure is reasonable, that the Phase 2 infrastructure will be feasible to construct and that the assessable property within the District who will receive a special benefit from the Phase 2 project.

Mr. Hunter pointed out that there are three exhibits included in the report. Exhibit A is the phasing map for the entire project. Exhibit B is an updated cost estimate for the capital improvement plan. Exhibit C is an updated summary for Phase 2 District facilities and who will own what when the project is complete. Mr. Hunter stated that he was happy to answer any questions.

On MOTION by Mr. Donley, seconded by Mr. Franklin, with all in favor, the Supplemental Engineer's Report for Phase 2 Project Infrastructure Improvements dated December 3, 2024, was approved.

SIXTH ORDER OF BUSINESS**Presentation and Approval of Preliminary
Second Supplemental Assessment
Methodology for the Phase 2 Project dated
January 7, 2025**

Ms. Burns stated this assessment report allocates the Series 2025 bond debt to properties based on the special benefits that each receives from the District's Phase 2 project. This report will be updated one more time at final pricing when they get final numbers and also once they have the personal IDs for the platted properties. Ms. Burns briefly reviewed the tables for the Board of Supervisors. Table 1 shows their development program. Table 2 shows the infrastructure cost estimates that came from the engineer's report that Mr. Hunter reviewed for the Board. Table 3 shows their estimated bond sizing of \$4,030,000. Table 4 outlines the improvement costs per unit for the Phase 2 project. Table 5 outlines the par debt per unit. Table 6 breaks down the net and gross annual debt assessment per unit that takes in account the collection fees and the early payment discounts when collected on the Polk County tax bill. Table 7 is the preliminary assessment roll, which is currently blank because they are waiting on the parcel IDs from the property appraiser. After review of the tables, Ms. Burns noted that she was happy to answer any questions.

On MOTION by Mr. Moore, seconded by Mr. Dunson, with all in favor, the Preliminary Second Supplemental Assessment Methodology for the Phase 2 Project dated January 7, 2025, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2025-03
Delegation Resolution (Series 2025 – Phase
2 Project Bonds)**

Ms. Wilhelm presented Resolution 2025-03 to the Board of Supervisors. She explained that this resolution serves two main purposes. The first purpose is to delegate to the Chair of the Board the authority to enter into a Bond Purchase Agreement so long as the terms of the purchase agreement are within certain parameters that the Board is going to approve today. The second purchase of the resolution is to approve in substantial form certain of the documents that are needed

in order to market price and sell the bonds including the Purchase Agreement, the Supplemental Trust Indenture, the Preliminary Limited Offering Memorandum, and the Continuing Disclosure Agreement. She noted that the resolution delegates to the Chairman the authority to enter into the purchase agreement within certain parameters and those are attached as Schedule I to the resolution. Ms. Wilhelm reviewed the parameters. She noted that she was happy to answer any questions on the resolution or any of the documents that they are approving in standard form.

On MOTION by Mr. Franklin, seconded by Mr. Dunson, with all in favor, Resolution 2025-03 Delegation Resolution (Series 2025-Phase 2 Project Bonds), was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Series 2025 – Phase 2 Project Bonds Ancillary Financing Documents

- A. True-Up Agreement**
- B. Collateral Assignment Agreement**
- C. Acquisition Agreement**
- D. Completion Agreement**
- E. Declaration of Consent**
- F. Tri-Party Mortgage Agreement (NVR)**
- G. Tri-Party Mortgage Agreement (Bank of Central Florida)**
- H. Consideration of Resolution 2025-04 Supplemental Delegation Assessment Resolution**

Ms. Hancock provided a brief overview of all the items listed above. She explained that these documents are substantially the same form as Phase 1 assessments and bond issuance. It will only cover the Phase 2 area. After her brief overview, Ms. Hancock stated that she was happy to answer any questions.

On MOTION by Mr. Dunson, seconded by Mr. Moore, with all in favor, the Series 2025 – Phase 2 Project Bonds Ancillary Financing Documents, were approved in substantial form.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-05 Authorizing the Publication of Legal Advertisements and Public Notices on a

Publicly Accessible Website in Polk County

Ms. Burns presented Resolution 2025-05 to the Board of Supervisors.

On MOTION by Mr. Donley, seconded by Mr. Dunson, with all in favor, Resolution 2025-05 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County, was approved.

TENTH ORDER OF BUSINESS

Ratification of Audit Services Engagement Letter for Fiscal Year 2024 Audit with Grau & Associates

Ms. Burns stated this is the renewal for 2024 and it's not to exceed amount of \$5,000.

On MOTION by Mr. Donley, seconded by Mr. Moore, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2024 Audit with Grau & Associates Not to Exceed \$5,000, was ratified.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing to report to the Board.

B. Engineer

Mr. Hunter stated he had nothing further to provide. He was happy to answer any questions.

C. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register to the Board of Supervisors. She noted the total is \$2,919,550.04.

On MOTION by Mr. Moore, seconded by Mr. Dunson, with all in favor, the Check Register totaling \$2,919,550.04, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns noted the financial statements through November are included in the agenda package for review. These are for informational purposes only. There is no action necessary from the Board.

TWELFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Donley, seconded by Mr. Dunson, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE MATTIE PRESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Lake Mattie Preserve Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF LAKE MATTIE PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	Tuesday, August 5, 2025
HOUR:	1:30 p.m.
LOCATION:	2235 Crump Road Winter Haven, Florida 33881

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Auburndale and Polk County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6TH DAY OF MAY 2025.

ATTEST:

**LAKE MATTIE PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chairperson, Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026

Lake Mattie Preserve
Community Development District

Proposed Budget
FY2026



Table of Contents

1-2	General Fund
3-7	General Fund Narrative
8	Debt Service Fund - Series 2024
9-10	Amortization Schedule - Series 2024
11	Debt Service Fund - Series 2025
12-13	Amortization Schedule - Series 2025

Lake Mattie Preserve
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Total Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 405,099
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 97,381
Developer Contributions	\$ 452,437	\$ 50,000	\$ 174,207	\$ 224,207	\$ -

Total Revenues	\$ 452,437	\$ 50,000	\$ 174,207	\$ 224,207	\$ 502,480
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Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 600	\$ 1,800	\$ 2,400	\$ 12,000
FICA Expense	\$ 900	\$ 46	\$ 138	\$ 184	\$ 900
Engineering	\$ 15,000	\$ 4,000	\$ 4,000	\$ 8,000	\$ 15,000
Attorney	\$ 25,000	\$ 5,165	\$ 12,500	\$ 17,665	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,300
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,150
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 2,500	\$ 2,583	\$ 5,083	\$ 5,150
Trustee Fees	\$ 4,042	\$ -	\$ -	\$ -	\$ 4,446
Management Fees	\$ 39,375	\$ 19,688	\$ 19,688	\$ 39,375	\$ 40,556
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 1,000	\$ 669	\$ 331	\$ 1,000	\$ 1,000
Insurance	\$ 5,720	\$ 5,408	\$ -	\$ 5,408	\$ 6,934
Copies	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Legal Advertising	\$ 10,000	\$ 992	\$ 5,000	\$ 5,992	\$ 5,000
Other Current Charges	\$ 5,000	\$ 249	\$ 500	\$ 749	\$ 5,000
Office Supplies	\$ 625	\$ 5	\$ 150	\$ 155	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

Total General & Administrative:	\$ 137,437	\$ 46,072	\$ 53,765	\$ 99,837	\$ 136,931
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Operations & Maintenance

Field Expenditures

Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Field Management	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 73,500
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 19,558
Electric	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Pond Basin Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 8,500
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Water and Sewer	\$ -	\$ -	\$ -	\$ -	\$ 30,000
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Field Contingency	\$ 250,000	\$ -	\$ -	\$ -	\$ 7,500

Subtotal Field Expenditures	\$ 265,000	\$ -	\$ -	\$ -	\$ 188,058
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Lake Mattie Preserve
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Total Thru 9/30/25	Proposed Budget FY2026	
Amenity Expenditures						
Amenity - Electric	\$ -	\$ -	\$ 6,417	\$ 6,417	\$ 11,000	
Amenity - Water	\$ -	\$ -	\$ 3,208	\$ 3,208	\$ 5,500	
Internet	\$ -	\$ -	\$ 1,750	\$ 1,750	\$ 3,000	
Pest Control	\$ -	\$ -	\$ 1,055	\$ 1,055	\$ 1,808	
Janitorial Service	\$ -	\$ -	\$ 14,000	\$ 14,000	\$ 24,000	
Security Services	\$ -	\$ -	\$ 19,648	\$ 19,648	\$ 33,683	
Amenity Management	\$ -	\$ -	\$ 5,833	\$ 5,833	\$ 10,000	
Pool Maintenance	\$ -	\$ -	\$ 12,250	\$ 12,250	\$ 21,000	
Amenity Repairs & Maintenance	\$ -	\$ -	\$ 5,833	\$ 5,833	\$ 10,000	
Amenity Contingency	\$ -	\$ -	\$ 4,375	\$ 4,375	\$ 7,500	
Subtotal Amenity Expenditures	\$ -	\$ -	\$ 74,370	\$ 74,370	\$ 127,491	
Total Operations & Maintenance	\$ 265,000	\$ -	\$ 74,370	\$ 74,370	\$ 315,549	
Other Financing Sources/(Uses):						
First Quarter Operating Reserve	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	
Total Other Financing Sources/(Uses)	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	
Total Expenditures	\$ 452,437	\$ 46,072	\$ 178,135	\$ 224,207	\$ 502,480	
Excess Revenues/(Expenditures)	\$ -	\$ 3,928	\$ (3,928)	\$ -	\$ -	
Net Assessments					\$502,480	
Add: Discounts & Collections 7%					\$37,821	
Gross Assessments					\$540,301	
Product	ERU	Assessable Units	Total ERU's	Net Assessment	Net Per Unit	Gross Per Unit
Townhome - Developed	0.75	90	67.50	\$118,117.49	\$1,312.42	\$1,411.20
Single Family - Developed	1.00	164	164.00	\$286,981.75	\$1,749.89	\$1,881.60
Undeveloped	0.10	570	55.65	\$97,380.71	\$170.84	\$183.70
Total ERU's		824	287.15	\$502,479.95		

Lake Mattie Preserve

Community Development District

General Fund Narrative

Revenues:

Assessments

The District will levy a non-ad valorem special assessment on all taxable property within the District, to fund all General Operating and Maintenance Expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expense

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

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Lake Mattie Preserve

Community Development District

General Fund Narrative

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Lake Mattie Preserve

Community Development District

General Fund Narrative

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverages.

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries tha LMP FY26 Proposed Budget Narrativet are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Pond Basin Maintenance

Represents estimated costs for the maintenance of any ponds and lakes located within the District.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Lake Mattie Preserve

Community Development District

General Fund Narrative

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenditures

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities as well as maintaining security systems in place.

Amenity Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the District's pool.

Lake Mattie Preserve
Community Development District
General Fund Narrative

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Amenity Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Financing Sources/(Uses)

First Quarter Operating Reserve

Represents the amount of funds or resources that district sets aside to cover operating expenses for the first quarter of a financial year.

Lake Mattie Preserve

Community Development District

Proposed Budget Debt Service Fund Series 2024

Description	Proposed Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments	\$ 308,811	\$ -	\$ -	\$ -	\$ 308,811
Assessments - Direct	\$ -	\$ 230,734	\$ 76,911	\$ 307,645	\$ -
Interest Income	\$ 1,984	\$ 10,920	\$ 10,920	\$ 21,840	\$ 10,920
Carry Forward Surplus	\$ 153,847	\$ 159,233	\$ -	\$ 159,233	\$ 152,416
Total Revenues	\$ 464,641	\$ 400,887	\$ 87,831	\$ 488,718	\$ 472,146
Expenses					
Interest- 11/01	\$ 151,654	\$ 151,654	\$ -	\$ 151,654	\$ 122,998
Principal - 05/01	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000
Interest - 05/01	\$ 124,648	\$ -	\$ 124,648	\$ 124,648	\$ 122,998
Total Expenditures	\$ 336,302	\$ 151,654	\$ 184,648	\$ 336,302	\$ 305,995
Excess Revenues/(Expenditures)	\$ 128,340	\$ 249,232	\$ (96,816)	\$ 152,416	\$ 166,151

*Carry forward less amount in Reserve funds.

Series 2024
Interest - 11/01/26 \$121,348

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Townhome	90	\$92,030	\$1,022.55	\$1,099.52
Single Family (rear)	64	\$77,342	\$1,208.47	\$1,299.43
Single Family (front)	100	\$139,439	\$1,394.39	\$1,499.34
Total ERU's	254	\$308,811		

Lake Mattie Preserve
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

DATE		BALANCE	PRINCIPAL		INTEREST		TOTAL
11/01/25	\$	4,325,000.00	\$	-	\$	122,997.50	\$ 307,645.00
05/01/26	\$	4,325,000.00	\$	60,000.00	\$	122,997.50	
11/01/26	\$	4,265,000.00	\$	-	\$	121,347.50	\$ 304,345.00
05/01/27	\$	4,265,000.00	\$	65,000.00	\$	121,347.50	
11/01/27	\$	4,200,000.00	\$	-	\$	119,560.00	\$ 305,907.50
05/01/28	\$	4,200,000.00	\$	70,000.00	\$	119,560.00	
11/01/28	\$	4,130,000.00	\$	-	\$	117,635.00	\$ 307,195.00
05/01/29	\$	4,130,000.00	\$	75,000.00	\$	117,635.00	
11/01/29	\$	4,055,000.00	\$	-	\$	115,572.50	\$ 308,207.50
05/01/30	\$	4,055,000.00	\$	75,000.00	\$	115,572.50	
11/01/30	\$	3,980,000.00	\$	-	\$	113,510.00	\$ 304,082.50
05/01/31	\$	3,980,000.00	\$	80,000.00	\$	113,510.00	
11/01/31	\$	3,900,000.00	\$	-	\$	111,310.00	\$ 304,820.00
05/01/32	\$	3,900,000.00	\$	85,000.00	\$	111,310.00	
11/01/32	\$	3,815,000.00	\$	-	\$	108,972.50	\$ 305,282.50
05/01/33	\$	3,815,000.00	\$	90,000.00	\$	108,972.50	
11/01/33	\$	3,725,000.00	\$	-	\$	106,497.50	\$ 305,470.00
05/01/34	\$	3,725,000.00	\$	95,000.00	\$	106,497.50	
11/01/34	\$	3,630,000.00	\$	-	\$	103,885.00	\$ 305,382.50
05/01/35	\$	3,630,000.00	\$	100,000.00	\$	103,885.00	
11/01/35	\$	3,530,000.00	\$	-	\$	101,135.00	\$ 305,020.00
05/01/36	\$	3,530,000.00	\$	105,000.00	\$	101,135.00	
11/01/36	\$	3,425,000.00	\$	-	\$	98,247.50	\$ 304,382.50
05/01/37	\$	3,425,000.00	\$	115,000.00	\$	98,247.50	
11/01/37	\$	3,310,000.00	\$	-	\$	95,085.00	\$ 308,332.50
05/01/38	\$	3,310,000.00	\$	120,000.00	\$	95,085.00	
11/01/38	\$	3,190,000.00	\$	-	\$	91,785.00	\$ 306,870.00
05/01/39	\$	3,190,000.00	\$	125,000.00	\$	91,785.00	
11/01/39	\$	3,065,000.00	\$	-	\$	88,347.50	\$ 305,132.50
05/01/40	\$	3,065,000.00	\$	135,000.00	\$	88,347.50	
11/01/40	\$	2,930,000.00	\$	-	\$	84,635.00	\$ 307,982.50
05/01/41	\$	2,930,000.00	\$	140,000.00	\$	84,635.00	
11/01/41	\$	2,790,000.00	\$	-	\$	80,785.00	\$ 305,420.00
05/01/42	\$	2,790,000.00	\$	150,000.00	\$	80,785.00	
11/01/42	\$	2,640,000.00	\$	-	\$	76,660.00	\$ 307,445.00
05/01/43	\$	2,640,000.00	\$	155,000.00	\$	76,660.00	
11/01/43	\$	2,485,000.00	\$	-	\$	72,397.50	\$ 304,057.50
05/01/44	\$	2,485,000.00	\$	165,000.00	\$	72,397.50	
11/01/44	\$	2,320,000.00	\$	-	\$	67,860.00	\$ 305,257.50
05/01/45	\$	2,320,000.00	\$	175,000.00	\$	67,860.00	
11/01/45	\$	2,145,000.00	\$	-	\$	62,741.25	\$ 305,601.25
05/01/46	\$	2,145,000.00	\$	185,000.00	\$	62,741.25	
11/01/46	\$	1,960,000.00	\$	-	\$	57,330.00	\$ 305,071.25

Lake Mattie Preserve
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

DATE		BALANCE	PRINCIPAL		INTEREST		TOTAL
05/01/47	\$	1,960,000.00	\$	200,000.00	\$	57,330.00	
11/01/47	\$	1,760,000.00	\$	-	\$	51,480.00	\$ 308,810.00
05/01/48	\$	1,760,000.00	\$	210,000.00	\$	51,480.00	
11/01/48	\$	1,550,000.00	\$	-	\$	45,337.50	\$ 306,817.50
05/01/49	\$	1,550,000.00	\$	220,000.00	\$	45,337.50	
11/01/49	\$	1,330,000.00	\$	-	\$	38,902.50	\$ 304,240.00
05/01/50	\$	1,330,000.00	\$	235,000.00	\$	38,902.50	
11/01/50	\$	1,095,000.00	\$	-	\$	32,028.75	\$ 305,931.25
05/01/51	\$	1,095,000.00	\$	250,000.00	\$	32,028.75	
11/01/51	\$	845,000.00	\$	-	\$	24,716.25	\$ 306,745.00
05/01/52	\$	845,000.00	\$	265,000.00	\$	24,716.25	
11/01/52	\$	580,000.00	\$	-	\$	16,965.00	\$ 306,681.25
05/01/53	\$	580,000.00	\$	280,000.00	\$	16,965.00	\$ -
11/01/53	\$	300,000.00	\$	-	\$	8,775.00	\$ 305,740.00
05/01/54	\$	300,000.00	\$	300,000.00	\$	8,775.00	\$ 308,775.00
			\$	4,325,000.00	\$	4,673,002.50	\$ 9,182,650.00

Lake Mattie Preserve

Community Development District

Proposed Budget Debt Service Fund Series 2025

Description	Proposed Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 284,854
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 114,152
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 399,006
Expenses					
Interest- 11/01	\$ -	\$ -	\$ -	\$ -	\$ 114,153
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 55,000
Interest - 05/01	\$ -	\$ -	\$ 34,246	\$ 34,246	\$ 114,153
Total Expenditures	\$ -	\$ -	\$ 34,246	\$ 34,246	\$ 283,305
Other Financing Sources/(Uses)					
Bond Proceeds	\$ -	\$ 433,252	\$ -	\$ 433,252	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 433,252	\$ -	\$ 433,252	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 433,252	\$ (34,246)	\$ 399,006	\$ 115,701

*Carry forward less amount in Reserve funds.

Series 2025
Interest - 11/01/26 **\$112,654**

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family (rear)	94	\$113,496	\$1,207.40	\$1,298.28
Single Family (front)	123	\$171,359	\$1,393.16	\$1,498.02
Total ERU's	217	\$284,854		

Lake Mattie Preserve
Community Development District
Series 2025 Special Assessment Bonds
Amortization Schedule

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL
11/01/25	\$	4,110,000.00	\$	-	\$	114,152.50	\$	148,398.25
05/01/26	\$	4,110,000.00	\$	55,000.00	\$	114,152.50		
11/01/26	\$	4,055,000.00			\$	112,653.75	\$	281,806.25
05/01/27	\$	4,055,000.00	\$	60,000.00	\$	112,653.75		
11/01/27	\$	3,995,000.00			\$	111,018.75	\$	283,672.50
05/01/28	\$	3,995,000.00	\$	60,000.00	\$	111,018.75		
11/01/28	\$	3,935,000.00			\$	109,383.75	\$	280,402.50
05/01/29	\$	3,935,000.00	\$	65,000.00	\$	109,383.75		
11/01/29	\$	3,870,000.00			\$	107,612.50	\$	281,996.25
05/01/30	\$	3,870,000.00	\$	70,000.00	\$	107,612.50		
11/01/30	\$	3,800,000.00			\$	105,705.00	\$	283,317.50
05/01/31	\$	3,800,000.00	\$	75,000.00	\$	105,705.00		
11/01/31	\$	3,725,000.00			\$	103,661.25	\$	284,366.25
05/01/32	\$	3,725,000.00	\$	75,000.00	\$	103,661.25		
11/01/32	\$	3,650,000.00			\$	101,617.50	\$	280,278.75
05/01/33	\$	3,650,000.00	\$	80,000.00	\$	101,617.50		
11/01/33	\$	3,570,000.00			\$	99,437.50	\$	281,055.00
05/01/34	\$	3,570,000.00	\$	85,000.00	\$	99,437.50		
11/01/34	\$	3,485,000.00			\$	97,121.25	\$	281,558.75
05/01/35	\$	3,485,000.00	\$	90,000.00	\$	97,121.25		
11/01/35	\$	3,395,000.00			\$	94,668.75	\$	281,790.00
05/01/36	\$	3,395,000.00	\$	95,000.00	\$	94,668.75		
11/01/36	\$	3,300,000.00			\$	92,080.00	\$	281,748.75
05/01/37	\$	3,300,000.00	\$	100,000.00	\$	92,080.00		
11/01/37	\$	3,200,000.00			\$	89,355.00	\$	281,435.00
05/01/38	\$	3,200,000.00	\$	105,000.00	\$	89,355.00		
11/01/38	\$	3,095,000.00			\$	86,493.75	\$	280,848.75
05/01/39	\$	3,095,000.00	\$	115,000.00	\$	86,493.75		
11/01/39	\$	2,980,000.00			\$	83,360.00	\$	284,853.75
05/01/40	\$	2,980,000.00	\$	120,000.00	\$	83,360.00		
11/01/40	\$	2,860,000.00			\$	80,090.00	\$	283,450.00
05/01/41	\$	2,860,000.00	\$	125,000.00	\$	80,090.00		
11/01/41	\$	2,735,000.00			\$	76,683.75	\$	281,773.75
05/01/42	\$	2,735,000.00	\$	135,000.00	\$	76,683.75		
11/01/42	\$	2,600,000.00			\$	73,005.00	\$	284,688.75
05/01/43	\$	2,600,000.00	\$	140,000.00	\$	73,005.00		
11/01/43	\$	2,460,000.00			\$	69,190.00	\$	282,195.00
05/01/44	\$	2,460,000.00	\$	150,000.00	\$	69,190.00		
11/01/44	\$	2,310,000.00			\$	65,102.50	\$	284,292.50
05/01/45	\$	2,310,000.00	\$	155,000.00	\$	65,102.50		
11/01/45	\$	2,155,000.00			\$	60,878.75	\$	280,981.25
05/01/46	\$	2,155,000.00	\$	165,000.00	\$	60,878.75		
11/01/46	\$	1,990,000.00			\$	56,217.50	\$	282,096.25

Lake Mattie Preserve
Community Development District
Series 2025 Special Assessment Bonds
Amortization Schedule

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL
05/01/47	\$	1,990,000.00	\$	175,000.00	\$	56,217.50		
11/01/47	\$	1,815,000.00			\$	51,273.75	\$	282,491.25
05/01/48	\$	1,815,000.00	\$	185,000.00	\$	51,273.75		
11/01/48	\$	1,630,000.00			\$	46,047.50	\$	282,321.25
05/01/49	\$	1,630,000.00	\$	195,000.00	\$	46,047.50		
11/01/49	\$	1,435,000.00			\$	40,538.75	\$	281,586.25
05/01/50	\$	1,435,000.00	\$	205,000.00	\$	40,538.75		
11/01/50	\$	1,230,000.00			\$	34,747.50	\$	280,286.25
05/01/51	\$	1,230,000.00	\$	220,000.00	\$	34,747.50		
11/01/51	\$	1,010,000.00			\$	28,532.50	\$	283,280.00
05/01/52	\$	1,010,000.00	\$	230,000.00	\$	28,532.50		
11/01/52	\$	780,000.00			\$	22,035.00	\$	280,567.50
05/01/53	\$	780,000.00	\$	245,000.00	\$	22,035.00		
11/01/53	\$	535,000.00			\$	15,113.75	\$	282,148.75
05/01/54	\$	535,000.00	\$	260,000.00	\$	15,113.75		
11/01/54	\$	275,000.00			\$	7,768.75	\$	282,882.50
05/01/55	\$	275,000.00	\$	275,000.00	\$	7,768.75		
11/01/55							\$	282,768.75
				\$	4,110,000.00	\$	4,505,338.25	\$ 8,615,338.25

SECTION V

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE MATTIE PRESERVE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“**Board**”) of the Lake Mattie Preserve Community Development District (“**District**”) has prior to June 15, 2025, approved a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

WHEREAS, after further consideration, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget, a current copy of which is attached as **Exhibit A**, by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the proposed Assessments, and desires to set the required public hearings thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE MATTIE PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

1. DECLARING ASSESSMENTS. The current form of the Proposed Budget, attached hereto as **Exhibit A**, is hereby approved for use in proceedings to levy and impose the Assessments. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget [and in the reports (if any) of the District Engineer], all of which are on file and available for public inspection at the “**District’s Office**,” c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid

in one or more installments pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

2. SETTING A PUBLIC HEARING. Pursuant to Chapters 170, 190, and 197, Florida Statutes, a public hearing on the Assessments is hereby declared and set for the following date, hour and location:

DATE: Wednesday, August 5, 2025
HOUR: 1:30 p.m.
LOCATION: 2235 Crump Road
Winter Haven, Florida 33881

3. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

4. 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.

5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6TH DAY OF MAY 2025.

ATTEST:

**LAKE MATTIE PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026

Lake Mattie Preserve
Community Development District

Proposed Budget
FY2026



Table of Contents

1-2	General Fund
3-7	General Fund Narrative
8	Debt Service Fund - Series 2024
9-10	Amortization Schedule - Series 2024
11	Debt Service Fund - Series 2025
12-13	Amortization Schedule - Series 2025

Lake Mattie Preserve
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Total Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 405,099
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 97,381
Developer Contributions	\$ 452,437	\$ 50,000	\$ 174,207	\$ 224,207	\$ -

Total Revenues	\$ 452,437	\$ 50,000	\$ 174,207	\$ 224,207	\$ 502,480
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Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 600	\$ 1,800	\$ 2,400	\$ 12,000
FICA Expense	\$ 900	\$ 46	\$ 138	\$ 184	\$ 900
Engineering	\$ 15,000	\$ 4,000	\$ 4,000	\$ 8,000	\$ 15,000
Attorney	\$ 25,000	\$ 5,165	\$ 12,500	\$ 17,665	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,300
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,150
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 2,500	\$ 2,583	\$ 5,083	\$ 5,150
Trustee Fees	\$ 4,042	\$ -	\$ -	\$ -	\$ 4,446
Management Fees	\$ 39,375	\$ 19,688	\$ 19,688	\$ 39,375	\$ 40,556
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 1,000	\$ 669	\$ 331	\$ 1,000	\$ 1,000
Insurance	\$ 5,720	\$ 5,408	\$ -	\$ 5,408	\$ 6,934
Copies	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Legal Advertising	\$ 10,000	\$ 992	\$ 5,000	\$ 5,992	\$ 5,000
Other Current Charges	\$ 5,000	\$ 249	\$ 500	\$ 749	\$ 5,000
Office Supplies	\$ 625	\$ 5	\$ 150	\$ 155	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

Total General & Administrative:	\$ 137,437	\$ 46,072	\$ 53,765	\$ 99,837	\$ 136,931
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Operations & Maintenance

Field Expenditures

Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Field Management	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 73,500
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 19,558
Electric	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Pond Basin Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 8,500
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Water and Sewer	\$ -	\$ -	\$ -	\$ -	\$ 30,000
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Field Contingency	\$ 250,000	\$ -	\$ -	\$ -	\$ 7,500

Subtotal Field Expenditures	\$ 265,000	\$ -	\$ -	\$ -	\$ 188,058
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Lake Mattie Preserve
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Total Thru 9/30/25	Proposed Budget FY2026	
Amenity Expenditures						
Amenity - Electric	\$ -	\$ -	\$ 6,417	\$ 6,417	\$ 11,000	
Amenity - Water	\$ -	\$ -	\$ 3,208	\$ 3,208	\$ 5,500	
Internet	\$ -	\$ -	\$ 1,750	\$ 1,750	\$ 3,000	
Pest Control	\$ -	\$ -	\$ 1,055	\$ 1,055	\$ 1,808	
Janitorial Service	\$ -	\$ -	\$ 14,000	\$ 14,000	\$ 24,000	
Security Services	\$ -	\$ -	\$ 19,648	\$ 19,648	\$ 33,683	
Amenity Management	\$ -	\$ -	\$ 5,833	\$ 5,833	\$ 10,000	
Pool Maintenance	\$ -	\$ -	\$ 12,250	\$ 12,250	\$ 21,000	
Amenity Repairs & Maintenance	\$ -	\$ -	\$ 5,833	\$ 5,833	\$ 10,000	
Amenity Contingency	\$ -	\$ -	\$ 4,375	\$ 4,375	\$ 7,500	
Subtotal Amenity Expenditures	\$ -	\$ -	\$ 74,370	\$ 74,370	\$ 127,491	
Total Operations & Maintenance	\$ 265,000	\$ -	\$ 74,370	\$ 74,370	\$ 315,549	
Other Financing Sources/(Uses):						
First Quarter Operating Reserve	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	
Total Other Financing Sources/(Uses)	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	
Total Expenditures	\$ 452,437	\$ 46,072	\$ 178,135	\$ 224,207	\$ 502,480	
Excess Revenues/(Expenditures)	\$ -	\$ 3,928	\$ (3,928)	\$ -	\$ -	
Net Assessments					\$502,480	
Add: Discounts & Collections 7%					\$37,821	
Gross Assessments					\$540,301	
Product	ERU	Assessable Units	Total ERU's	Net Assessment	Net Per Unit	Gross Per Unit
Townhome - Developed	0.75	90	67.50	\$118,117.49	\$1,312.42	\$1,411.20
Single Family - Developed	1.00	164	164.00	\$286,981.75	\$1,749.89	\$1,881.60
Undeveloped	0.10	570	55.65	\$97,380.71	\$170.84	\$183.70
Total ERU's		824	287.15	\$502,479.95		

Lake Mattie Preserve

Community Development District

General Fund Narrative

Revenues:

Assessments

The District will levy a non-ad valorem special assessment on all taxable property within the District, to fund all General Operating and Maintenance Expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expense

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

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Lake Mattie Preserve

Community Development District

General Fund Narrative

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Lake Mattie Preserve

Community Development District

General Fund Narrative

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverages.

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries tha LMP FY26 Proposed Budget Narrativet are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Pond Basin Maintenance

Represents estimated costs for the maintenance of any ponds and lakes located within the District.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Lake Mattie Preserve

Community Development District

General Fund Narrative

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenditures

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities as well as maintaining security systems in place.

Amenity Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the District's pool.

Lake Mattie Preserve
Community Development District
General Fund Narrative

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Amenity Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Financing Sources/(Uses)

First Quarter Operating Reserve

Represents the amount of funds or resources that district sets aside to cover operating expenses for the first quarter of a financial year.

Lake Mattie Preserve

Community Development District

Proposed Budget Debt Service Fund Series 2024

Description	Proposed Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments	\$ 308,811	\$ -	\$ -	\$ -	\$ 308,811
Assessments - Direct	\$ -	\$ 230,734	\$ 76,911	\$ 307,645	\$ -
Interest Income	\$ 1,984	\$ 10,920	\$ 10,920	\$ 21,840	\$ 10,920
Carry Forward Surplus	\$ 153,847	\$ 159,233	\$ -	\$ 159,233	\$ 152,416
Total Revenues	\$ 464,641	\$ 400,887	\$ 87,831	\$ 488,718	\$ 472,146
Expenses					
Interest- 11/01	\$ 151,654	\$ 151,654	\$ -	\$ 151,654	\$ 122,998
Principal - 05/01	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000
Interest - 05/01	\$ 124,648	\$ -	\$ 124,648	\$ 124,648	\$ 122,998
Total Expenditures	\$ 336,302	\$ 151,654	\$ 184,648	\$ 336,302	\$ 305,995
Excess Revenues/(Expenditures)	\$ 128,340	\$ 249,232	\$ (96,816)	\$ 152,416	\$ 166,151

*Carry forward less amount in Reserve funds.

Series 2024
Interest - 11/01/26 **\$121,348**

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Townhome	90	\$92,030	\$1,022.55	\$1,099.52
Single Family (rear)	64	\$77,342	\$1,208.47	\$1,299.43
Single Family (front)	100	\$139,439	\$1,394.39	\$1,499.34
Total ERU's	254	\$308,811		

Lake Mattie Preserve
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL
11/01/25	\$	4,325,000.00	\$	-	\$	122,997.50	\$	307,645.00
05/01/26	\$	4,325,000.00	\$	60,000.00	\$	122,997.50		
11/01/26	\$	4,265,000.00	\$	-	\$	121,347.50	\$	304,345.00
05/01/27	\$	4,265,000.00	\$	65,000.00	\$	121,347.50		
11/01/27	\$	4,200,000.00	\$	-	\$	119,560.00	\$	305,907.50
05/01/28	\$	4,200,000.00	\$	70,000.00	\$	119,560.00		
11/01/28	\$	4,130,000.00	\$	-	\$	117,635.00	\$	307,195.00
05/01/29	\$	4,130,000.00	\$	75,000.00	\$	117,635.00		
11/01/29	\$	4,055,000.00	\$	-	\$	115,572.50	\$	308,207.50
05/01/30	\$	4,055,000.00	\$	75,000.00	\$	115,572.50		
11/01/30	\$	3,980,000.00	\$	-	\$	113,510.00	\$	304,082.50
05/01/31	\$	3,980,000.00	\$	80,000.00	\$	113,510.00		
11/01/31	\$	3,900,000.00	\$	-	\$	111,310.00	\$	304,820.00
05/01/32	\$	3,900,000.00	\$	85,000.00	\$	111,310.00		
11/01/32	\$	3,815,000.00	\$	-	\$	108,972.50	\$	305,282.50
05/01/33	\$	3,815,000.00	\$	90,000.00	\$	108,972.50		
11/01/33	\$	3,725,000.00	\$	-	\$	106,497.50	\$	305,470.00
05/01/34	\$	3,725,000.00	\$	95,000.00	\$	106,497.50		
11/01/34	\$	3,630,000.00	\$	-	\$	103,885.00	\$	305,382.50
05/01/35	\$	3,630,000.00	\$	100,000.00	\$	103,885.00		
11/01/35	\$	3,530,000.00	\$	-	\$	101,135.00	\$	305,020.00
05/01/36	\$	3,530,000.00	\$	105,000.00	\$	101,135.00		
11/01/36	\$	3,425,000.00	\$	-	\$	98,247.50	\$	304,382.50
05/01/37	\$	3,425,000.00	\$	115,000.00	\$	98,247.50		
11/01/37	\$	3,310,000.00	\$	-	\$	95,085.00	\$	308,332.50
05/01/38	\$	3,310,000.00	\$	120,000.00	\$	95,085.00		
11/01/38	\$	3,190,000.00	\$	-	\$	91,785.00	\$	306,870.00
05/01/39	\$	3,190,000.00	\$	125,000.00	\$	91,785.00		
11/01/39	\$	3,065,000.00	\$	-	\$	88,347.50	\$	305,132.50
05/01/40	\$	3,065,000.00	\$	135,000.00	\$	88,347.50		
11/01/40	\$	2,930,000.00	\$	-	\$	84,635.00	\$	307,982.50
05/01/41	\$	2,930,000.00	\$	140,000.00	\$	84,635.00		
11/01/41	\$	2,790,000.00	\$	-	\$	80,785.00	\$	305,420.00
05/01/42	\$	2,790,000.00	\$	150,000.00	\$	80,785.00		
11/01/42	\$	2,640,000.00	\$	-	\$	76,660.00	\$	307,445.00
05/01/43	\$	2,640,000.00	\$	155,000.00	\$	76,660.00		
11/01/43	\$	2,485,000.00	\$	-	\$	72,397.50	\$	304,057.50
05/01/44	\$	2,485,000.00	\$	165,000.00	\$	72,397.50		
11/01/44	\$	2,320,000.00	\$	-	\$	67,860.00	\$	305,257.50
05/01/45	\$	2,320,000.00	\$	175,000.00	\$	67,860.00		
11/01/45	\$	2,145,000.00	\$	-	\$	62,741.25	\$	305,601.25
05/01/46	\$	2,145,000.00	\$	185,000.00	\$	62,741.25		
11/01/46	\$	1,960,000.00	\$	-	\$	57,330.00	\$	305,071.25

Lake Mattie Preserve
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

DATE		BALANCE	PRINCIPAL		INTEREST		TOTAL
05/01/47	\$	1,960,000.00	\$	200,000.00	\$	57,330.00	
11/01/47	\$	1,760,000.00	\$	-	\$	51,480.00	\$ 308,810.00
05/01/48	\$	1,760,000.00	\$	210,000.00	\$	51,480.00	
11/01/48	\$	1,550,000.00	\$	-	\$	45,337.50	\$ 306,817.50
05/01/49	\$	1,550,000.00	\$	220,000.00	\$	45,337.50	
11/01/49	\$	1,330,000.00	\$	-	\$	38,902.50	\$ 304,240.00
05/01/50	\$	1,330,000.00	\$	235,000.00	\$	38,902.50	
11/01/50	\$	1,095,000.00	\$	-	\$	32,028.75	\$ 305,931.25
05/01/51	\$	1,095,000.00	\$	250,000.00	\$	32,028.75	
11/01/51	\$	845,000.00	\$	-	\$	24,716.25	\$ 306,745.00
05/01/52	\$	845,000.00	\$	265,000.00	\$	24,716.25	
11/01/52	\$	580,000.00	\$	-	\$	16,965.00	\$ 306,681.25
05/01/53	\$	580,000.00	\$	280,000.00	\$	16,965.00	\$ -
11/01/53	\$	300,000.00	\$	-	\$	8,775.00	\$ 305,740.00
05/01/54	\$	300,000.00	\$	300,000.00	\$	8,775.00	\$ 308,775.00
			\$	4,325,000.00	\$	4,673,002.50	\$ 9,182,650.00

Lake Mattie Preserve

Community Development District

Proposed Budget Debt Service Fund Series 2025

Description	Proposed Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 284,854
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 114,152
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 399,006
<u>Expenses</u>					
Interest- 11/01	\$ -	\$ -	\$ -	\$ -	\$ 114,153
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 55,000
Interest - 05/01	\$ -	\$ -	\$ 34,246	\$ 34,246	\$ 114,153
Total Expenditures	\$ -	\$ -	\$ 34,246	\$ 34,246	\$ 283,305
<u>Other Financing Sources/(Uses)</u>					
Bond Proceeds	\$ -	\$ 433,252	\$ -	\$ 433,252	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 433,252	\$ -	\$ 433,252	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 433,252	\$ (34,246)	\$ 399,006	\$ 115,701

*Carry forward less amount in Reserve funds.

Series 2025
Interest - 11/01/26 **\$112,654**

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family (rear)	94	\$113,496	\$1,207.40	\$1,298.28
Single Family (front)	123	\$171,359	\$1,393.16	\$1,498.02
Total ERU's	217	\$284,854		

Lake Mattie Preserve
Community Development District
Series 2025 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/25	\$ 4,110,000.00	\$ -	\$ 114,152.50	\$ 148,398.25
05/01/26	\$ 4,110,000.00	\$ 55,000.00	\$ 114,152.50	
11/01/26	\$ 4,055,000.00		\$ 112,653.75	\$ 281,806.25
05/01/27	\$ 4,055,000.00	\$ 60,000.00	\$ 112,653.75	
11/01/27	\$ 3,995,000.00		\$ 111,018.75	\$ 283,672.50
05/01/28	\$ 3,995,000.00	\$ 60,000.00	\$ 111,018.75	
11/01/28	\$ 3,935,000.00		\$ 109,383.75	\$ 280,402.50
05/01/29	\$ 3,935,000.00	\$ 65,000.00	\$ 109,383.75	
11/01/29	\$ 3,870,000.00		\$ 107,612.50	\$ 281,996.25
05/01/30	\$ 3,870,000.00	\$ 70,000.00	\$ 107,612.50	
11/01/30	\$ 3,800,000.00		\$ 105,705.00	\$ 283,317.50
05/01/31	\$ 3,800,000.00	\$ 75,000.00	\$ 105,705.00	
11/01/31	\$ 3,725,000.00		\$ 103,661.25	\$ 284,366.25
05/01/32	\$ 3,725,000.00	\$ 75,000.00	\$ 103,661.25	
11/01/32	\$ 3,650,000.00		\$ 101,617.50	\$ 280,278.75
05/01/33	\$ 3,650,000.00	\$ 80,000.00	\$ 101,617.50	
11/01/33	\$ 3,570,000.00		\$ 99,437.50	\$ 281,055.00
05/01/34	\$ 3,570,000.00	\$ 85,000.00	\$ 99,437.50	
11/01/34	\$ 3,485,000.00		\$ 97,121.25	\$ 281,558.75
05/01/35	\$ 3,485,000.00	\$ 90,000.00	\$ 97,121.25	
11/01/35	\$ 3,395,000.00		\$ 94,668.75	\$ 281,790.00
05/01/36	\$ 3,395,000.00	\$ 95,000.00	\$ 94,668.75	
11/01/36	\$ 3,300,000.00		\$ 92,080.00	\$ 281,748.75
05/01/37	\$ 3,300,000.00	\$ 100,000.00	\$ 92,080.00	
11/01/37	\$ 3,200,000.00		\$ 89,355.00	\$ 281,435.00
05/01/38	\$ 3,200,000.00	\$ 105,000.00	\$ 89,355.00	
11/01/38	\$ 3,095,000.00		\$ 86,493.75	\$ 280,848.75
05/01/39	\$ 3,095,000.00	\$ 115,000.00	\$ 86,493.75	
11/01/39	\$ 2,980,000.00		\$ 83,360.00	\$ 284,853.75
05/01/40	\$ 2,980,000.00	\$ 120,000.00	\$ 83,360.00	
11/01/40	\$ 2,860,000.00		\$ 80,090.00	\$ 283,450.00
05/01/41	\$ 2,860,000.00	\$ 125,000.00	\$ 80,090.00	
11/01/41	\$ 2,735,000.00		\$ 76,683.75	\$ 281,773.75
05/01/42	\$ 2,735,000.00	\$ 135,000.00	\$ 76,683.75	
11/01/42	\$ 2,600,000.00		\$ 73,005.00	\$ 284,688.75
05/01/43	\$ 2,600,000.00	\$ 140,000.00	\$ 73,005.00	
11/01/43	\$ 2,460,000.00		\$ 69,190.00	\$ 282,195.00
05/01/44	\$ 2,460,000.00	\$ 150,000.00	\$ 69,190.00	
11/01/44	\$ 2,310,000.00		\$ 65,102.50	\$ 284,292.50
05/01/45	\$ 2,310,000.00	\$ 155,000.00	\$ 65,102.50	
11/01/45	\$ 2,155,000.00		\$ 60,878.75	\$ 280,981.25
05/01/46	\$ 2,155,000.00	\$ 165,000.00	\$ 60,878.75	
11/01/46	\$ 1,990,000.00		\$ 56,217.50	\$ 282,096.25

Lake Mattie Preserve
Community Development District
Series 2025 Special Assessment Bonds
Amortization Schedule

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL
05/01/47	\$	1,990,000.00	\$	175,000.00	\$	56,217.50		
11/01/47	\$	1,815,000.00			\$	51,273.75	\$	282,491.25
05/01/48	\$	1,815,000.00	\$	185,000.00	\$	51,273.75		
11/01/48	\$	1,630,000.00			\$	46,047.50	\$	282,321.25
05/01/49	\$	1,630,000.00	\$	195,000.00	\$	46,047.50		
11/01/49	\$	1,435,000.00			\$	40,538.75	\$	281,586.25
05/01/50	\$	1,435,000.00	\$	205,000.00	\$	40,538.75		
11/01/50	\$	1,230,000.00			\$	34,747.50	\$	280,286.25
05/01/51	\$	1,230,000.00	\$	220,000.00	\$	34,747.50		
11/01/51	\$	1,010,000.00			\$	28,532.50	\$	283,280.00
05/01/52	\$	1,010,000.00	\$	230,000.00	\$	28,532.50		
11/01/52	\$	780,000.00			\$	22,035.00	\$	280,567.50
05/01/53	\$	780,000.00	\$	245,000.00	\$	22,035.00		
11/01/53	\$	535,000.00			\$	15,113.75	\$	282,148.75
05/01/54	\$	535,000.00	\$	260,000.00	\$	15,113.75		
11/01/54	\$	275,000.00			\$	7,768.75	\$	282,882.50
05/01/55	\$	275,000.00	\$	275,000.00	\$	7,768.75		
11/01/55							\$	282,768.75
				\$	4,110,000.00	\$	4,505,338.25	\$ 8,615,338.25

SECTION VI

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE MATTIE PRESERVE COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRPERSON, VICE CHAIRPERSON, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF \$4,110,000 LAKE MATTIE PRESERVE COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2025 (PHASE 2 PROJECT); PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lake Mattie Preserve Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, located in the City of Auburndale, Florida; and

WHEREAS, the District previously adopted Resolution Nos. 2022-26 and 2025-03 on September 26, 2022 and January 7, 2025, respectively (collectively, the “**Bond Resolution**”), authorizing the issuance of its Lake Mattie Preserve Community Development District \$4,110,000 Capital Improvement Revenue Bonds, Series 2025 (Phase 2 Project) (the “**Series 2025 Bonds**”), for the purpose of financing the acquisition and/or construction of all or a portion of the public infrastructure necessary for Phase 2 of the District (the “**Phase 2 Project**”), as described in the *Engineer’s Report of Capital Improvements*, dated September 2022, as supplemented by the *Supplemental Engineer’s Report for Phase 2 Project Infrastructure Improvements*, dated December 3, 2024 (together, the “**Engineer’s Report**”); and

WHEREAS, the District closed on the issuance of the Series 2025 Bonds on March 7, 2025; and

WHEREAS, as prerequisites to the issuance of the Series 2025 Bonds, the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District staff including the District Manager, District Assessment Consultant, District Counsel and Bond Counsel (the “**District Staff**”) were required to execute and deliver various documents (the “**Closing Documents**”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District Staff in closing on the issuance of the Series 2025 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE MATTIE PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The issuance of the Series 2025 Bonds, the adoption of resolutions relating to such Bonds, and all actions taken in the furtherance of the closing on such Bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

SECTION 2. The actions of the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2025 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2025 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 6th day of May 2025.

ATTEST:

**LAKE MATTIE PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chairperson, Board of Supervisors

SECTION VII



POLK COUNTY PROPERTY APPRAISER
2025 Data Sharing and Usage Agreement

Revised 01/2025
 ADA Compliant

This Data Sharing and Usage Agreement, hereinafter referred to as “**Agreement**,” establishes the terms and conditions under which the Lake Mattie Preserve Community Development District hereinafter referred to as “**agency**,” can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as “**confidential data**,” will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as “local government” by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2025**, and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee
 Print: Neil Combee
 Title: Polk County Property Appraiser
 Date: January 7, 2025

Agency: Lake Mattie Preserve Community Development
 Signature: Jill Burns
 Print: 0CDADF4CFD22489... Jill Burns
 Title: District Manager
 Date: 3/10/2025

Please email the signed agreement to pataxroll@polk-county.net.

SECTION VIII

CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 by and between the Lake Mattie Preserve Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Lake Mattie Preserve Community Development District.
3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

Signed by:

Jill Burns

0CDADF4CFD22489...

Special District Representative

Jill Burns

Print name

District Manager

3/10/2025

Title

Date

Neil Combee

Polk County Property Appraiser

By:

Neil Combee

Neil Combee, Property Appraiser

SECTION IX

SECTION C

SECTION 1

Lake Mattie Preserve Community Development District

Summary of Check Register

December 24, 2024 through April 21 , 2025

Fund	Date	Check No.'s	Amount
General Fund	1/3/25	94-96	\$ 223,644.41
	1/4/25	97-98	\$ 4,638.08
	1/30/25	99-101	\$ 242,545.10
	2/3/25	102	\$ 105.50
	2/11/25	103-106	\$ 438,695.04
	2/24/25	107-108	\$ 6,022.69
	2/26/25	109	\$ 1,027,640.70
	3/10/25	110	\$ 333.00
	3/11/25	111-112	\$ 4,461.22
	3/13/25	113	\$ 47,774.50
	3/25/25	114	\$ 1,810.50
	4/1/25	115	\$ 17,907.00
	4/4/25	116-117	\$ 15,051.55
	4/14/25	118	\$ 16,495.00
	4/18/25	119-122	\$ 5,725.96
Total Amount			\$ 2,052,850.25

*** CHECK DATES 12/24/2024 - 04/21/2025 ***
LAKE MATTIE PRESERVE-GENERAL
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/03/25	00010	11/30/24	PAYAPP#6 202412 300-20700-10200 031 FR#11		*	20,344.19	
				AJAX PAVING INDUSTRIES OF FLORIDA			20,344.19 000094
1/03/25	00014	11/25/24	19686 202412 300-20700-10200 031 FR#11		*	128,135.20	
				L.S. CURB SERVICE INC.			128,135.20 000095
1/03/25	00016	11/29/24	37108 202412 300-20700-10200 031 FR#11		*	75,165.02	
				MID COAST AGGREGATES			75,165.02 000096
1/14/25	00001	1/01/25	31 202501 310-51300-34000 MANAGEMENT FEES JAN 25		*	3,281.25	
		1/01/25	31 202501 310-51300-35200 WEBSITE ADMIN JAN 25		*	105.00	
		1/01/25	31 202501 310-51300-35100 INFORMATION TECH JAN 25		*	157.50	
		1/01/25	31 202501 310-51300-31300 DISSEMINATION SVCS JAN 25		*	416.67	
		1/01/25	31 202501 310-51300-51000 OFFICE SUPPLIES		*	.03	
		1/01/25	31 202501 310-51300-42000 POSTAGE		*	52.63	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			4,013.08 000097
1/14/25	00007	12/31/24	22396 202412 310-51300-31100 ENGINEER SVCS DEC 24		*	625.00	
				HUNTER ENGINEERING, INC.			625.00 000098
1/30/25	00014	12/19/24	19740 202501 300-20700-10200 031 FR#12		*	57,332.50	
				L.S. CURB SERVICE INC.			57,332.50 000099
1/30/25	00016	1/11/25	38162 202501 300-20700-10200 031 FR # 12		*	8,619.10	
				MID COAST AGGREGATES			8,619.10 000100
1/30/25	00017	12/20/24	12080-1 202501 300-20700-10200 031 FR#12		*	176,593.50	
				SUNCOAST PAVING INC			176,593.50 000101
2/03/25	00002	1/15/25	11146 202412 310-51300-31500 GENERAL COUNSEL DEC 24		*	105.50	
				KILINSKI VAN WYK PLLC			105.50 000102
				LMPR LAKE MATTIE PR ZYAN			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/11/25	00001	3/01/25 35	202503 310-51300-34000		*	3,281.25	
			MANAGEMENT FEES MAR 25				
		3/01/25 35	202503 310-51300-35200		*	105.00	
			WEBSITE ADMIN MAR 25				
		3/01/25 35	202503 310-51300-35100		*	157.50	
			INFORMATION TECH MAR 25				
		3/01/25 35	202503 310-51300-31300		*	416.67	
			DISSEMINATION SVC MAR 25				
		3/01/25 35	202503 310-51300-42000		*	375.80	
			POSTAGE				
				GOVERNMENTAL MANAGEMENT SERVICES-CF			4,336.22 000111
3/11/25	00007	2/26/25 22416	202501 310-51300-31100		*	125.00	
			ENGINEER SVCS JAN 25				
				HUNTER ENGINEERING, INC.			125.00 000112
3/13/25	00014	2/20/25 19881	202503 300-20700-10200		*	47,774.50	
			031 FR#17				
				L.S. CURB SERVICE INC.			47,774.50 000113
3/25/25	00002	3/20/25 11640	202502 310-51300-31500		*	1,810.50	
			GENERAL COUNSEL FEB 25				
				KILINSKI VAN WYK PLLC			1,810.50 000114
4/01/25	00012	3/13/25 159572	202503 300-20700-10200		*	17,907.00	
			031 FR#18				
				ATLANTIC TNG LLC			17,907.00 000115
4/04/25	00007	3/26/25 22416A	202504 300-20700-10200		*	375.00	
			031 FR#19				
				HUNTER ENGINEERING, INC.			375.00 000116
4/04/25	00014	3/20/25 19979	202504 300-20700-10200		*	14,676.55	
			031 FR#19				
				L.S. CURB SERVICE INC.			14,676.55 000117
4/14/25	00019	3/30/25 40523048	202504 300-20700-10200		*	16,495.00	
			031 FR#20				
				G-FORCE TAMPA			16,495.00 000118
4/18/25	00019	3/30/25 40523048	202504 300-20700-10200		*	400.00	
			031 FR#21				
				G-FORCE TAMPA			400.00 000119
4/18/25	00001	4/01/25 36	202504 310-51300-34000		*	3,281.25	
			MANAGEMENT FEES APR 25				

LMPR LAKE MATTIE PR ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		4/01/25 36	202504 310-51300-35200		*	105.00	
		WEBSITE ADMIN APR 25					
		4/01/25 36	202504 310-51300-35100		*	157.50	
		INFORMATION TECH APR 25					
		4/01/25 36	202504 310-51300-31300		*	500.00	
		DISSEMINATION AVC APR 25					
		4/01/25 36	202504 310-51300-51000		*	.06	
		OFFICE SUPPLIES					
		4/01/25 36	202504 310-51300-42000		*	25.65	
		POSTAGE					
GOVERNMENTAL MANAGEMENT SERVICES-CF							4,069.46 000120
4/18/25 00007		3/31/25 22439	202503 310-51300-31100		*	125.00	
		ENGINEER SVC MAR 25					
		3/31/25 22440	202502 310-51300-31100		*	625.00	
		ENGINEER SVCS FEB 25					
HUNTER ENGINEERING, INC.							750.00 000121
4/18/25 00002		4/13/25 11895	202503 310-51300-31500		*	506.50	
		GENERAL COUNSEL MAR 25					
KILINSKI VAN WYK PLLC							506.50 000122
TOTAL FOR BANK A						2,052,850.25	
TOTAL FOR REGISTER						2,052,850.25	

LMPR LAKE MATTIE PR ZYAN

SECTION 2

Lake Mattie Preserve
Community Development District

Unaudited Financial Reporting
March 31, 2025



Table of Contents

1	<hr/> Balance Sheet
2	<hr/> General Fund
3	<hr/> Debt Service Fund Series 2024
4	<hr/> Capital Projects Fund Series 2024
5	<hr/> Debt Service Fund Series 2025
6	<hr/> Capital Projects Fund Series 2025
7	<hr/> Month to Month
8	<hr/> Long Term Debt Schedule

Lake Mattie Preserve

Community Development District

Combined Balance Sheet

March 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 33,421	\$ -	\$ -	\$ 33,421
Due From Developer	\$ -	\$ -	\$ 31,547	\$ 31,547
Investments:				
Series 2024				
Reserve	\$ -	\$ 312,098	\$ -	\$ 312,098
Revenue	\$ -	\$ 235,562	\$ -	\$ 235,562
Interest	\$ -	\$ 13,670	\$ -	\$ 13,670
Construction	\$ -	\$ -	\$ 108	\$ 108
Series 2025				
Reserve	\$ -	\$ 284,854	\$ -	\$ 284,854
Interest	\$ -	\$ 148,398	\$ -	\$ 148,398
Construction	\$ -	\$ -	\$ 601,948	\$ 601,948
Restricted Construction	\$ -	\$ -	\$ 233,806	\$ 233,806
Cost of Issuance	\$ -	\$ -	\$ 6,850	\$ 6,850
Total Assets	\$ 33,421	\$ 994,582	\$ 874,259	\$ 1,902,261
Liabilities:				
Accounts Payable	\$ 19,164	\$ -	\$ -	\$ 19,164
Contracts Payable	\$ -	\$ -	\$ 31,547	\$ 31,547
Total Liabilities	\$ 19,164	\$ -	\$ 31,547	\$ 50,710
Fund Balance:				
Restricted for:				
Debt Service - Series 2024	\$ -	\$ 561,330	\$ -	\$ 561,330
Debt Service - Series 2025		\$ 433,252	\$ -	\$ 433,252
Capital Projects - Series 2024	\$ -	\$ -	\$ 108	\$ 108
Capital Projects - Series 2025		\$ -	\$ 842,604	\$ 842,604
Unassigned	\$ 14,257	\$ -	\$ -	\$ 14,257
Total Fund Balances	\$ 14,257	\$ 994,582	\$ 842,712	\$ 1,851,551
Total Liabilities & Fund Balance	\$ 33,421	\$ 994,582	\$ 874,259	\$ 1,902,261

Lake Mattie Preserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Proposed	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Developer Contributions	\$ 452,437	\$ 50,000	\$ 50,000	\$ -
Total Revenues	\$ 452,437	\$ 50,000	\$ 50,000	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 600	\$ 5,400
FICA Expense	\$ 900	\$ 450	\$ 46	\$ 404
Engineering	\$ 15,000	\$ 7,500	\$ 4,000	\$ 3,500
Attorney	\$ 25,000	\$ 12,500	\$ 5,165	\$ 7,335
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 2,500	\$ 2,500	\$ (0)
Trustee Fees	\$ 4,042	\$ -	\$ -	\$ -
Management Fees	\$ 39,375	\$ 19,688	\$ 19,688	\$ -
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ -
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ -
Postage & Delivery	\$ 1,000	\$ 500	\$ 669	\$ (169)
Insurance	\$ 5,720	\$ 5,720	\$ 5,408	\$ 312
Printing & Binding	\$ 1,000	\$ 500	\$ -	\$ 500
Legal Advertising	\$ 10,000	\$ 5,000	\$ 992	\$ 4,008
Other Current Charges	\$ 5,000	\$ 2,500	\$ 249	\$ 2,251
Office Supplies	\$ 625	\$ 313	\$ 5	\$ 307
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 137,437	\$ 69,920	\$ 46,072	\$ 23,848
<u>Operations & Maintenance</u>				
Field Management	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Field Contingency	\$ 250,000	\$ 125,000	\$ -	\$ 125,000
Total Expenditures	\$ 402,437	\$ 202,420	\$ 46,072	\$ 156,348
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 3,928	
<u>Other Financing Sources/(Uses):</u>				
First Quarter Operating Reserve	\$ (50,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 3,928	
Fund Balance - Beginning	\$ -		\$ 10,330	
Fund Balance - Ending	\$ -		\$ 14,257	

Lake Mattie Preserve

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Assessments - Direct	\$ 308,811	\$ 230,734	\$ 230,734	\$ -
Interest	\$ 1,984	\$ 1,984	\$ 10,920	\$ 8,936
Total Revenues	\$ 310,794	\$ 232,717	\$ 241,654	\$ 8,936
Expenditures:				
<u>Series 2024</u>				
Interest - 11/1	\$ 151,654	\$ 151,654	\$ 151,654	\$ -
Principal - 5/1	\$ 60,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 124,648	\$ -	\$ -	\$ -
Total Expenditures	\$ 336,302	\$ 151,654	\$ 151,654	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (25,508)		\$ 89,999	
Fund Balance - Beginning	\$ 153,847		\$ 471,331	
Fund Balance - Ending	\$ 128,340		\$ 561,330	

Lake Mattie Preserve

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Assessments - Direct	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
<u>Series 2025</u>				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
<u>Other Financing Sources/(Uses):</u>				
Bond Proceeds	\$ -	\$ -	\$ 433,252	\$ 433,252
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 433,252	\$ 433,252
Net Change in Fund Balance	\$ -		\$ 433,252	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 433,252	

Lake Mattie Preserve

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 2,617,869	\$ 2,617,869
Interest	\$ -	\$ -	\$ 420	\$ 420
Total Revenues	\$ -	\$ -	\$ 2,618,289	\$ 2,618,289
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 2,639,111	\$ (2,639,111)
Total Expenditures	\$ -	\$ -	\$ 2,639,111	\$ (2,639,111)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (20,823)	
Fund Balance - Beginning			\$ 20,931	
Fund Balance - Ending			\$ 108	

Lake Mattie Preserve

Community Development District

Capital Projects Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<u>Revenues</u>				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 2,581,649	\$ (2,581,649)
Capital Outlay -COI	\$ -	\$ -	\$ 252,495	\$ (252,495)
Total Expenditures	\$ -	\$ -	\$ 2,834,144	\$ (2,834,144)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (2,834,144)	
<u>Other Financing Sources/(Uses)</u>				
Bond Proceeds	\$ -	\$ -	\$ 3,676,748	\$ 3,676,748
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,676,748	\$ 3,676,748
Net Change in Fund Balance	\$ -	\$ -	\$ 842,604	
Fund Balance - Beginning			\$ -	
Fund Balance - Ending			\$ 842,604	

Lake Mattie Preserve
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50,000
Total Revenues	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50,000
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
FICA Expense	\$ -	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	46
Engineering	\$ -	\$ 2,500	\$ 625	\$ 125	\$ 625	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,000
Attorney	\$ 238	\$ 506	\$ 106	\$ 1,999	\$ 1,811	\$ 507	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,165
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 3,281	\$ 3,281	\$ 3,281	\$ 3,281	\$ 3,281	\$ 3,281	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19,688
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	945
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	630
Postage & Delivery	\$ 55	\$ 1	\$ 123	\$ 53	\$ 61	\$ 376	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	669
Insurance	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,408
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ 992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	992
Other Current Charges	\$ 40	\$ 40	\$ 41	\$ 40	\$ 44	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	249
Office Supplies	\$ 0	\$ 0	\$ 3	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 15,870	\$ 7,008	\$ 4,858	\$ 6,823	\$ 6,503	\$ 5,011	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	46,072
Operations & Maintenance													
Field Expenditures													
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 15,870	\$ 7,008	\$ 4,858	\$ 6,823	\$ 6,503	\$ 5,011	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	46,072
Excess (Deficiency) of Revenues over Expenditures	\$ 9,130	\$ (7,008)	\$ (4,858)	\$ (6,823)	\$ 18,497	\$ (5,011)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,928

Lake Mattie Preserve

Community Development District

Long Term Debt Report

SERIES 2024, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	5.550%, 5.850%	
MATURITY DATE:	5/1/2054	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$308,810	
RESERVE FUND BALANCE	\$312,098	
BONDS OUTSTANDING - 11/01/24		\$4,385,000
CURRENT BONDS OUTSTANDING		\$4,385,000

SERIES 2025, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	5.450%, 5.650%	
MATURITY DATE:	5/1/2055	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$284,854	
RESERVE FUND BALANCE	\$284,854	
BONDS OUTSTANDING - 11/01/25		\$4,110,000
CURRENT BONDS OUTSTANDING		\$4,110,000

SECTION 3



April 22, 2025

Samantha Ham – Recording Secretary
Lake Mattie Preserve CDD
219 E. Livingston Street
Orlando, Florida 32801-1508

**RE: Lake Mattie Preserve Community Development District Registered
Voters**

Dear Ms. Ham,

In response to your request, there are currently **0** voters within the Lake Mattie Preserve Community Development District as of **April 15, 2025**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Melony M. Bell".

Melony M. Bell
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

PolkElections.gov

Para asistencia en Español, por favor de llamar al (863) 534-5888