

*Lake Mattie Preserve
Community Development District*

Meeting Agenda

August 5, 2025

AGENDA

Lake Mattie Preserve

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

July 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, August 5, 2025**, at **1:30 PM** at **2235 Crump Road, Winter Haven, FL 33881**.

Zoom Video Link: <https://us06web.zoom.us/j/84061174027>

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

Meeting ID: 840 6117 4027

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 May 6, 2025 Board of Supervisors Meeting
4. Public Hearings
 - A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget
 - i. Consideration of Resolution 2025-09 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds
 - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
 - i. Consideration of Resolution 2025-10 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2025-11 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026
6. Consideration of Uniform Collection Agreement with Polk County Tax Collector
7. Presentation of Fiscal Year 2024 Audit Report
8. Goals and Objectives
 - A. Adoption of Fiscal Year 2026 Goals & Objectives
 - B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute
9. Ratification of Amended and Restated Disclosure of Public Financing
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report

- i. Consideration of Proposal for Landscape Maintenance Services
- ii. Consideration of Proposal for Pond Discing
- iii. Consideration of Proposal for Aquatic Maintenance Services

D. District Manager's Report

- i. Approval of Check Register
- ii. Balance Sheet & Income Statement

11. Other Business

12. Supervisors Requests and Audience Comments

13. 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, May 6, 2025** at 1:34 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 <i>by Zoom</i>	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Savannah Hancock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Bryan Hunter	District Engineer, Hunter Engineering

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

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

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the January 7, 2025
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the January 7, 2025 Board of Supervisors meeting and 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 January 7, 2025 Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS

**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)

Ms. Burns stated the suggested hearing date is August 5, 2025, which is the regularly scheduled August meeting. All property owners will be noticed as this is the first time an O&M levy will be imposed with expenses for admin and field expenses based on estimations for landscaping installation as well as irrigation, water, and sewer. There are also amenity expenses for notice purposes which is more of a build-out budget and Ms. Burns noted that this is a cap to send notice to property owners that will more than likely come down before final budget approval. Current assessment amounts are \$1,411.20 for the townhomes and \$1,881.60 for the single-family homes. She offered to answer any questions for the Board. Hearing no questions, she asked for a motion of approval.

On MOTION by Mr. Dunson, seconded by Mr. Donley, with all in favor, 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 on August 5, 2025, was approved.

FIFTH ORDER OF BUSINESS

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)

Ms. Burns noted that this resolution is to levy the assessments. There will be two public hearings held on August 5, 2025, one to adopt the budget and this one to impose the assessments. There being no questions from the Board, there was a motion of approval.

On MOTION by Mr. Donley, seconded by Mr. Dunson, with all in favor, Resolution 2025-07 Declaring Special Assessments and Setting the Public Hearing on the Imposition of Operations and Maintenance Assessments for Fiscal Year 2025/2026 on August 5, 2025, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-08 Ratifying Series 2025 Bonds

Ms. Burns noted that the District closed on the Series 2025 bonds on March 7th and this resolution ratifies, confirms, and approves all actions taken by District staff and officers as well as the Chair in coordination with the closing of those bonds.

On MOTION by Mr. Dunson, seconded by Mr. Donley, with all in favor, Resolution 2025-08 Ratifying Series 2025 Bonds, was approved.

SEVENTH ORDER OF BUSINESS**Ratification of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser**

Ms. Burns noted that the following two items can be taken as one motion and presented the ratification of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser and the Contract Agreement with the Polk County Property Appraiser. Both items are required to be able to collect assessments on the tax bill and they are both required to be entered into annually. They have already been signed, and staff is looking for a ratification of those actions from the Board.

On MOTION by Mr. Donley, seconded by Mr. Dunson, with all in favor, the 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser, was ratified.

EIGHTH ORDER OF BUSINESS**Ratification of 2025 Contract Agreement with Polk County Property Appraiser**

On MOTION by Mr. Donley, seconded by Mr. Dunson, with all in favor, the 2025 Contract Agreement with Polk County Property Appraiser, was ratified.

NINTH 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.

C. District Manager's Report**i. Approval of Check Register**

Ms. Burns presented the check register to the Board of Supervisors from the month of December through April totaling \$2,052,850.25. There were no Board questions and there was a motion of approval.

On MOTION by Mr. Donley, seconded by Mr. Moore, with all in favor, the Check Register totaling \$2,052,850.25, was approved.

ii. Balance Sheet and Income Statement

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

iii. Presentation of Number of Registered Voters – 0

Ms. Burns presented the number of register voters which is 0.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2025-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKE MATTIE PRESERVE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Lake Mattie Preserve Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

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

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Lake Mattie Preserve Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND (SERIES 2024)	\$ _____
DEBT SERVICE FUND (SERIES 2025)	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within 60 days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of

the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 5TH DAY OF AUGUST 2025.

ATTEST:

**LAKE MATTIE PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2026

Lake Mattie Preserve
Community Development District

Proposed Budget
FY2026



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Lake Mattie Preserve
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Total Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 317,512
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 97,381
Developer Contributions	\$ 452,437	\$ 75,000	\$ 22,039	\$ 97,039	\$ -
Total Revenues	\$ 452,437	\$ 75,000	\$ 22,039	\$ 97,039	\$ 414,893
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 1,000	\$ 2,000	\$ 12,000
FICA Expense	\$ 900	\$ 77	\$ 77	\$ 153	\$ 900
Engineering	\$ 15,000	\$ 4,125	\$ 4,125	\$ 8,250	\$ 15,000
Attorney	\$ 25,000	\$ 7,376	\$ 6,250	\$ 13,626	\$ 25,000
Annual Audit	\$ 4,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,150
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 5,000	\$ 4,000	\$ 1,500	\$ 5,500	\$ 6,180
Trustee Fees	\$ 4,042	\$ 2,123	\$ -	\$ 2,123	\$ 4,446
Management Fees	\$ 39,375	\$ 29,531	\$ 9,844	\$ 39,375	\$ 40,556
Information Technology	\$ 1,890	\$ 1,418	\$ 473	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 945	\$ 315	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 1,000	\$ 805	\$ 195	\$ 1,000	\$ 1,000
Insurance	\$ 5,720	\$ 5,408	\$ -	\$ 5,408	\$ 6,934
Copies	\$ 1,000	\$ -	\$ 250	\$ 250	\$ 500
Legal Advertising	\$ 10,000	\$ 992	\$ 4,000	\$ 4,992	\$ 5,000
Other Current Charges	\$ 5,000	\$ 379	\$ 500	\$ 879	\$ 3,000
Office Supplies	\$ 625	\$ 8	\$ 150	\$ 158	\$ 445
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 137,437	\$ 68,362	\$ 28,678	\$ 97,039	\$ 136,931
<i>Operations & Maintenance</i>					
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
Aquatic Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Pond Basin Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 9,000
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	\$ -	\$ -	\$ -	\$ 196,058

Lake Mattie Preserve
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Total Thru 9/30/25	Proposed Budget FY2026
Amenity Expenditures					
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ 2,750
Internet	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 904
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ 12,000
Security Services	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Amenity Management	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,500
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Subtotal Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 81,904
Total Operations & Maintenance	\$ 265,000	\$ -	\$ -	\$ -	\$ 277,962
<u>Other Financing Sources/(Uses):</u>					
First Quarter Operating Reserve	\$ 50,000	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 50,000	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 452,437	\$ 68,362	\$ 28,678	\$ 97,039	\$ 414,893
Excess Revenues/(Expenditures)	\$ -	\$ 6,638	\$ (6,638)	\$ -	\$ -

Net Assessments	\$414,893
Add: Discounts & Collections 7%	\$31,229
Gross Assessments	<u>\$446,121</u>

Product	ERU	Assessable Units	Total ERU's	Net Assessment	Net Per Unit	Gross Per Unit
Townhome - Developed	0.75	90	67.50	\$92,579.16	\$1,028.66	\$1,106.08
Single Family - Developed	1.00	164	164.00	\$224,933.07	\$1,371.54	\$1,474.78
Undeveloped	0.12	570	71.00	\$97,380.71	\$170.84	\$183.70
Total ERU's		824	302.50	\$414,892.95		

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 bond Series 2024 and Series 2025.

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 on bond Series 2024 and Series 2025.

Trustee Fees

The District will incur trustee related costs with the issuance of bond Series 2024 and Series 2025.

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.

Aquatic Maintenance

Involves the routine care of water bodies to maintain their health, appearance, and function. This includes tasks like weed control, debris removal, water quality checks, and shoreline upkeep.

Pond Basin Maintenance

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

Lake Mattie Preserve

Community Development District

General Fund Narrative

Irrigation Repairs

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

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.

Lake Mattie Preserve
Community Development District
General Fund Narrative

Pool Maintenance

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

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 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Assessments	\$ 308,811	\$ 307,645	\$ -	\$ 307,645	\$ 308,811
Interest Income	\$ 1,984	\$ 16,676	\$ 5,559	\$ 22,235	\$ 11,118
Carry Forward Surplus	\$ 153,847	\$ 159,181	\$ -	\$ 159,181	\$ 152,711
Total Revenues	\$ 464,641	\$ 483,502	\$ 5,559	\$ 489,061	\$ 472,639
<u>Expenses</u>					
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	\$ 336,302	\$ -	\$ 336,302	\$ 305,995
<u>Other Financing Sources/(Uses)</u>					
Transfer In/(Out)	\$ -	\$ (48)	\$ -	\$ (48)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (48)	\$ -	\$ (48)	\$ -
Excess Revenues/(Expenditures)	\$ 128,340	\$ 147,152	\$ 5,559	\$ 152,711	\$ 166,644

*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 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 284,854
Interest Income	\$ -	\$ 4,225	\$ 1,408	\$ 5,633	\$ 2,817
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 116,927
Total Revenues	\$ -	\$ 4,225	\$ 1,408	\$ 5,633	\$ 404,598
<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)	\$ -	\$ 403,231	\$ 1,408	\$ 404,640	\$ 121,293

*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 B

SECTION 1

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE MATTIE PRESERVE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Polk County, Florida (“**County**”); and

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit B**; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 5TH DAY OF AUGUST 2025.

ATTEST:

**LAKE MATTIE PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Lake Mattie Preserve
Community Development District

Proposed Budget
FY2026



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Lake Mattie Preserve
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Total Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 317,512
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 97,381
Developer Contributions	\$ 452,437	\$ 75,000	\$ 22,039	\$ 97,039	\$ -
Total Revenues	\$ 452,437	\$ 75,000	\$ 22,039	\$ 97,039	\$ 414,893
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 1,000	\$ 2,000	\$ 12,000
FICA Expense	\$ 900	\$ 77	\$ 77	\$ 153	\$ 900
Engineering	\$ 15,000	\$ 4,125	\$ 4,125	\$ 8,250	\$ 15,000
Attorney	\$ 25,000	\$ 7,376	\$ 6,250	\$ 13,626	\$ 25,000
Annual Audit	\$ 4,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,150
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 5,000	\$ 4,000	\$ 1,500	\$ 5,500	\$ 6,180
Trustee Fees	\$ 4,042	\$ 2,123	\$ -	\$ 2,123	\$ 4,446
Management Fees	\$ 39,375	\$ 29,531	\$ 9,844	\$ 39,375	\$ 40,556
Information Technology	\$ 1,890	\$ 1,418	\$ 473	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 945	\$ 315	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 1,000	\$ 805	\$ 195	\$ 1,000	\$ 1,000
Insurance	\$ 5,720	\$ 5,408	\$ -	\$ 5,408	\$ 6,934
Copies	\$ 1,000	\$ -	\$ 250	\$ 250	\$ 500
Legal Advertising	\$ 10,000	\$ 992	\$ 4,000	\$ 4,992	\$ 5,000
Other Current Charges	\$ 5,000	\$ 379	\$ 500	\$ 879	\$ 3,000
Office Supplies	\$ 625	\$ 8	\$ 150	\$ 158	\$ 445
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 137,437	\$ 68,362	\$ 28,678	\$ 97,039	\$ 136,931
<i>Operations & Maintenance</i>					
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
Aquatic Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Pond Basin Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 9,000
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	\$ -	\$ -	\$ -	\$ 196,058

Lake Mattie Preserve
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Total Thru 9/30/25	Proposed Budget FY2026
Amenity Expenditures					
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ 2,750
Internet	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 904
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ 12,000
Security Services	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Amenity Management	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,500
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Subtotal Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 81,904
Total Operations & Maintenance	\$ 265,000	\$ -	\$ -	\$ -	\$ 277,962
<u>Other Financing Sources/(Uses):</u>					
First Quarter Operating Reserve	\$ 50,000	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 50,000	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 452,437	\$ 68,362	\$ 28,678	\$ 97,039	\$ 414,893
Excess Revenues/(Expenditures)	\$ -	\$ 6,638	\$ (6,638)	\$ -	\$ -

Net Assessments	\$414,893
Add: Discounts & Collections 7%	\$31,229
Gross Assessments	<u>\$446,121</u>

Product	ERU	Assessable Units	Total ERU's	Net Assessment	Net Per Unit	Gross Per Unit
Townhome - Developed	0.75	90	67.50	\$92,579.16	\$1,028.66	\$1,106.08
Single Family - Developed	1.00	164	164.00	\$224,933.07	\$1,371.54	\$1,474.78
Undeveloped	0.12	570	71.00	\$97,380.71	\$170.84	\$183.70
Total ERU's		824	302.50	\$414,892.95		

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 bond Series 2024 and Series 2025.

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 on bond Series 2024 and Series 2025.

Trustee Fees

The District will incur trustee related costs with the issuance of bond Series 2024 and Series 2025.

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.

Aquatic Maintenance

Involves the routine care of water bodies to maintain their health, appearance, and function. This includes tasks like weed control, debris removal, water quality checks, and shoreline upkeep.

Pond Basin Maintenance

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

Lake Mattie Preserve

Community Development District

General Fund Narrative

Irrigation Repairs

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

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.

Lake Mattie Preserve
Community Development District
General Fund Narrative

Pool Maintenance

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

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 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Assessments	\$ 308,811	\$ 307,645	\$ -	\$ 307,645	\$ 308,811
Interest Income	\$ 1,984	\$ 16,676	\$ 5,559	\$ 22,235	\$ 11,118
Carry Forward Surplus	\$ 153,847	\$ 159,181	\$ -	\$ 159,181	\$ 152,711
Total Revenues	\$ 464,641	\$ 483,502	\$ 5,559	\$ 489,061	\$ 472,639
<u>Expenses</u>					
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	\$ 336,302	\$ -	\$ 336,302	\$ 305,995
<u>Other Financing Sources/(Uses)</u>					
Transfer In/(Out)	\$ -	\$ (48)	\$ -	\$ (48)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (48)	\$ -	\$ (48)	\$ -
Excess Revenues/(Expenditures)	\$ 128,340	\$ 147,152	\$ 5,559	\$ 152,711	\$ 166,644

*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 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 284,854
Interest Income	\$ -	\$ 4,225	\$ 1,408	\$ 5,633	\$ 2,817
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 116,927
Total Revenues	\$ -	\$ 4,225	\$ 1,408	\$ 5,633	\$ 404,598
<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)	\$ -	\$ 403,231	\$ 1,408	\$ 404,640	\$ 121,293

*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

Lake Mattie Preserve CDD FY 26 Assessment Roll

PARCEL ID	Units	O&M	Series 2024	Series 2025	Total
252723000000014020					
252723000000032010					
252723300000000011					
2527233000000000012					
2527233000000000021					
2527233000000000022					
252723300013000010	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013000020	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013000030	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013000040	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013000050	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013000060	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013000070	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013000080	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013000090	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013000100	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013000110	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013000120	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013000130	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013000140	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013000150	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013000160	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013000170	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013000180	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013000190	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013000200	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013000210	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013000220	1.00			\$1,498.02	\$1,498.02
252723300013000230	1.00			\$1,498.02	\$1,498.02
252723300013000240	1.00			\$1,498.02	\$1,498.02
252723300013000250	1.00			\$1,498.02	\$1,498.02
252723300013000260	1.00			\$1,498.02	\$1,498.02
252723300013000270	1.00			\$1,498.02	\$1,498.02
252723300013000280	1.00			\$1,498.02	\$1,498.02
252723300013000290	1.00			\$1,498.02	\$1,498.02
252723300013000300	1.00			\$1,498.02	\$1,498.02
252723300013000310	1.00			\$1,498.02	\$1,498.02
252723300013000320	1.00			\$1,498.02	\$1,498.02
252723300013000330	1.00			\$1,498.02	\$1,498.02
252723300013000340	1.00			\$1,498.02	\$1,498.02
252723300013000350	1.00			\$1,498.02	\$1,498.02
252723300013000360	1.00			\$1,498.02	\$1,498.02
252723300013000370	1.00			\$1,498.02	\$1,498.02
252723300013000380	1.00			\$1,498.02	\$1,498.02
252723300013000390	1.00			\$1,498.02	\$1,498.02
252723300013000400	1.00			\$1,498.02	\$1,498.02
252723300013000410	1.00			\$1,498.02	\$1,498.02
252723300013000420	1.00			\$1,498.02	\$1,498.02
252723300013000430	1.00			\$1,498.02	\$1,498.02
252723300013000440	1.00			\$1,498.02	\$1,498.02
252723300013000450	1.00			\$1,498.02	\$1,498.02
252723300013000460	1.00			\$1,498.02	\$1,498.02
252723300013000470	1.00			\$1,498.02	\$1,498.02
252723300013000480	1.00			\$1,498.02	\$1,498.02
252723300013000490	1.00			\$1,498.02	\$1,498.02

[illegible]

PARCEL ID	Units	O&M	Series 2024	Series 2025	Total
252723300013001080	1.00			\$1,498.02	\$1,498.02
252723300013001090	1.00			\$1,498.02	\$1,498.02
252723300013001100	1.00			\$1,498.02	\$1,498.02
252723300013001110	1.00			\$1,498.02	\$1,498.02
252723300013001120	1.00			\$1,498.02	\$1,498.02
252723300013001130	1.00			\$1,498.02	\$1,498.02
252723300013001140	1.00			\$1,498.02	\$1,498.02
252723300013001150	1.00			\$1,498.02	\$1,498.02
252723300013001160	1.00			\$1,498.02	\$1,498.02
252723300013001170	1.00			\$1,498.02	\$1,498.02
252723300013001180	1.00			\$1,498.02	\$1,498.02
252723300013001190	1.00			\$1,498.02	\$1,498.02
252723300013001200	1.00			\$1,498.02	\$1,498.02
252723300013001210	1.00			\$1,498.02	\$1,498.02
252723300013001220	1.00			\$1,498.02	\$1,498.02
252723300013001230	1.00			\$1,498.02	\$1,498.02
252723300013001240	1.00			\$1,498.02	\$1,498.02
252723300013001250	1.00			\$1,498.02	\$1,498.02
252723300013001260	1.00			\$1,498.02	\$1,498.02
252723300013001270	1.00			\$1,498.02	\$1,498.02
252723300013001280	1.00			\$1,498.02	\$1,498.02
252723300013001290	1.00			\$1,498.02	\$1,498.02
252723300013001300	1.00			\$1,498.02	\$1,498.02
252723300013001310	1.00			\$1,498.02	\$1,498.02
252723300013001320	1.00			\$1,498.02	\$1,498.02
252723300013001330	1.00			\$1,498.02	\$1,498.02
252723300013001340	1.00			\$1,498.02	\$1,498.02
252723300013001350	1.00			\$1,498.02	\$1,498.02
252723300013001360	1.00			\$1,498.02	\$1,498.02
252723300013001370	1.00			\$1,498.02	\$1,498.02
252723300013001380	1.00			\$1,498.02	\$1,498.02
252723300013001390	1.00			\$1,498.02	\$1,498.02
252723300013001400	1.00			\$1,498.02	\$1,498.02
252723300013001410	1.00			\$1,498.02	\$1,498.02
252723300013001420	1.00			\$1,498.02	\$1,498.02
252723300013001430	1.00			\$1,498.02	\$1,498.02
252723300013001440	1.00			\$1,498.02	\$1,498.02
252723300013001450	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013001460	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013001470	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013001480	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013001490	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013001500	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013001510	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013001520	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013001530	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013001540	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013001550	1.00	\$1,474.78	\$1,499.34		\$2,974.12
252723300013001560	1.00			\$1,298.28	\$1,298.28
252723300013001570	1.00			\$1,298.28	\$1,298.28
252723300013001580	1.00			\$1,298.28	\$1,298.28
252723300013001590	1.00			\$1,298.28	\$1,298.28
252723300013001600	1.00			\$1,298.28	\$1,298.28
252723300013001610	1.00			\$1,298.28	\$1,298.28
252723300013001620	1.00			\$1,298.28	\$1,298.28
252723300013001630	1.00			\$1,298.28	\$1,298.28
252723300013001640	1.00			\$1,298.28	\$1,298.28
252723300013001650	1.00			\$1,298.28	\$1,298.28

PARCEL ID	Units	O&M	Series 2024	Series 2025	Total
252723300013001660	1.00			\$1,298.28	\$1,298.28
252723300013001670	1.00			\$1,298.28	\$1,298.28
252723300013001680	1.00			\$1,298.28	\$1,298.28
252723300013001690	1.00			\$1,298.28	\$1,298.28
252723300013001700	1.00			\$1,298.28	\$1,298.28
252723300013001710	1.00			\$1,298.28	\$1,298.28
252723300013001720	1.00			\$1,298.28	\$1,298.28
252723300013001730	1.00			\$1,298.28	\$1,298.28
252723300013001740	1.00			\$1,298.28	\$1,298.28
252723300013001750	1.00			\$1,298.28	\$1,298.28
252723300013001760	1.00			\$1,298.28	\$1,298.28
252723300013001770	1.00			\$1,298.28	\$1,298.28
252723300013001780	1.00			\$1,298.28	\$1,298.28
252723300013001790	1.00			\$1,298.28	\$1,298.28
252723300013001800	1.00			\$1,298.28	\$1,298.28
252723300013001810	1.00			\$1,298.28	\$1,298.28
252723300013001820	1.00			\$1,298.28	\$1,298.28
252723300013001830	1.00			\$1,298.28	\$1,298.28
252723300013001840	1.00			\$1,298.28	\$1,298.28
252723300013001850	1.00			\$1,298.28	\$1,298.28
252723300013001860	1.00			\$1,298.28	\$1,298.28
252723300013001870	1.00			\$1,298.28	\$1,298.28
252723300013001880	1.00			\$1,298.28	\$1,298.28
252723300013001890	1.00			\$1,298.28	\$1,298.28
252723300013001900	1.00			\$1,298.28	\$1,298.28
252723300013001910	1.00			\$1,298.28	\$1,298.28
252723300013001920	1.00			\$1,298.28	\$1,298.28
252723300013001930	1.00			\$1,298.28	\$1,298.28
252723300013001940	1.00			\$1,298.28	\$1,298.28
252723300013001950	1.00			\$1,298.28	\$1,298.28
252723300013001960	1.00			\$1,298.28	\$1,298.28
252723300013001970	1.00			\$1,298.28	\$1,298.28
252723300013001980	1.00			\$1,298.28	\$1,298.28
252723300013001990	1.00			\$1,298.28	\$1,298.28
252723300013002000	1.00			\$1,298.28	\$1,298.28
252723300013002010	1.00			\$1,298.28	\$1,298.28
252723300013002020	1.00			\$1,298.28	\$1,298.28
252723300013002030	1.00			\$1,298.28	\$1,298.28
252723300013002040	1.00			\$1,298.28	\$1,298.28
252723300013002050	1.00			\$1,298.28	\$1,298.28
252723300013002060	1.00			\$1,298.28	\$1,298.28
252723300013002070	1.00			\$1,298.28	\$1,298.28
252723300013002080	1.00			\$1,298.28	\$1,298.28
252723300013002090	1.00			\$1,298.28	\$1,298.28
252723300013002100	1.00			\$1,298.28	\$1,298.28
252723300013002110	1.00			\$1,298.28	\$1,298.28
252723300013002120	1.00			\$1,298.28	\$1,298.28
252723300013002130	1.00			\$1,298.28	\$1,298.28
252723300013002140	1.00	\$1,474.78	\$1,299.43		\$2,774.21
252723300013002150	1.00	\$1,474.78	\$1,299.43		\$2,774.21
252723300013002160	1.00	\$1,474.78	\$1,299.43		\$2,774.21
252723300013002170	1.00	\$1,474.78	\$1,299.43		\$2,774.21
252723300013002180	1.00	\$1,474.78	\$1,299.43		\$2,774.21
252723300013002190	1.00	\$1,474.78	\$1,299.43		\$2,774.21
252723300013002200	1.00	\$1,474.78	\$1,299.43		\$2,774.21
252723300013002210	1.00	\$1,474.78	\$1,299.43		\$2,774.21
252723300013002220	1.00	\$1,474.78	\$1,299.43		\$2,774.21
252723300013002230	1.00	\$1,474.78	\$1,299.43		\$2,774.21

[illegible]

[illegible]

[illegible]

[illegible]

PARCEL ID	Units	O&M	Series 2024	Series 2025	Total
252723300013006120	1.00			\$1,298.28	\$1,298.28
252723300013006130	1.00			\$1,298.28	\$1,298.28
252723300013006140	1.00			\$1,298.28	\$1,298.28
252723300013006150	1.00			\$1,298.28	\$1,298.28
252723300013006160	1.00			\$1,298.28	\$1,298.28
252723300013006170	1.00			\$1,298.28	\$1,298.28
252723300013006180	1.00			\$1,298.28	\$1,298.28
252723300013006190	1.00			\$1,298.28	\$1,298.28
252723300013006200	1.00			\$1,298.28	\$1,298.28
252723300013006210	1.00			\$1,298.28	\$1,298.28
252723300013006220	1.00			\$1,298.28	\$1,298.28
252723300013006230	1.00			\$1,298.28	\$1,298.28
252723300013006240	1.00			\$1,298.28	\$1,298.28
252723300013006250	1.00			\$1,298.28	\$1,298.28
252723300013006260	1.00			\$1,298.28	\$1,298.28
252723300013006270	1.00			\$1,298.28	\$1,298.28
252723300013006280					
252723300013006290					
252723300013006300					
252723300013006310					
252723300013006320					
252723300013006330					
252723300013006340					
252723300013006350					
252723300013006360					
252723300013006370					
252723300013006380					
252723300013006390					
252723300013006400					
252723300013006410					
252723300013006420					
252723300013006430					
252723300013006440					
252723300013006450					
252723300013006460					
252723300013006470					
252723300013006480					
Total Gross Onroll	471.00	\$341,411.12	\$332,054.32	\$306,294.78	\$979,760.22
Total Net Onroll		\$317,512.34	\$308,810.52	\$284,854.15	\$911,177.00

Direct Billing - Platted (O&M only)

252723300013000220	1.00	\$183.70		\$183.70
252723300013000230	1.00	\$183.70		\$183.70
252723300013000240	1.00	\$183.70		\$183.70
252723300013000250	1.00	\$183.70		\$183.70
252723300013000260	1.00	\$183.70		\$183.70
252723300013000270	1.00	\$183.70		\$183.70
252723300013000280	1.00	\$183.70		\$183.70
252723300013000290	1.00	\$183.70		\$183.70
252723300013000300	1.00	\$183.70		\$183.70
252723300013000310	1.00	\$183.70		\$183.70
252723300013000320	1.00	\$183.70		\$183.70
252723300013000330	1.00	\$183.70		\$183.70
252723300013000340	1.00	\$183.70		\$183.70
252723300013000350	1.00	\$183.70		\$183.70
252723300013000360	1.00	\$183.70		\$183.70
252723300013000370	1.00	\$183.70		\$183.70

[illegible]

PARCEL ID	Units	O&M	Series 2024	Series 2025	Total
252723300013000960	1.00	\$183.70			\$183.70
252723300013000970	1.00	\$183.70			\$183.70
252723300013000980	1.00	\$183.70			\$183.70
252723300013000990	1.00	\$183.70			\$183.70
252723300013001000	1.00	\$183.70			\$183.70
252723300013001010	1.00	\$183.70			\$183.70
252723300013001020	1.00	\$183.70			\$183.70
252723300013001030	1.00	\$183.70			\$183.70
252723300013001040	1.00	\$183.70			\$183.70
252723300013001050	1.00	\$183.70			\$183.70
252723300013001060	1.00	\$183.70			\$183.70
252723300013001070	1.00	\$183.70			\$183.70
252723300013001080	1.00	\$183.70			\$183.70
252723300013001090	1.00	\$183.70			\$183.70
252723300013001100	1.00	\$183.70			\$183.70
252723300013001110	1.00	\$183.70			\$183.70
252723300013001120	1.00	\$183.70			\$183.70
252723300013001130	1.00	\$183.70			\$183.70
252723300013001140	1.00	\$183.70			\$183.70
252723300013001150	1.00	\$183.70			\$183.70
252723300013001160	1.00	\$183.70			\$183.70
252723300013001170	1.00	\$183.70			\$183.70
252723300013001180	1.00	\$183.70			\$183.70
252723300013001190	1.00	\$183.70			\$183.70
252723300013001200	1.00	\$183.70			\$183.70
252723300013001210	1.00	\$183.70			\$183.70
252723300013001220	1.00	\$183.70			\$183.70
252723300013001230	1.00	\$183.70			\$183.70
252723300013001240	1.00	\$183.70			\$183.70
252723300013001250	1.00	\$183.70			\$183.70
252723300013001260	1.00	\$183.70			\$183.70
252723300013001270	1.00	\$183.70			\$183.70
252723300013001280	1.00	\$183.70			\$183.70
252723300013001290	1.00	\$183.70			\$183.70
252723300013001300	1.00	\$183.70			\$183.70
252723300013001310	1.00	\$183.70			\$183.70
252723300013001320	1.00	\$183.70			\$183.70
252723300013001330	1.00	\$183.70			\$183.70
252723300013001340	1.00	\$183.70			\$183.70
252723300013001350	1.00	\$183.70			\$183.70
252723300013001360	1.00	\$183.70			\$183.70
252723300013001370	1.00	\$183.70			\$183.70
252723300013001380	1.00	\$183.70			\$183.70
252723300013001390	1.00	\$183.70			\$183.70
252723300013001400	1.00	\$183.70			\$183.70
252723300013001410	1.00	\$183.70			\$183.70
252723300013001420	1.00	\$183.70			\$183.70
252723300013001430	1.00	\$183.70			\$183.70
252723300013001440	1.00	\$183.70			\$183.70
252723300013001560	1.00	\$183.70			\$183.70
252723300013001570	1.00	\$183.70			\$183.70
252723300013001580	1.00	\$183.70			\$183.70
252723300013001590	1.00	\$183.70			\$183.70
252723300013001600	1.00	\$183.70			\$183.70
252723300013001610	1.00	\$183.70			\$183.70
252723300013001620	1.00	\$183.70			\$183.70
252723300013001630	1.00	\$183.70			\$183.70
252723300013001640	1.00	\$183.70			\$183.70

PARCEL ID	Units	O&M	Series 2024	Series 2025	Total
252723300013001650	1.00	\$183.70			\$183.70
252723300013001660	1.00	\$183.70			\$183.70
252723300013001670	1.00	\$183.70			\$183.70
252723300013001680	1.00	\$183.70			\$183.70
252723300013001690	1.00	\$183.70			\$183.70
252723300013001700	1.00	\$183.70			\$183.70
252723300013001710	1.00	\$183.70			\$183.70
252723300013001720	1.00	\$183.70			\$183.70
252723300013001730	1.00	\$183.70			\$183.70
252723300013001740	1.00	\$183.70			\$183.70
252723300013001750	1.00	\$183.70			\$183.70
252723300013001760	1.00	\$183.70			\$183.70
252723300013001770	1.00	\$183.70			\$183.70
252723300013001780	1.00	\$183.70			\$183.70
252723300013001790	1.00	\$183.70			\$183.70
252723300013001800	1.00	\$183.70			\$183.70
252723300013001810	1.00	\$183.70			\$183.70
252723300013001820	1.00	\$183.70			\$183.70
252723300013001830	1.00	\$183.70			\$183.70
252723300013001840	1.00	\$183.70			\$183.70
252723300013001850	1.00	\$183.70			\$183.70
252723300013001860	1.00	\$183.70			\$183.70
252723300013001870	1.00	\$183.70			\$183.70
252723300013001880	1.00	\$183.70			\$183.70
252723300013001890	1.00	\$183.70			\$183.70
252723300013001900	1.00	\$183.70			\$183.70
252723300013001910	1.00	\$183.70			\$183.70
252723300013001920	1.00	\$183.70			\$183.70
252723300013001930	1.00	\$183.70			\$183.70
252723300013001940	1.00	\$183.70			\$183.70
252723300013001950	1.00	\$183.70			\$183.70
252723300013001960	1.00	\$183.70			\$183.70
252723300013001970	1.00	\$183.70			\$183.70
252723300013001980	1.00	\$183.70			\$183.70
252723300013001990	1.00	\$183.70			\$183.70
252723300013002000	1.00	\$183.70			\$183.70
252723300013002010	1.00	\$183.70			\$183.70
252723300013002020	1.00	\$183.70			\$183.70
252723300013002030	1.00	\$183.70			\$183.70
252723300013002040	1.00	\$183.70			\$183.70
252723300013002050	1.00	\$183.70			\$183.70
252723300013002060	1.00	\$183.70			\$183.70
252723300013002070	1.00	\$183.70			\$183.70
252723300013002080	1.00	\$183.70			\$183.70
252723300013002090	1.00	\$183.70			\$183.70
252723300013002100	1.00	\$183.70			\$183.70
252723300013002110	1.00	\$183.70			\$183.70
252723300013002120	1.00	\$183.70			\$183.70
252723300013002130	1.00	\$183.70			\$183.70
252723300013004900	1.00	\$183.70			\$183.70
252723300013004910	1.00	\$183.70			\$183.70
252723300013004920	1.00	\$183.70			\$183.70
252723300013004930	1.00	\$183.70			\$183.70
252723300013004940	1.00	\$183.70			\$183.70
252723300013005490	1.00	\$183.70			\$183.70
252723300013005500	1.00	\$183.70			\$183.70
252723300013005510	1.00	\$183.70			\$183.70
252723300013005520	1.00	\$183.70			\$183.70

PARCEL ID	Units	O&M	Series 2024	Series 2025	Total
252723300013005530	1.00	\$183.70			\$183.70
252723300013006020	1.00	\$183.70			\$183.70
252723300013006030	1.00	\$183.70			\$183.70
252723300013006040	1.00	\$183.70			\$183.70
252723300013006050	1.00	\$183.70			\$183.70
252723300013006060	1.00	\$183.70			\$183.70
252723300013006070	1.00	\$183.70			\$183.70
252723300013006080	1.00	\$183.70			\$183.70
252723300013006090	1.00	\$183.70			\$183.70
252723300013006100	1.00	\$183.70			\$183.70
252723300013006110	1.00	\$183.70			\$183.70
252723300013006120	1.00	\$183.70			\$183.70
252723300013006130	1.00	\$183.70			\$183.70
252723300013006140	1.00	\$183.70			\$183.70
252723300013006150	1.00	\$183.70			\$183.70
252723300013006160	1.00	\$183.70			\$183.70
252723300013006170	1.00	\$183.70			\$183.70
252723300013006180	1.00	\$183.70			\$183.70
252723300013006190	1.00	\$183.70			\$183.70
252723300013006200	1.00	\$183.70			\$183.70
252723300013006210	1.00	\$183.70			\$183.70
252723300013006220	1.00	\$183.70			\$183.70
252723300013006230	1.00	\$183.70			\$183.70
252723300013006240	1.00	\$183.70			\$183.70
252723300013006250	1.00	\$183.70			\$183.70
252723300013006260	1.00	\$183.70			\$183.70
252723300013006270	1.00	\$183.70			\$183.70
Total Gross Direct Platted	217.0	39,862.90	0.00	0.00	\$39,862.90

Direct Billing - Unplatted

Acres

252723000000014020	6.25	\$4,353.11			\$4,353.11
252723000000032010	13.74	\$9,565.52			\$9,565.52
252723300000000011	13.71	\$9,544.85			\$9,544.85
252723300000000012	19.50	\$13,575.15			\$13,575.15
252723300000000021	35.09	\$24,420.44			\$24,420.44
252723300000000022	4.87	\$3,387.04			\$3,387.04
Total Gross Unplatted	93.17	\$64,846.10	\$0.00	\$0.00	\$64,846.10

Total Combined Direct Gross	\$104,709.00	\$0.00	\$0.00	\$104,709.00
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Total Combined Direct Net	\$97,379.37	\$0.00	\$0.00	\$97,379.37
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Total Gross Assessments	\$446,120.12	\$332,054.32	\$306,294.78	\$1,084,469.22
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Total Net Assessments	\$414,891.71	\$308,810.52	\$284,854.15	\$1,008,556.37
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SECTION V

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE MATTIE PRESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026; AND PROVIDING FOR 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*, being situated entirely within the City of Auburndale, Polk County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 5th day of August 2025.

ATTEST:

**LAKE MATTIE PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

BOARD OF SUPERVISORS MEETING DATES LAKE MATTIE PRESERVE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026

The Board of Supervisors of the Lake Mattie Preserve Community Development District will hold their regular meetings for Fiscal Year 2025/2026 at 2235 Crump Road, Winter Haven, FL 33881, on the 1st Tuesday of every month at 1:30 PM unless otherwise indicated as follows:

**October 7, 2025
November 4, 2025
December 2, 2025
January 6, 2026
February 3, 2026
March 3, 2026
April 7, 2026
May 5, 2026
June 2, 2026
July 7, 2026
August 4, 2026
September 1, 2026**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

SECTION VI

UNIFORM COLLECTION
AGREEMENT
DISTRICT

THIS AGREEMENT made and entered into this 15th day of, July 2025
by and between Lake Mattie Preserve Community Development District (“District”),
whose address is 219 E Livingston St, Orlando FL 32801-1508
and the Honorable Joe G. Tedder, State Constitutional Tax Collector in and for the Polk County
Political Subdivision, whose address is Polk County Tax Collectors Office, P.O. Box 1189,
Bartow, Florida 33831-1189 (“Tax Collector”).

SECTION I

Findings and Determinations

The parties find and determine:

1. District is authorized to impose and levy, and by appropriate Resolution has expressed its intent to use the statutory uniform methodology of collection for, certain non-ad valorem special assessments for Lake Mattie Preserve CDD as authorized by constitutional and statutory municipal home rule and by section 197.3632, Florida Statutes (2012) and Rule 12D-18, Florida Administrative Code.

2. The term “Assessments” means those certain levies by the District which purport to constitute non-ad valorem special assessments for Lake Mattie Preserve CDD improvements and related systems, facilities and services pursuant to Resolution 2023-04 a non-ad valorem special assessment is lienable under Section 4, Article X, Florida Constitution, if it results in a special benefit peculiar to the parcels of property involved, over and above general community benefit, as a result of a logical connection to the property involved from the system, facility and service provided by the District and if it is apportioned to the property fairly and reasonably.

3. The uniform statutory collection methodology is provided in section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code (“uniform methodology”), with its enforcement provisions, including the use of tax certificates and tax deeds for enforcing against any delinquencies; and

4. The uniform methodology is more fair to the delinquent property owner than traditional lien foreclosure methodology.

5. The uniform methodology provides for more efficiency of collection by virtue of the Assessment being on the official tax notice issued by the Tax Collector which will produce positive economic benefits to the District and its citizens; and

6. The uniform methodology, through use of the official tax notice, will tend to eliminate confusion.

7. The Tax Collector, as the State Constitutional Officer for the county political subdivision, charged by general law in Chapter 197, Florida Statutes, and related rules and regulations, to function as the agent of the Florida Department of Revenue for purposes of the uniform methodology for the Assessments.

8. The sole and exclusive responsibility to determine, impose and levy the Assessments and to determine that it is a legal, constitutional and lienable non-ad valorem special assessment for Lake Mattie Preserve CDD and related systems, facilities and services is that of the District and no other person, entity or officer.

SECTION II

Applicable Law and Regulations

1. Section 2, Article VIII, Florida Constitution; Chapter 170, Florida Statutes; sections 197.3631, 3632 and 3635, Florida Statutes; Rule 12D-18, Florida Administrative Code; and all other applicable provisions of constitutional and statutory law, govern the exercise by the District of its local self-government power to render and pay for municipal services.

2. Section 1(d), Article VIII, Florida Constitution; Chapter 197, Florida and other applicable provisions of constitutional and statutory law apply to Tax Collector in his capacity as a state constitutional county officer and agent of the Florida Department of Revenue for purpose the of collecting and enforcing the collection of non-ad valorem special assessments levied by District.

3. Section 197.3631, Florida Statutes, constitutes supplemental authority for District to levy non-ad valorem assessments including such non-ad valorem special assessments as the “Assessments” for Lake Mattie Preserve CDD and related systems, facilities and services.

4. Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code, have provisions that apply both to District and to Tax Collector, as well as, to the Department of Revenue and the Property Appraiser in and for the county.

SECTION III

Purpose

The purpose of this Agreement under Rule 12D-18, Florida Administrative Code, is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of those certain non-ad valorem special assessments, the “Assessments,” levied by District to include compensation by District to the Tax Collector for actual costs of collection pursuant to section 197.3632(8)(c), Florida Statutes; payment by District of any costs involved in separate mailings because of non-merger of any non-ad valorem special assessment roll as certified by the Chair of the Board of Lake Mattie Preserve Community Development District

or his or her designee, pursuant to section 197.3632(7), Florida Statutes; and reimbursement by District for necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the uniform methodology, as provided in section 197.3632(2), Florida Statutes.

SECTION IV

Term

The term of this Agreement shall commence upon execution, effective for 2025 tax notice purposes, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless District shall inform the Tax Collector, as well as Property Appraiser and the Department of Revenue, by 10 January of each calendar year, if District intends to discontinue to use the uniform methodology for such Assessments pursuant to section 197.3632(6), Florida Statutes (2012) and Rule 12D-18.006(3), Florida Administrative Code, using form DR-412 promulgated by the Florida Department of Revenue.

SECTION V

Duties and Responsibilities of District

District agrees, covenants and contracts to:

1. Compensate the Tax Collector for collections on behalf of the special assessment district in the amount of two percent (2%) on the balance pursuant to section 192.091(2)(b), Florida Statutes and 12D-18.004(2), Florida Administrative Code. The Authority agrees the 2% will be deducted from the balance at the time of each distribution.
2. Reimburse Tax Collector for necessary administrative costs for the collection and enforcement of the Assessment by the Tax Collector under the uniform methodology, pursuant to section 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.
3. To pay for or alternatively to reimburse the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non-ad valorem special assessment roll certified by District pursuant to section 197.3632(7), Florida Statutes and Rule 12D-18.004(2) Florida Administrative Code.
4. District upon being timely billed shall pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to sections 197.3632 and 197.3635, Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code.

5. By the 15th of September of each calendar year, the Chair of the Lake Mattie Preserve Community Development District of the District, or his or her designee, shall certify, using DR Form 408 to the Tax Collector the non-ad valorem assessment (“Assessment”) roll on compatible electronic medium, tied to the property parcel identification number, and otherwise in conformance with the ad valorem tax rolls submitted by the Property Appraiser in July to the Department of Revenue. District or its agent on behalf of District shall post the non-ad valorem special assessment for each parcel on the said non-ad valorem assessment roll and shall exercise its responsibility that such non-ad valorem assessment roll be free of errors and omissions. Section 197.3632(10), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.

6. District agrees to abide by and implement its duties under the uniform law pursuant to all the provisions of sections 197.3632 and 197.3635, Florida Statutes, or its successor of statutory provisions and all applicable rules promulgated by the Department of Revenue and their successor rules.

7. District acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem special assessments, including the District’s “Assessment” and that it is the sole responsibility and duty of District to follow all procedural and substantive requirements for the levy and imposition of constitutionally lienable non-ad valorem special assessments, including the Assessments.

8. District shall indemnify and hold harmless Tax Collector to the extent of any legal action which may be filed in local, state or federal courts against Tax Collector regarding the imposition, levy, roll preparation and certification of the Assessments; District shall pay for or reimburse Tax Collector for fees for legal services rendered to Tax Collector with regard to any such legal action. Nothing herein shall be deemed or construed as a waiver of sovereign immunity by the Tax Collector or the District, and the parties shall have and maintain at all times and for all purposes any and all rights, immunities and protections available under controlling legal precedent as provided under Section 768.28, Florida Statute, or its successor and as provided under other applicable law.

SECTION VI

Duties of the Tax Collector

1. The Tax Collector shall merge timely the legally certified “Assessment” roll of the District with all non-ad valorem assessment rolls, merge said rolls with the tax roll, prepare a collection roll and prepare a combined notice (the tax notice) for both ad valorem taxes and non-ad valorem special assessments for all levying authorities within the county political subdivision, pursuant to sections 197.3632 and 197.3635, Florida Statutes, and its successor provisions, and any applicable rules, and their successor rules, promulgated by the Department of Revenue, and in accordance with any specific ordinances or resolutions adopted by district, so long as said ordinances and resolutions shall themselves each and every one clearly state intent to use the uniform method for collecting such assessments and so long as they are further not inconsistent

with, or contrary to, the provisions of sections 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules.

2. Tax Collector shall collect the Assessments of District as certified by the Chair of the Lake Mattie Preserve Community Development District or his or her designee, to the Tax Collector no later than 15 September of each calendar year on compatible electronic medium, tied to the property identification number for each parcel, and in the format used in July by the Property Appraiser for the ad valorem rolls submitted to the Department of Revenue, using, DR Form 408, and free of errors or omissions.

3. The Tax Collector agrees to cooperate with District in implementation of the uniform methodology for collecting Assessments pursuant to sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any non-ad valorem assessment roll for the Assessments of District that is not officially, timely and legally certified to the Tax Collector pursuant to Chapter 197, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

4. If the Tax Collector discovers errors or omissions on such roll, Tax Collector may request District to file a corrected roll or a correction of the amount of any assessment and District shall bear the cost of any such error or omission.

5. If Tax Collector determines that a separate mailing is authorized pursuant to section 197.3632(7), Florida Statutes, and any applicable rules promulgated by the Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate notice of the particular non-ad valorem special assessment ("Assessment") or shall direct District to mail such a separate notice. In making this decision, the Tax Collector shall consider all costs to District and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of delay in multiple notices. If such a separate mailing is effected, District shall bear all costs associated with the separate notice for the non-ad valorem special assessment that could not be merged, upon timely billing by the Tax Collector.

SECTION VII

Entire Agreement

1. The parties shall perform all their obligations under this agreement in accordance with good faith and prudent practice.

2. This agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, unless otherwise provided in this Agreement, except in writing and signed by all the parties hereto. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless such provision found to be invalid alter substantially the benefits of the Agreement for either of the parties or renders the statutory and regulatory obligations unperformable.

3. This Agreement shall be governed by the laws of the State of Florida.

4. Written notice shall be given to the parties at the following addresses, or such other place or person as each of the parties shall designate by similar notice:

a.	As to Tax Collector:	Address	Joe G. Tedder P.O. Box 1189 Bartow, FL 33831-1189
b.	As to District:	Address	Lake Mattie Preserve CDD 219 E. Livingston St Orlando, FL 32801

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST: **POLK COUNTY TAX COLLECTOR**

By: Joe G. Tedder
Joe G. Tedder, Tax Collector Printed Name
Date: _____

ATTEST:

_____ By: _____
Printed Name

ATTEST:

_____ By: _____
Printed Name

As authorized for execution by the District _____ of _____ City
at its _____ regular meeting.

SECTION VII

**LAKE MATTIE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
CITY OF AUBURNDALE, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**LAKE MATTIE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF AUBURNDALE, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Lake Mattie Preserve Community Development District
City of Auburndale, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Lake Mattie Preserve Community Development District, City of Auburndale, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 16, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 16, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Lake Mattie Preserve Community Development District, City of Auburndale, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$2,104,227.
- The change in the District's total net position in comparison with the prior fiscal year was \$2,090,078, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$502,591, an increase of \$476,755 over the prior year. The total fund balance is assigned for debt service and capital projects, non-spendable for prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental fund for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,	
	2024	2023
Current and other assets	\$ 2,812,883	\$ 26,171
Capital assets, net of depreciation	6,100,668	-
Total assets	8,913,551	26,171
Current liabilities	2,436,670	335
Long-term liabilities	4,372,654	11,687
Total liabilities	6,809,324	12,022
Net position		
Net investment in capital assets	1,748,945	-
Restricted	344,952	-
Unrestricted	10,330	14,149
Total net position	\$ 2,104,227	\$ 14,149

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Operating grants and contributions	\$ 60,866	\$ 90,646
Capital grants and contributions	2,477,720	-
Total revenues	2,538,586	90,646
Expenses:		
General government	65,506	75,218
Bond issue costs	256,415	10,438
Interest	126,587	-
Total expenses	448,508	85,656
Change in net position	2,090,078	4,990
Net position - beginning	14,149	9,159
Net position - ending	\$ 2,104,227	\$ 14,149

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$448,508. The costs of the District's activities were funded by program revenues which were comprised of Developer contributions and investment earnings.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$6,100,668 invested in capital assets for its governmental activities. No depreciation has been taken as the infrastructure is under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$4,385,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

Subsequent to fiscal year end, the District issued \$4,110,000 of Series 2025 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2045 - May 1, 2055 and fixed interest rates ranging from 5.45% to 5.65%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

For the subsequent fiscal year, the District anticipates that the cost of general operations will increase as activities increase.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Lake Mattie Preserve Community Development District's Finance Department at 219 E. Livingston Street, Orlando, FL 32801.

**LAKE MATTIE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF AUBURNDALE, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 935,384
Due from Developer	1,379,830
Prepaid items	5,408
Restricted assets:	
Investments	492,261
Capital assets:	
Nondepreciable	6,100,668
Total assets	<u>8,913,551</u>
LIABILITIES	
Accounts payable	388
Contracts and retainage payable	2,309,904
Accrued interest payable	126,378
Non-current liabilities:	
Due within one year	60,000
Due in more than one year	4,312,654
Total liabilities	<u>6,809,324</u>
NET POSITION	
Net investment in capital assets	1,748,945
Restricted for debt service	344,952
Unrestricted	10,330
Total net position	<u>\$ 2,104,227</u>

See notes to the financial statements

**LAKE MATTIE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF AUBURNDALE, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense)</u>
		<u>Operating</u>	<u>Capital</u>	<u>Revenue and</u>
		<u>Grants and</u>	<u>Grants and</u>	<u>Changes in Net</u>
		<u>Contributions</u>	<u>Contributions</u>	<u>Position</u>
				<u>Governmental</u>
				<u>Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 65,506	\$ 50,000	\$ 2,445,546	\$ 2,430,040
Maintenance and operations	-	-	32,174	32,174
Interest on long-term debt	126,587	10,866	-	(115,721)
Bond issue costs	256,415	-	-	(256,415)
Total governmental activities	448,508	60,866	2,477,720	2,090,078
				2,090,078
				14,149
				<u>\$ 2,104,227</u>

See notes to the financial statements

**LAKE MATTIE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF AUBURNDALE, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 5,310	\$ -	\$ 930,074	\$ 935,384
Investments	-	471,330	20,931	492,261
Due from Developer	-	-	1,379,830	1,379,830
Prepaid items	5,408	-	-	5,408
Total assets	<u>\$ 10,718</u>	<u>\$ 471,330</u>	<u>\$ 2,330,835</u>	<u>\$ 2,812,883</u>
LIABILITIES, AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 388	\$ -	\$ -	\$ 388
Contracts payable	-	-	2,309,904	2,309,904
Total liabilities	<u>388</u>	<u>-</u>	<u>2,309,904</u>	<u>2,310,292</u>
Fund balances:				
Nonspendable:				
Prepaid items	5,408	-	-	5,408
Restricted for:				
Debt service	-	471,330	-	471,330
Capital projects	-	-	20,931	20,931
Unassigned	4,922	-	-	4,922
Total fund balances	<u>10,330</u>	<u>471,330</u>	<u>20,931</u>	<u>502,591</u>
Total liabilities and fund balances	<u>\$ 10,718</u>	<u>\$ 471,330</u>	<u>\$ 2,330,835</u>	<u>\$ 2,812,883</u>

See notes to the financial statements

**LAKE MATTIE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF AUBURNDALE, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Fund balance - governmental funds \$ 502,591

Amounts reported for governmental activities in the statement of
net position are different because:

Capital assets used in governmental activities are not financial
resources and, therefore, are not reported as assets in the
governmental funds. The statement of net position includes
those capital assets, net of any accumulated depreciation, in
the net position of the government as a whole.

Cost of capital assets	6,100,668	
Accumulated depreciation	-	6,100,668

Liabilities not due and payable from current available
resources are not reported as liabilities in the governmental
fund statements. All liabilities, both current and long-term, are
reported in the government-wide financial statements.

Accrued interest payable	(126,378)	
Unamortized original issue discount	12,346	
Bonds payable	(4,385,000)	(4,499,032)
Net position of governmental activities		\$ 2,104,227

See notes to the financial statements

**LAKE MATTIE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF AUBURNDALE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Developer contributions	\$ 50,000	\$ -	2,433,859	\$ 2,483,859
Interest earnings	-	10,866	32,174	43,040
Total revenues	50,000	10,866	2,466,033	2,526,899
EXPENDITURES				
Current:				
General government	65,506	-	-	65,506
Debt service:				
Bond issuance costs	-	-	256,415	256,415
Capital outlay	-	-	6,100,668	6,100,668
Total expenditures	65,506	-	6,357,083	6,422,589
Excess (deficiency) of revenues over (under) expenditures	(15,506)	10,866	(3,891,050)	(3,895,690)
OTHER FINANCING SOURCES (USES)				
Bond proceeds	-	460,464	3,924,536	4,385,000
Original issue discount	-	-	(12,555)	(12,555)
Total other financing sources (uses)	-	460,464	3,911,981	4,372,445
Net change in fund balances	(15,506)	471,330	20,931	476,755
Fund balances - beginning	25,836	-	-	25,836
Fund balances - ending	\$ 10,330	\$ 471,330	\$ 20,931	\$ 502,591

See notes to the financial statements

**LAKE MATTIE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF AUBURNDALE, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ 476,755
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.	6,100,668
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(4,385,000)
Previous Developer advances which were shown as a liability in the government-wide financial statements have been reclassified as Developer contributions.	11,687
In connection with the issuance of the Bonds, the original issue discount is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	12,555
Amortization of Bond discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(209)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	(126,378)
Change in net position of governmental activities	<u>\$ 2,090,078</u>

See notes to the financial statements

**LAKE MATTIE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF AUBURNDALE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Lake Mattie Preserve Community Development District (the "District") was established by the Board of Commissioners of City of Auburndale's approval of Ordinance No. 1711 effective on September 8, 2022 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2024, all of the Board members are affiliated with Mattie Capital Partners, LLC ("Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

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

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

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

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
US Bank Money Market	\$ 492,261	N/A	N/A
	<u>\$ 492,261</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

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

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ -	\$ 6,100,668	\$ -	\$ 6,100,668
Total capital assets, not being depreciated	-	6,100,668	-	6,100,668
Governmental activities capital assets, net	\$ -	\$ 6,100,668	\$ -	\$ 6,100,668

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$33,959,200. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities. The District paid the Developer a total of \$899,894 for the cost of infrastructure improvements during the current fiscal year.

NOTE 6 – LONG-TERM LIABILITIES

Series 2024

On March 22, 2024, the District issued \$4,385,000 of Capital Improvement Revenue Bonds, Series 2024 consisting of various Term Bonds with due dates from May 1, 2044 to May 1, 2054 and fixed interest rates ranging from 5.5% to 5.85%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2025 through May 1, 2054.

The Series 2024 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Series 2024 (Continued)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2024.

Developer Advances

In the prior year the Developer provided \$11,687 in project related funding which was classified as an advance as of September 30, 2023. During the current fiscal year these amounts were reclassified as Developer contributions.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2024	\$ -	\$ 4,385,000	\$ -	\$ 4,385,000	\$ 60,000
Less: original issue discount	-	(12,555)	(209)	(12,346)	-
Direct borrowings:					
Developer advances	11,687	-	11,687	-	-
Total	<u>\$ 11,687</u>	<u>\$ 4,372,445</u>	<u>\$ 11,478</u>	<u>\$ 4,372,654</u>	<u>\$ 60,000</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 60,000	\$ 276,302	\$ 336,302
2026	60,000	245,995	305,995
2027	65,000	242,695	307,695
2028	70,000	239,120	309,120
2029	75,000	235,270	310,270
2030-2034	425,000	1,111,725	1,536,725
2035-2039	565,000	980,275	1,545,275
2040-2044	745,000	805,650	1,550,650
2045-2049	990,000	569,498	1,559,498
2050-2054	1,330,000	242,775	1,572,775
	<u>\$ 4,385,000</u>	<u>\$ 4,949,305</u>	<u>\$ 9,334,305</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$50,000 during the current fiscal year. In addition, The Developer has provided \$2,433,859 in contributions to the capital projects fund in order to fund capital improvements during the current fiscal year. The capital projects fund has recorded a receivable of \$1,379,830 from the Developer as of September 30, 2024.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

NOTE 11 - COMMITMENTS AND CONTINGENCIES

As of September 30, 2024, the District had open contracts for various construction projects. The contracts totaled approximately \$3.7 million, of which approximately \$1.3 million was uncompleted at September 30, 2024. The Developer has agreed to advance funds to the District in order to complete the projects.

NOTE 12 – SUBSEQUENT EVENTS

Bond Issuance

Subsequent to fiscal year end, the District issued \$4,110,000 of Series 2025 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2045 - May 1, 2055 and fixed interest rates ranging from 5.45% to 5.65%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

**LAKE MATTIE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF AUBURNDALE, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer Contributions	\$ 160,192	\$ 50,000	\$ (110,192)
Total revenues	<u>160,192</u>	<u>50,000</u>	<u>(110,192)</u>
EXPENDITURES			
Current:			
General government	135,192	65,506	69,686
Maintenance and operations	25,000	-	25,000
Total expenditures	<u>160,192</u>	<u>65,506</u>	<u>94,686</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	(15,506)	<u>\$ (15,506)</u>
Fund balance - beginning		<u>25,836</u>	
Fund balance - ending		<u>\$ 10,330</u>	

See notes to required supplementary information

**LAKE MATTIE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF AUBURNDALE, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**LAKE MATTIE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF AUBURNDALE, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	4
Employee compensation	\$1,200
Independent contractor compensation	\$65,033
Construction projects to begin on or after October 1; (\$65K)	\$802,601.46
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	Not applicable
Special assessments collected	Not applicable
Outstanding Bonds:	
Series 2024 due May 1, 2054	\$4,385,000



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

To the Board of Supervisors
Lake Mattie Preserve Community Development District
City of Auburndale, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of Lake Mattie Preserve Community Development District, City of Auburndale, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 16, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

June 16, 2025



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Lake Mattie Preserve Community Development District
City of Auburndale, Florida

We have examined Lake Mattie Preserve Community Development District, City of Auburndale, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Supervisors of Lake Mattie Preserve Community Development District, City of Auburndale, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 16, 2025



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Lake Mattie Preserve Community Development District
City of Auburndale, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Lake Mattie Preserve Community Development District, City of Auburndale, Florida ("District") as of and for fiscal year ended September 30, 2024, and have issued our report thereon dated June 16, 2025.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 16, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

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

We wish to thank Lake Mattie Preserve Community Development District, City of Auburndale, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 16, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

SECTION VIII

SECTION A

Lake Mattie Preserve Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Lake Mattie Preserve Community Development District

District Manager: _____

Date: _____

Print Name: _____

Lake Mattie Preserve Community Development District

SECTION B

Lake Mattie Preserve Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Lake Mattie Preserve Community Development District

District Manager: _____

Date: _____

Print Name: _____

Lake Mattie Preserve Community Development District

SECTION IX

Upon recording, this instrument should be returned to:

Jennifer Kilinski, Esq.
Kilinski | Van Wyk, PLLC
517 East College Avenue
Tallahassee, Florida 32301

**AMENDED AND RESTATED DISCLOSURE OF
PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE LAKE MATTIE PRESERVE COMMUNITY DEVELOPMENT DISTRICT¹**

Board of Supervisors²

Lake Mattie Preserve Community Development District

Wesley Donley
Chairperson

Duane “Rocky” Owen
Assistant Secretary

Les Dunson
Vice Chairperson

Thomas Franklin, Sr.
Assistant Secretary

Lee Moore
Assistant Secretary

Governmental Management Services – Central Florida, LLC
District Manager
219 East Livingston Street
Orlando, Florida 32801
(407) 841-5524

District records are on file at the offices of Governmental Management Services – Central Florida, LLC, located at 219 East Livingston Street, Orlando, Florida 32801, and are available for public inspection upon request during normal business hours.

¹ This amends, supplements, and restates the *Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Lake Mattie Preserve Community Development District*, recorded in the Official Records Book 13125, Pages 0407-0416, inclusive, of the Public Records of Polk County, Florida.

² This list reflects the composition of the Board of Supervisors as of July 2, 2025. For a current list of Board Members, please contact the District Manager’s office.

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**AMENDED AND RESTATED DISCLOSURE OF
PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE LAKE MATTIE PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

INTRODUCTION

The Lake Mattie Preserve Community Development District (“**District**” or “**CDD**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well maintenance of stormwater management facilities, roadways, water and wastewater facilities, off-site improvements, amenities and parks, underground electric, street lighting, entry features, landscape, irrigation, and other related public infrastructure.

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*, and established by Ordinance No. 1711, enacted by the City Commission of the City of Auburndale, Florida, effective on September 8, 2022. The District encompasses approximately 234.157 acres of land, more or less, located within the City of Auburndale, Florida (“**City**”). As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors (“**Board**” or, individually, “**Supervisors**”), the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when six (6) years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Polk

County, Florida (“**County**”). Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are publicly noticed and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements funded?**

The District is comprised of approximately 234.157 acres of land located entirely within the City. The legal description of the lands encompassed within the District is attached hereto as Exhibit “A.” The public infrastructure necessary to support the District’s development program includes, but is not limited to, stormwater management facilities, roadways, water and wastewater facilities, off-site improvements, amenities and parks, underground electric, street lighting, entry features, landscape, irrigation, and other improvements authorized by Chapter 190, *Florida Statutes*. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted the *Lake Mattie Preserve Community Development District Engineer’s Report of Capital Improvements*, dated September 2022, which details all of the improvements contemplated for the completion of the infrastructure of the District (“**Master Engineer’s Report**” and the improvements described therein, “**Capital Improvement Plan**” or “**CIP**”), as supplemented by that certain *Lake Mattie Preserve Community Development District Supplemental Engineer’s Report for Phase I Project Infrastructure Improvements*, dated February 21, 2024 (“**First Supplemental Engineer’s Report**” and the project detailed therein, “**Phase 1 Project**”), as further supplemented by that certain *Lake Mattie Preserve Community Development District Supplemental Engineer’s Report for Phase 2 Project Infrastructure Improvements*, dated December 3, 2024 (“**Second Supplemental Engineer’s Report**” and the project detailed therein, “**Phase 2 Project**” and together with the First Supplemental Engineer’s Report and Master Engineer’s Report, “**Engineer’s Report**”). Copies of the Engineer’s Report are available for review in the District’s public records.

These public infrastructure improvements have been and will be funded by the District’s sale of bonds. On December 20, 2022, the Circuit Court for the Tenth Judicial Circuit, in and for Polk County, entered a Final Judgment validating the District’s ability to issue an aggregate principal amount not to exceed \$41,110,000 in Capital Improvement Revenue Bonds for infrastructure needs of the District.

On March 22, 2024, the District issued a series of bonds for purposes of financing the construction and acquisition costs of infrastructure for a portion of the Capital Improvement Plan referred to herein as the Phase 1 Project. On that date, the District issued its Lake Mattie Preserve Community Development District Capital Improvement Revenue Bonds, Series 2024 (Phase 1 Project), in the principal amount of \$4,385,000 (“**Series 2024 Bonds**”).

On March 7, 2025, the District issued a series of bonds for purposes of financing the construction and acquisition costs of infrastructure for a portion of the Capital Improvement Plan referred to herein as the Phase 2 Project. On that date, the District issued its Lake Mattie Preserve Community Development District Capital Improvement Revenue Bonds, Series 2025 (Phase 2 Project), in the principal amount of \$4,110,000 (“**Series 2025 Bonds**”).

Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater will be conveyed via roadway curb and gutter and storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and effluent filtration to achieve water quality treatment. The design criteria for the District’s stormwater management systems is regulated by the Southwest Florida Water Management District (“**SWFWMD**”). The only surface waters within the District is Lake Mattie, which lies on the northeaster border of the District.

Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 12105C-0195G and 12105C-0335G demonstrates that the property is located within Flood Zones X with certain portions along the southwestern and northeastern boundary lying in Zone AE. No floodplain impacts are proposed.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (“**SWPPP**”) as required by Florida Department of Environmental Protection (“**FDEP**”) as delegated by the Environmental Protection Agency. The SWPPP has been prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

Public Roadways

The proposed public right of ways within the District are primarily 50 feet in width with wider sections along certain internal roadways. The roadways will primarily consist of varying widths (15’, 22’, and 24’) of asphalt pavement and Miami curb or Type F curb and gutter on each side. Concrete sidewalks of 5’ widths are proposed on both sides on internal roadways, and 10’ sidewalks along both sides of the main boulevard. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2’ wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets. All roadways within the District will be open to the general public.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which

will be utilized by the residents and public. As stated above, the District's funding of roadway construction is expected to occur for all public roadways within the District.

Water and Wastewater Facilities

A potable water system inclusive of a water main, gate valves, fire hydrants and appurtenances will be installed for the District. The water service provider will be the City. These facilities will be installed within the proposed public rights-of-way along Highway 559, Lake Mattie Road, and within the District. The water will provide the potable (domestic) and fire protection services which will serve the lands within the District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The wastewater service provider will be the City. The gravity sanitary sewer mains will be 8" and 10" diameter PVC. The gravity sanitary sewer lines will be placed primarily inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. This proposed gravity sewer system will connect to a newly proposed public lift station within the District, which will be owned and maintained by the City.

Reclaimed water is not proposed for this project. For the irrigation of the public right-of-ways, common areas, and individual lots, wells will be constructed for irrigation purposes. Any water or sewer pipes or facilities placed on private property will not be publicly funded.

Off-Site Improvements

The District may provide funding for the anticipated turn lanes at the District entrances on Highway 559 and Lake Mattie Road.

The site construction activities associated with the CIP are anticipated for completion in 2025. Upon completion of the improvements, inspections will occur and certifications will be obtained from the SWFWMD, the Polk County Health Department (water distribution system), FDEP (wastewater collection) and the City/County.

Amenities and Parks

The District will provide funding for an amenity center to include parking areas, a clubhouse/cabana with restroom facilities, pool, and a tot lot. Additional park spaces and walking trails are also provided in various parts of the District. All paths, parks, etc. discussed in this paragraph are available to the general public.

Electric and Lighting

The electric distribution system serving the District is currently planned to be underground. The District shall fund only the differential cost between underground and overhead installation of the electric system, including electric conduit, transformer/cabinet pads, and electric manholes. Electric facilities funded by the District will be owned and maintained by the District, with an electric service provider providing underground electrical service to the District. The District

presently intends to purchase, install, and maintain the street lighting along the internal roadways within the District or enter into a lighting agreement with an electric service provider for operation and maintenance of the street light poles and lighting service to the District. Only the differential cost of undergrounding wire in public right-of-way on District lands is included.

Entry Feature, Landscaping, and Irrigation

Landscaping, irrigation, and entry features will be provided by the District. It is anticipated that the irrigation system will use onsite irrigation wells. The wells and irrigation water mains will be constructed or acquired by the District with District funds and operated and maintained by the District. Landscaping where provided will consist of sod, shrubs, ground cover and trees for certain common areas within the District. These items will be funded, owned and maintained by the District.

Assessments, Fees and Charges

A portion of the master infrastructure improvements of the Phase 1 Project and Phase 2 Project (together, “**Projects**”), identified in the District’s Capital Improvement Plan, have been financed by the District from the proceeds of the sale of its Series 2024 Bonds and Series 2025 Bonds (together, “**Bonds**”). The amortization schedules for the Series 2024 Bonds and the Series 2025 Bonds are available for review at the District’s offices during normal business hours and in the District’s public records. The annual debt service obligations of the District must be defrayed by annual assessments on benefited property. Copies of the District’s *Master Assessment Methodology*, dated September 26, 2022 (“**Master Methodology**”), as supplemented by the *First Supplemental Assessment Methodology for the Phase 1 Project*, dated March 13, 2024 (“**First Supplemental Methodology**”), as further supplemented by the *Second Supplemental Assessment Methodology for the Phase 2 Project*, dated February 27, 2025 (“**Second Supplemental Methodology**”), together with the Master Methodology and the First Supplemental Methodology, “**Assessment Report**”), are available for review in the District’s public records.

The Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of each of the District’s Projects (collectively, the “**Special Assessments**,” and separately, the “**Series 2024 Special Assessments**” and the “**Series 2025 Special Assessments**”). The Special Assessments are typically billed and collected in the same manner as county ad valorem taxes but may alternatively be billed and collected directly by the District. The Special Assessments are levied in accordance with the District’s Assessment Report and represent an allocation of the costs of the respective Projects to those lands within the District benefiting from the respective Projects.

The Special Assessments described above exclude any operations and maintenance assessments (“**O&M Assessments**”), which are determined and calculated annually by the District’s Board of Supervisors and levied against all benefitted lands in the District in accordance with Florida law. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to modify, amend, or change those plans at any time, subject to applicable laws and regulations. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*.

Method of Collection

The District's Special Assessments and/or O&M Assessments may appear on that portion of the annual Polk County Tax Notice entitled "non-ad valorem assessments," and will be collected by the Polk County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. **As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly through other legally available methods, including direct billing or uniform method of collection pursuant to Florida Statutes.**

This description of the Lake Mattie Preserve Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing maintenance and infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please contact the District Manager in writing or by telephone at: Lake Mattie Preserve Community Development District, 219 East Livingston Street, Orlando, Florida 32801 or call (407) 841-5524.

The information provided herein represents the District's good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District, but interested parties should review the actual documents referenced herein for complete information. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

[SIGNATURES SET FORTH ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been approved and executed as of the 3rd day of July 2025, and recorded in the Official Records of Polk County, Florida.

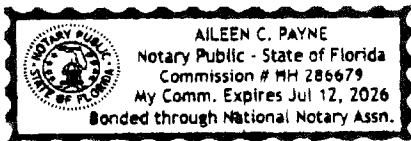
**LAKE MATTIE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Gloria Lisba
Witness
Gloria Lisba
Print Name

Wesley Donley
Wesley Donley, Chairman, Board of Supervisors
Aileen C Payne
Witness
Aileen C Payne
Print Name

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3 day of July 2025, by Wesley Donley, as Chairman of the Lake Mattie Preserve Community Development District.



[notary seal]

Aileen C Payne
(Official Notary Signature)
Name: Aileen C Payne
Personally Known ☒
OR Produced Identification _____
Type of Identification _____

Lake Mattie Preserve CDD
LEGAL DESCRIPTION
EXHIBIT A

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION 23, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; THENCE N 69°46'56" E ALONG THE NORTH LINE OF SAID SECTION, 36.19 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CONE ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE N 89°46'56" E ALONG SAID SECTION LINE, 1733.04 FEET TO REFERENCE POINT A; THENCE CONTINUE ALONG SAID SECTION LINE N 89°46'56" E, 64 FEET, MORE OR LESS, TO THE SHORELINE OF LAKE MATTIE; THENCE SOUTHEASTERLY ALONG THE SHORELINE OF LAKE MATTIE A DISTANCE OF 1494 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE S 00°47'07" E ALONG THE EAST LINE OF SAID NORTHWEST 1/4, 73 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID NORTHWEST 1/4 AND REFERENCE POINT B; SAID REFERENCE POINT B LYING S 33°21'41" E, 1589.64 FEET FROM THE AFORERMENTIONED REFERENCE POINT A; THENCE N 69°52'41" E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, 72 FEET, MORE OR LESS, TO A POINT ON THE SHORELINE OF LAKE MATTIE; THENCE SOUTHEASTERLY ALONG THE SHORELINE OF LAKE MATTIE A DISTANCE OF 282 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE S 00°23'53" E ALONG THE EAST LINE OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 27 FEET, MORE OR LESS, TO REFERENCE POINT C; SAID REFERENCE POINT C LYING S 64°12'20" E, 359.02 FEET FROM THE AFORERMENTIONED REFERENCE POINT B; THENCE CONTINUE S 00°23'53" E ALONG SAID EAST LINE THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 1197.64 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE N 89°57'42" E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23, 831.75 FEET TO A POINT ON THE WEST LINE OF THE EAST 65 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S 00°22'54" E ALONG THE WEST LINE OF SAID EAST 65 FEET, 1294.50 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LAKE MATTIE ROAD PER MAP THEREOF AS SHOWN IN POLK COUNTY MAP BOOK 2, PAGE 288 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF LAKE MATTIE ROAD THE FOLLOWING 21 CALLS: (1) S 89°47'49" W, 304.41 FEET; (2) S 89°19'17" W, 100.00 FEET; (3) S 87°02'08" W, 40.11 FEET; (4) S 89°34'39" W, 65.00 FEET; (5) N 80°50'58" W, 100.00 FEET; (6) S 89°00'17" W, 100.00 FEET; (7) S 89°34'39" W, 300.00 FEET; (8) N 89°50'58" W, 200.01 FEET; (9) S 89°49'31" W, 202.16 FEET; (10) N 89°50'30" W, 99.95 FEET; (11) S 89°26'07" W, 199.89 FEET; (12) S 87°17'35" W, 100.00 FEET; (13) S 89°00'42" W, 99.95 FEET; (14) N 89°47'08" W, 102.87 FEET; (15) N 89°16'05" W, 92.04 FEET; (16) N 87°23'04" W, 100.07 FEET; (17) N 89°52'30" W, 99.95 FEET; (18) S 89°00'42" W, 99.95 FEET; (19) S 90°43'22" W, 69.07 FEET; (20) S 84°02'22" W, 41.66 FEET; (21) S 84°32'38" W, 76.60 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE N 00°11'08" W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23, 1319.95 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S 89°46'56" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, 1295.76 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 559, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 46160-1610; THENCE N 00°29'29" W ALONG SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD 559, 1864.19 FEET; THENCE N 89°46'56" E ALONG SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD 559 PER RIGHT OF WAY TAKING RECORDED IN OFFICIAL RECORDS BOOK 3455, PAGE 1774 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, FLORIDA, 35.00 FEET; THENCE N 00°11'07" W ALONG SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD 559, 305.53 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 764.49 FEET, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 08°56'43" W, 229.81 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AND EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 559, 230.71 FEET TO A POINT; THENCE N 00°54'22" W ALONG THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 559, 192.88 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CONE ROAD; THENCE N 01°34'13" E ALONG THE EAST RIGHT OF WAY LINE OF CONE ROAD, 271.98 FEET TO THE POINT OF BEGINNING, CONTAINING 234.157 ACRES.

SECTION X

SECTION C



Lake Mattie Preserve CDD

Field Management Report



August 5th, 2025

Joel Blanco

Field Manager

GMS

Site Item

Landscaping Review

- Field Staff has monitored the progress and conducted landscaping reviews throughout the district.
- Field Staff has overseen the landscaping maintenance including the frontage easement bordering 559, the entrance medians, common areas on Mallard Blvd. and walkway bordering Lake Mattie.
- Staff has monitored the progress of the construction of the entrance monument including the plantings. Plantings including the landscaping beds in the frontage and entrance area have been thriving.
- Staff has requested detailing of the landscaping beds and trimming of the dried-out palm fronds at the entrance median.
- Attached is a proposal for recurring landscaping services for board review.



Site Item

Landscaping Review Cont'd



Site Item

Pond Review

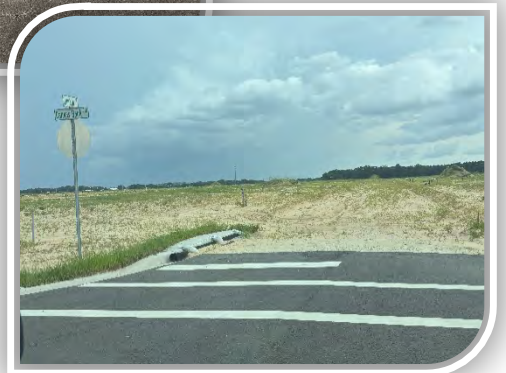
- Field Staff has conducted pond reviews throughout the district.
- Pond mowings have been consistent including pond tract with walkway bordering Lake Mattie.
- Dry ponds were found with vegetation in the middle.
- Attached is a proposal for aquatics maintenance consisting of disking the dry ponds and treating the lake front behind Canvas Back Cir.



Site Item

Additional Items

- Several items were noted during reviews.
- Amenity/Common Area parking is present in the district.
- Concrete slab was recently completed for future mailbox installation.
- Roads on Osprey, Boret, Limkin and Teal Dr. have not been paved



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 786-238-9473, or by email at jblanco@gmscfl.com. Thank you.

Respectfully,
Joel Blanco

SECTION 1

Lake Mattie Preserve Community Development District Landscape Fee Summary

Contractor: PRINCE AND SONS

Address: 9513 US 92 East

TAMPA, FL 33610

Phone: (863) 422-5207

Contact: LUCAS MARTIN

Email: LMARTIN@PRINCEANDSONSINC.COM

Property: LAKE MATTIE PRESERVE CDD

Address: MALLARD BLVD. AUBURNDALE

Phone:

Contact: JOE BLANCO

Email: BLANCOREMS-TAMPA.COM

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00	\$55,200.00
(Component A) -													
Turf Maintenance/Detailing/Communication/Staffing													
TURF CARE													\$0.00
(Component B)													
Bahia/St Augustine/Zoysia													
TREE/SHRUB CARE Includes OTC if Applicable			\$318.00			\$318.00			\$318.00			\$318.00	\$1,272.00
(Component C)													
Tree/Shrub Fert/OTC/Drenching													
IRRIGATION MAINT.	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$3,300.00
(Component D)													
Irrigation Inspections													
ANNUAL CHANGES -													\$0.00
(Component E.1)													
Per Annual Pricing: \$2.50													
BED DRESSING - Estimate mulch yds													\$0.00
(Component E.2)													
IRINE BARK Per Yard Pricing \$60													
PALM TRIMMING 2x Per Year													\$0.00
(Component E.3) Per Palm Price: \$50													
Palm Inspections													
TOTAL FEE PER MONTH:	\$4,875.00	\$4,875.00	\$5,193.00	\$4,875.00	\$4,875.00	\$5,193.00	\$4,875.00	\$4,875.00	\$5,193.00	\$4,875.00	\$4,875.00	\$5,193.00	\$59,772

[illegible][illegible]

NOTES AND LEGEND

- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK
"PCP LB-8135" - UNLESS OTHERWISE NOTED
- PRM - PERMANENT REFERENCE MONUMENT - SET
4"x4" CONCRETE MONUMENT OR 1" IRON
PIPE AND CAP "PRM LB-8135"
- FCM - FOUND CONCRETE MONUMENT AS NOTED
- FIR - FOUND IRON ROD AS NOTED
- FIP - FOUND IRON PIPE AS NOTED
- RRS - FOUND RAILROAD SPIKE AS NOTED
- 12 = CURVE - SEE CURVE DATA
- & = AND
- (RAD) = RADIAL
- (NR) = NON-RADIAL
- NO. 1/2 = NUMBER
- I.D. = IDENTIFICATION
- O.R. = OFFICIAL RECORDS
- PK = PARKER-KALON NAIL OR "MAG-NAIL"
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- (F) = AS MEASURED BETWEEN FIELD MONUMENTATION
- (C) = INFORMATION PER LEGAL DESCRIPTION
- (CALC) = CALCULATED FROM FIELD MEASUREMENTS
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- R/W = RIGHT-OF-WAY
CONC. = CONCRETE
D/Δ = CENTRAL ANGLE (DELTA)
R = RADIUS
L = ARC LENGTH
T = TANGENT LENGTH
CH = CHORD DISTANCE
CB = CHORD BEARING
± = MORE OR LESS / PLUS OR MINUS
M&D = NAIL AND DISK
PG = PAGE
PAGES = PAGES
PB = PLAT BOOK

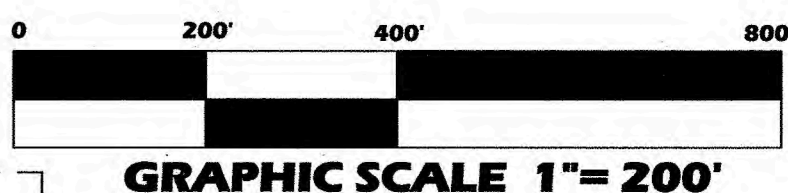
SURVEYOR'S NOTES:

- BEARINGS BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 25 EAST HAVING A GRID BEARING OF NORTH 00°19'22" WEST BETWEEN FIELD MONUMENTATION.
- UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
- THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
- P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A NAIL & DISC "LB-8135" - UNLESS OTHERWISE NOTED.
- LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (28).
- THE PLATTED LANDS ARE LOCATED IN FLOOD ZONES "AE" & "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY, COMMUNITY PANEL NUMBER 1210500335 G AND 1210500335 G, BOTH HAVING AN EFFECTIVE DATE OF 12/22/2016. THE ZONE "AE" ALONG LAKE MATTIE HAS A BASE FLOOD ELEVATION OF 133.3, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND THE ZONE "X" NORTH OF NORTH POINT SUBDIVISION HAS A BASE FLOOD ELEVATION OF 151.1, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- COORDINATES SHOWN HEREON, IF ANY, AND BEARINGS DEPICTED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011. THE COORDINATES, IF ANY, WERE DERIVED BY GPS RTK METHODOLOGY USING THE L-NET GPS NETWORK ESTABLISHED AND MAINTAINED BY LENSEMANN CORPORATION.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO NATIONAL GEODETIC SURVEY (NGS) BENCH MARK "W 746" (PID: D02031), BEING A FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION SURVEY DISK SET IN TOP OF A CONCRETE MONUMENT STAMPED "W 746 2010", LOCATED IN THE WEST RIGHT-OF-WAY OF COUNTY ROAD 559 AT THE INTERSECTION OF LAKE MATTIE ROAD AND HAVING A PUBLISHED ELEVATION OF 158.07, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS MAKE REFERENCE TO EASEMENTS AND/OR POTENTIAL EASEMENTS THAT ARE NOT SHOWN ON THIS PLAT. THE DECLARATIONS, COVENANTS AND CONDITIONS WILL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY AS PART OF THE PLAT PROCESS AND SHOULD BE REVIEWED FOR INFORMATION ON THESE ADDITIONAL EASEMENTS.

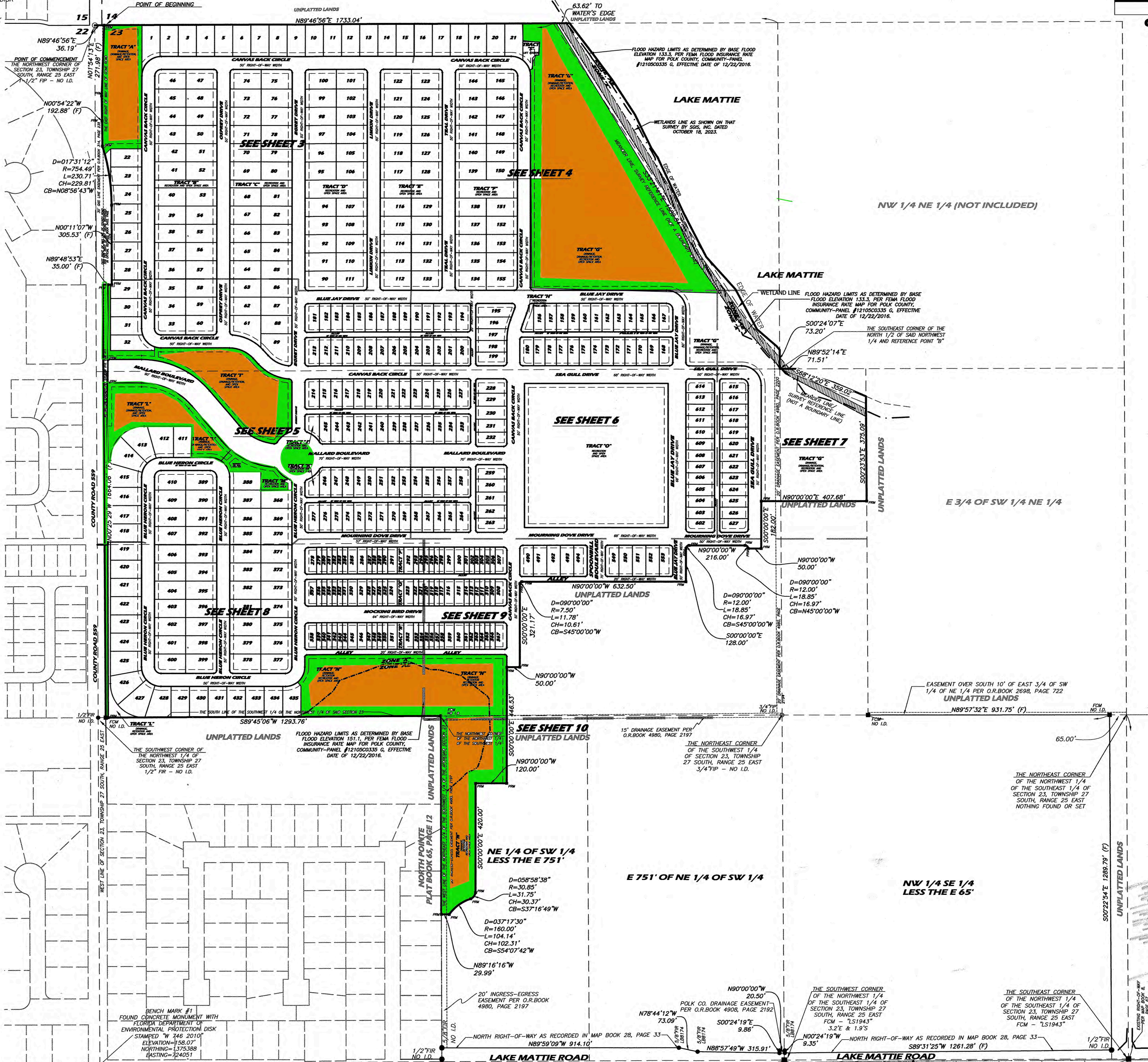
LAKE MATTIE PRESERVE PHASE ONE

A PORTION OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 25 EAST,
CITY OF AUBURNDALE, POLK COUNTY, STATE OF FLORIDA

PLAT BOOK 212 PAGE 31
SHEET 2 OF 10



1"= 200'



NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PSM PLATINUM SURVEYING & MAPPING
6700 South Florida Avenue, Suite 4, Lakeland, Florida 33813
(863) 712-2110 - kthompson@platinumsurveying.com
STATE OF FLORIDA AUTHORIZATION FOR:
SURVEYING AND MAPPING BUSINESS - LB 8135
KENNETH W. THOMPSON
REGISTRATION NO. 4080

SECTION 2

Lake Mattie Preserve CDD Community Development District Landscape Fee Summary

Contractor: Prince and Sons, Inc.								Property: POND DISKING	
Address: 200 south F St.								Address: 4530 Eagle Falls Pl.	
	Haines City, FL 33844							Tampa, Florida, 33619	
Phone: 863-422-5207								Phone: 813- 502-0585	
Contact: Lucas Martin								Contact: Joel Blanco	
Email: lmartin@princeandsonslnc.com								Email: jblanco@gmscfl.com	

[illegible]

SECTION 3

ESTIMATE

Aquatic Weed Management, Inc.
PO Box 1259
Haines City, FL 33845

WATERWEED1@AOL.COM
+1 (863) 412-1919



Bill to
Mattie Preserve CDD
GMS - Central Fla
219 E. Livingston St
Orlando, FL 32801

Estimate details
Estimate no.: 1626
Estimate date: 07/29/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Scope of Work	Monthly pond herbicide maintenance on 6 ponds. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as \$/treatment.	12	\$900.00	\$10,800.00
2.		Additional Comments	Price does not include lakefront maintenance, ponds only. We will need to bid that separately.	1	\$0.00	\$0.00

Total \$10,800.00

Note to customer
Thank you for your business!

Accepted date Accepted by

SECTION D

SECTION 1

Lake Mattie Preserve Community Development District

Summary of Check Register

April 22, 2025 through July 21 , 2025

Fund	Date	Check No.'s		Amount
General Fund				
	5/8/25	123	\$	1,932.00
	5/14/25	124	\$	4,127.75
	7/15/25	125-129	\$	19,008.43
Total Amount			\$	25,068.18

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/08/25	00012	1/21/25 158877	202505 300-20700-10200		*	1,932.00	
		031 FR#22					
				ATLANTIC TNG LLC			1,932.00 000123
5/14/25	00001	5/01/25 37	202505 310-51300-34000		*	3,281.25	
		MANAGEMENT FEES-MAY 25					
		5/01/25 37	202505 310-51300-35200		*	105.00	
		WEBSITE ADMIN- MAY 25					
		5/01/25 37	202505 310-51300-35100		*	157.50	
		INFO TECHNOLOGY- MAY 25					
		5/01/25 37	202505 310-51300-31300		*	500.00	
		DISSEMINATION SVCS-MAY 25					
		5/01/25 37	202505 310-51300-42000		*	83.94	
		POSTAGE					
		5/01/25 37	202505 310-51300-51000		*	.06	
		OFFICE SUPPLIES					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			4,127.75 000124
7/15/25	00001	6/01/25 38	202506 310-51300-34000		*	3,281.25	
		MANAGEMENT FEES JUN25					
		6/01/25 38	202506 310-51300-35200		*	105.00	
		WEBSITE ADMIN JUN25					
		6/01/25 38	202506 310-51300-35100		*	157.50	
		INFO TECHNOLOGY JUN25					
		6/01/25 38	202506 310-51300-31300		*	500.00	
		DISSEMINATION SVCS JUN25					
		6/01/25 38	202506 310-51300-51000		*	2.59	
		OFFICE SUPPLIES					
		6/01/25 38	202506 310-51300-42000		*	26.59	
		POSTAGE					
		7/01/25 39	202507 310-51300-34000		*	3,281.25	
		MANAGEMENT FEES JUL25					
		7/01/25 39	202507 310-51300-35200		*	105.00	
		WEBSITE ADMIN JUL25					
		7/01/25 39	202507 310-51300-35100		*	157.50	
		INFO TECHNOLOGY JUL25					
		7/01/25 39	202507 310-51300-31300		*	500.00	
		DISSEMINATION SVCS JUL25					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			8,116.68 000125
7/15/25	00008	2/04/25 26813	202502 310-51300-32200		*	1,000.00	
		AUDIT FYE 9/30/24					
		3/03/25 27010	202503 310-51300-32200		*	4,000.00	
		AUDIT FYE 9/30/24					
				GRAU & ASSOCIATES			5,000.00 000126
				LMPR LAKE MATTIE PR ZYAN			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/15/25	00007	6/01/25 22475	202504 310-51300-31100	ENGINEER SVCS APR25	*	125.00	
				HUNTER ENGINEERING, INC.			125.00 000127
7/15/25	00002	5/15/25 12150	202504 310-51300-31500	GENERAL COUNSEL APR 25	*	1,134.50	
		6/13/25 12362	202505 310-51300-31500	GENERAL COUNSEL MAY 25	*	386.00	
				KILINSKI VAN WYK PLLC			1,520.50 000128
7/15/25	00020	4/25/25 7730900	202504 310-51300-32300	TRUSTEE FEES FY25	*	2,123.13	
		4/25/25 7730900	202504 300-15500-10000	TRUSTEE FEES FY26	*	2,123.12	
				U.S. BANK			4,246.25 000129
TOTAL FOR BANK A						25,068.18	
TOTAL FOR REGISTER						25,068.18	

LMPR LAKE MATTIE PR ZYAN

SECTION 2

Lake Mattie Preserve
Community Development District

Unaudited Financial Reporting
June 30, 2025



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7	<hr/> Month to Month
8	<hr/> Long Term Debt Schedule

Lake Mattie Preserve

Community Development District

Combined Balance Sheet

June 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 5,469	\$ -	\$ -	\$ 5,469
Due From Developer	\$ 25,000	\$ -	\$ -	\$ 25,000
Investments:				
Series 2024				
Reserve	\$ -	\$ 312,150	\$ -	\$ 312,150
Revenue	\$ -	\$ 147,153	\$ -	\$ 147,153
Interest	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ 161	\$ 161
Series 2025				
Reserve	\$ -	\$ 287,713	\$ -	\$ 287,713
Interest	\$ -	\$ 115,518	\$ -	\$ 115,518
Construction	\$ -	\$ -	\$ 259,755	\$ 259,755
Restricted Construction	\$ -	\$ -	\$ 236,153	\$ 236,153
Cost of Issuance	\$ -	\$ -	\$ 6,923	\$ 6,923
Prepaid Expenses	\$ 2,123	\$ -	\$ -	\$ 2,123
Total Assets	\$ 32,592	\$ 862,534	\$ 502,992	\$ 1,398,117
Liabilities:				
Accounts Payable	\$ 15,624	\$ -	\$ -	\$ 15,624
Total Liabilities	\$ 15,624	\$ -	\$ -	\$ 15,624
Fund Balance:				
Restricted for:				
Debt Service - Series 2024	\$ -	\$ 459,302	\$ -	\$ 459,302
Debt Service - Series 2025		\$ 403,231	\$ -	\$ 403,231
Capital Projects - Series 2024	\$ -	\$ -	\$ 161	\$ 161
Capital Projects - Series 2025		\$ -	\$ 502,831	\$ 502,831
Unassigned	\$ 16,968	\$ -	\$ -	\$ 16,968
Total Fund Balances	\$ 16,968	\$ 862,534	\$ 502,992	\$ 1,382,493
Total Liabilities & Fund Balance	\$ 32,592	\$ 862,534	\$ 502,992	\$ 1,398,117

Lake Mattie Preserve
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Proposed	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<u>Revenues:</u>				
Developer Contributions	\$ 452,437	\$ 75,000	\$ 75,000	\$ -
Total Revenues	\$ 452,437	\$ 75,000	\$ 75,000	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 1,000	\$ 8,000
FICA Expense	\$ 900	\$ 675	\$ 77	\$ 599
Engineering	\$ 15,000	\$ 11,250	\$ 4,125	\$ 7,125
Attorney	\$ 25,000	\$ 18,750	\$ 7,376	\$ 11,374
Annual Audit	\$ 4,000	\$ 5,000	\$ 5,000	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 3,750	\$ 4,000	\$ (250)
Trustee Fees	\$ 4,042	\$ 2,123	\$ 2,123	\$ -
Management Fees	\$ 39,375	\$ 29,531	\$ 29,531	\$ -
Information Technology	\$ 1,890	\$ 1,418	\$ 1,418	\$ -
Website Maintenance	\$ 1,260	\$ 945	\$ 945	\$ -
Postage & Delivery	\$ 1,000	\$ 750	\$ 805	\$ (55)
Insurance	\$ 5,720	\$ 5,720	\$ 5,408	\$ 312
Printing & Binding	\$ 1,000	\$ 750	\$ -	\$ 750
Legal Advertising	\$ 10,000	\$ 7,500	\$ 992	\$ 6,508
Other Current Charges	\$ 5,000	\$ 3,750	\$ 379	\$ 3,371
Office Supplies	\$ 625	\$ 469	\$ 8	\$ 461
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 137,437	\$ 106,556	\$ 68,362	\$ 38,194
<u>Operations & Maintenance</u>				
Field Management	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Field Contingency	\$ 250,000	\$ 187,500	\$ -	\$ 187,500
Total Operations & Maintenance	\$ 265,000	\$ 198,750	\$ -	\$ 198,750
Total Expenditures	\$ 402,437	\$ 305,306	\$ 68,362	\$ 236,944
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 6,638	
<u>Other Financing Sources/(Uses):</u>				
First Quarter Operating Reserve	\$ (50,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 6,638	
Fund Balance - Beginning	\$ -		\$ 10,330	
Fund Balance - Ending	\$ -		\$ 16,968	

Lake Mattie Preserve

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues:				
Assessments - Direct	\$ 308,811	\$ 308,811	\$ 307,645	\$ (1,166)
Interest	\$ 1,984	\$ 1,984	\$ 16,676	\$ 14,693
Total Revenues	\$ 310,794	\$ 310,794	\$ 324,321	\$ 13,527
Expenditures:				
<u>Series 2024</u>				
Interest - 11/1	\$ 151,654	\$ 151,654	\$ 151,654	\$ -
Principal - 5/1	\$ 60,000	\$ 60,000	\$ 60,000	\$ -
Interest - 5/1	\$ 124,648	\$ 124,648	\$ 124,648	\$ -
Total Expenditures	\$ 336,302	\$ 336,302	\$ 336,302	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (25,508)		\$ (11,981)	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (48)	\$ (48)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (48)	\$ (48)
Net Change in Fund Balance	\$ (25,507.79)		\$ (12,029)	
Fund Balance - Beginning	\$ 153,847		\$ 471,331	
Fund Balance - Ending	\$ 128,340		\$ 459,302	

Lake Mattie Preserve

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 4,225	\$ 4,225
Total Revenues	\$ -	\$ -	\$ 4,225	\$ 4,225
Expenditures:				
<u>Series 2025</u>				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ 34,246	\$ 34,246	\$ -
Total Expenditures	\$ -	\$ 34,246	\$ 34,246	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (30,021)	
<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	\$ -		\$ 403,231	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 403,231	

Lake Mattie Preserve

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 2,620,201	\$ 2,620,201
Interest	\$ -	\$ -	\$ 425	\$ 425
Total Revenues	\$ -	\$ -	\$ 2,620,625	\$ 2,620,625
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 2,641,443	\$ (2,641,443)
Total Expenditures	\$ -	\$ -	\$ 2,641,443	\$ (2,641,443)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (20,818)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 48	\$ 48
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 48	\$ 48
Net Change in Fund Balance	\$ -		\$ (20,770)	
Fund Balance - Beginning			\$ 20,931	
Fund Balance - Ending			\$ 161	

Lake Mattie Preserve

Community Development District

Capital Projects Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 7,986	\$ 7,986
Total Revenues	\$ -	\$ -	\$ 7,986	\$ 7,986
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 2,929,409	\$ (2,929,409)
Capital Outlay - COI	\$ -	\$ -	\$ 252,495	\$ (252,495)
Total Expenditures	\$ -	\$ -	\$ 3,181,904	\$ (3,181,904)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (3,173,917)	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 3,676,748	\$ 3,676,748
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,676,748	\$ 3,676,748
Net Change in Fund Balance	\$ -		\$ 502,831	
Fund Balance - Beginning			\$ -	
Fund Balance - Ending			\$ 502,831	

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	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	75,000
Total Revenues	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	75,000
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	1,000
FICA Expense	\$ -	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ 31	\$ -	\$ -	\$ -	\$ -	77
Engineering	\$ -	\$ 2,500	\$ 625	\$ 125	\$ 625	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	4,125
Attorney	\$ 238	\$ 506	\$ 106	\$ 1,999	\$ 1,811	\$ 507	\$ 1,135	\$ 386	\$ 690	\$ -	\$ -	\$ -	7,376
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	4,000
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,123	\$ -	\$ -	\$ -	\$ -	\$ -	2,123
Management Fees	\$ 3,281	\$ 3,281	\$ 3,281	\$ 3,281	\$ 3,281	\$ 3,281	\$ 3,281	\$ 3,281	\$ 3,281	\$ -	\$ -	\$ -	29,531
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	1,418
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	945
Postage & Delivery	\$ 55	\$ 1	\$ 123	\$ 53	\$ 61	\$ 376	\$ 26	\$ 84	\$ 27	\$ -	\$ -	\$ -	805
Insurance	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,408
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ 992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	992
Other Current Charges	\$ 40	\$ 40	\$ 41	\$ 40	\$ 44	\$ 44	\$ 43	\$ 43	\$ 43	\$ -	\$ -	\$ -	379
Office Supplies	\$ 0	\$ 0	\$ 3	\$ 0	\$ 3	\$ -	\$ 0	\$ 0	\$ 3	\$ -	\$ -	\$ -	8
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 15,870	\$ 7,008	\$ 4,858	\$ 6,823	\$ 7,503	\$ 9,011	\$ 7,495	\$ 4,988	\$ 4,806	\$ -	\$ -	\$ -	68,362
Operations & Maintenance													
Field Expenditures													
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 15,870	\$ 7,008	\$ 4,858	\$ 6,823	\$ 7,503	\$ 9,011	\$ 7,495	\$ 4,988	\$ 4,806	\$ -	\$ -	\$ -	68,362
Excess (Deficiency) of Revenues over Expenditures	\$ 9,130	\$ (7,008)	\$ (4,858)	\$ (6,823)	\$ 17,497	\$ (9,011)	\$ (7,495)	\$ 20,012	\$ (4,806)	\$ -	\$ -	\$ -	6,638

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	\$312,150	
BONDS OUTSTANDING - 3/22/24		\$4,385,000
LESS: Principal Payment - 05/01/25		(\$60,000)
CURRENT BONDS OUTSTANDING		\$4,325,000

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	\$287,713	
BONDS OUTSTANDING - 3/07/25		\$4,110,000
CURRENT BONDS OUTSTANDING		\$4,110,000