

ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

NOVEMBER 8, 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37th STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT

November 1, 2022

Board of Supervisors

Island Lake Estates Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Island Lake Estates Community Development District will be held on **Tuesday, November 8, 2022, at 9:30 A.M.** at **18501 Murdock Circle, Suite 203, Port Charlotte Florida 33948.** **(This is a NEW location due to Hurricane Damage from our prior meeting location. This is a Charlotte County Building, please arrive early to anticipate any delays for parking)**

The following WebEx link and telephone number are provided to join/watch the meeting.

<https://districts.webex.com/districts/onstage/g.php?MTID=e98ac8a5c821b27e8931913d413fb9248>

Access Code: **2341 364 1717**, Event password: **Jpward**

Or phone: **408-418-9388** and enter the access code **2341 364 1717** to join the meeting.

Agenda

1. Call to order & roll call.
2. Consideration of Minutes:
 - I. September 13, 2022 – Regular Meeting Minutes.
3. Consideration of **Resolution 2023-1**, a resolution of the Board of Supervisors of the Island Lake Estates Community Development District directing the Chairman And District Staff to request the passage of an Ordinance by the County Commissioners of Charlotte County, Florida, amending the District's boundaries, and authorizing such other actions as are necessary in furtherance of that process; authorizing a Funding Agreement; and providing an effective date.
4. Consideration of Interlocal Agreement dated, between Island Lake Estates Community Development District and the Charlotte County Tax Collector regarding Non-Ad Valorem and/or Special Assessments.
5. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Manager.

- a) **Tentative Board Meeting Dates for Balance of Fiscal Year 2023.**
 - i. Submission, Approval of Proposed Budget, and Setting of the Budget Adoption Public Hearing – **March 14, 2023, 9:30 A.M.**
 - ii. Public Hearings:
 1. FY2024 Budget Adoption – **June 13, 2023, 9:30 A.M.**
- b) Financial Statement for period ending September 30, 2022 (unaudited).

6. Supervisor’s Requests and Audience Comments.

7. Adjournment.

The first order of business is the call to order and roll call.

The second order of business is consideration of the Minutes from the Island Lake Estates Board of Supervisors Regular Meeting, held on September 13, 2022.

The third order of business is consideration of **Resolution 2023-1**, a resolution of the Board of Supervisors of the Island Lake Estates Community Development District directing the Chairman And District Staff to request the passage of an Ordinance by the County Commissioners of Charlotte County, Florida, amending the District’s boundaries, and authorizing such other actions as are necessary in furtherance of that process; and providing an effective date.

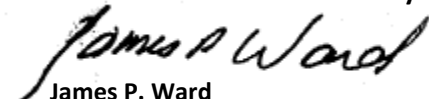
The fourth order of business is the consideration of Interlocal Agreement dated, between Island Lake Estates Community Development District and the Charlotte County Tax Collector regarding Non-Ad Valorem and/or Special Assessments.

The fifth order of business are staff reports by the District Attorney, District Engineer, and the District Manager. The District Manager will report on (i) the remainder of the Fiscal Year 2023 meeting schedule and (ii) Financial Statements (unaudited) for the periods ending September 30, 2022.

The remainder of the agenda is standard in nature, and in the meantime, if you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Yours sincerely,

Island Lake Estates Community Development District



James P. Ward
District Manager

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**MINUTES OF MEETING
ISLAND LAKE ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Supervisors of Island Lake Estates Community Development District was held on Tuesday, September 13, 2022, at 9:30 A.M. at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.

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Present and constituting a quorum:

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Scott Edwards	Chairperson
David Truxton	Assistant Secretary
Terry Kirshner	Assistant Secretary
Andrew Nelson	Assistant Secretary

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Absent:

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Russell Smith	Vice Chairperson
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Also present were:

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James P. Ward	District Manager
Jere Earlywine	District Attorney
Andrew Gill	JPWard and Associates
Katie Ibarra	District Attorney's office
Ashley Ligas	District Attorney's office

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Audience:

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All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

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FIRST ORDER OF BUSINESS

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Call to Order/Roll Call

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District Manager James P. Ward called the meeting to order at approximately 9:34 a.m. He stated all Members of the Board were present at roll call, with the exception of Supervisor Smith, constituting a quorum.

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SECOND ORDER OF BUSINESS

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Notice of Advertisement

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Notice of advertisement of Public Hearing

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THIRD ORDER OF BUSINESS

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Consideration of Minutes

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- I. August 9, 2022 – Landowners' Election and Meeting Minutes
 - II. August 9, 2022 - Regular Meeting Minutes

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Mr. Ward asked if there were any additions, corrections, or deletions to the Landowners' Election Meeting Minutes; hearing none, he called for a motion.

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On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson, the August 9, 2022 Landowners' Election Meeting Minutes were accepted into the record.

Mr. Ward asked if there were any additions, corrections, or deletions to the Regular Meeting Minutes; hearing none, he called for a motion.

On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson, the August 9, 2022 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS PUBLIC HEARINGS

Mr. Ward noted there were three public hearings on today's Agenda, the first was the Fiscal Year 2022 and 2023 Budget.

a. FISCAL YEAR 2022 and 2023 BUDGET

i. Public Comment and Testimony

Mr. Ward called for a motion to open the public hearing.

On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson, the public hearing was opened.

Mr. Ward noted that the Budget(s) included both the Budget for fiscal year 2022 as well as the Budget for Fiscal year 2023. The reason, for the record that they are being done at this particular time as the District was established on May 24, 2022, and as such was outside of the parameter of the statute for purposes of approving the budget, but we've done that anyway. The Budget has not changed from what you have seen before, and it is funded by an agreement between the developer and the District funding the Budget.

Mr. Ward asked if there were any questions or comments from the board? Hearing none, he called for a motion to close the public hearing.

On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson, the public hearing was closed.

ii. Board Comment and Consideration

iii. Consideration of Resolution 2022-23, the Board of Supervisors of the Island Lake Estates Community Development District adopting the annual appropriation and budget for Fiscal Year 2022 and Fiscal Year 2023

On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson, Resolution 2022-23 was adopted, and the Chair was authorized to sign.

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b. CONSIDERATION OF IMPOSITION OF DEBT ASSESSMENTS – ENTIRE DISTRICT

i. Public Comment and Testimony

Mr. Ward: The second public hearing is the consideration of the debt assessments for the district and as you recall, we started this a couple of months ago, where the board approved a motion to set today's date as a public hearing to adopt the assessments. These assessments once you adopt these today will set in place all of the documents that we need at this point to begin the process for the issuance of your special assessment funds. We'll utilize the same process that we just did for your budget.

Mr. Ward called for a motion to open the public hearing.

On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson, the public hearing was opened.

Mr. Ward: I will ask are there any persons on audio or video today that have any questions with respect to this public hearing? Also note for the record that there were no members of the public present in person or on WebEx.

Mr. Ward called for a motion to close the public hearing.

On MOTION made by Mr. David Truxton, seconded by Mr. Drew Nelson, the public hearing was closed.

ii. Board Comment and Consideration

iii. Consideration of Resolution 2022-24, a resolution of the Board of Supervisors of the Island Lake Estates Community Development District making certain findings; authorizing a capital improvement plan; adopting an engineer's report; providing an estimated cost of improvements; adopting an assessment report; equalizing, approving, confirming and levying debt assessments; addressing the finalization of special assessments; addressing the payment of debt assessments and the method of collection; providing for the allocation of debt assessments and true-up payments; addressing government property, and transfers of property to units of local, state, and federal government; authorizing an assessment notice; and providing for severability, conflicts and an effective date

On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson, Resolution 2022-24 was adopted, and the Chair was authorized to sign.

c. CONFIRMING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, FLORIDA STATUTES

i. Public Comment and Testimony

Mr. Ward: With respect to the uniform method for the levy collection and enforcement and as I mentioned to you, we adopted the first resolution with respect to this Item. To be able to put any

142 assessments whether it's debt assessments or operating assessments on the tax bills at the county
 143 where the district is located. So once you adopt this resolution today, we'll set in place a procedure
 144 to notify Property Appraiser tax collector in the Department of Revenue, that the board is supposed
 145 to literally send them copies of that. And that's will then allow the Property Appraiser or tax collector
 146 to send us back a form of agreement that will allow us to put our assessments on the rolls. T
 147 agreement will then come back to you for approval. They'd have that probably two or three months
 148 since till we get that back from them. And then as early as November of 2023, which would be Fiscal
 149 Year 2024 for you all. We will be able to put assessments to the extent that you all adopt them at
 150 that point on the console. So first I would like to ask for a motion to open your public hearing.

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 152 **On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson,**
 153 **the public hearing was opened.**

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 155 Mr. Ward asked if there were any questions or comments from the board? Hearing none, he called for
 156 a motion to close the public hearing. He also noted for the record that there were no members of
 157 the public present in person or on WebEx.

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 159 **On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson,**
 160 **the public hearing was closed.**

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 162 **ii. Board Comment and Consideration**

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 164 Mr. Ward: This resolution is 2022-25, which expresses the district's intent to utilize the uniform method
 165 for levying and collecting and enforcing non-ad valorem assessments. That resolution is an order
 166 and recommended for your consideration.

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 168 **iii. Consideration of Resolution 2022-25, a resolution of the Board of Supervisors of the Island**
 169 **Lake Estates Community Development District confirming the District's intent to utilize the**
 170 **Uniform Method of levying, collecting, and enforcing non- ad valorem assessments which may**
 171 **be levied by the Island Lake Estates Community Development District**

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 174 **On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson,**
 175 **Resolution 2022-25 was adopted, and the Chair was authorized to sign.**

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 177 **FIFTH ORDER OF BUSINESS** **Consideration of Acquisition Agreement**

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 179 **Consideration and approval of the Acquisition Agreement dated September 13, 2022, between the**
 180 **District and Lennar Homes LLC for the acquisition of the work product, improvements, and any related**
 181 **real property interests to ensure the timely provision of the District's infrastructure and development.**

182
 183 Mr. Ward: Item six on your agenda or two items, an acquisition agreement and contemporary
 184 construction agreement. The first one is an acquisition agreement. This is basically a standard form
 185 agreement that we utilize that allows the district to acquire infrastructure or work product as it
 186 relates to any new capital infrastructure going into the district prior to the date that we issue any
 187 bonds subsequent to the issue and so the bonds we generally will back this agreement up with
 188 another construction, the funding agreement between the district and the developer. And as I

189 mentioned, it is a standard form agreement that Jere and I both used to the districts that we
190 represent. attached to it is the engineer's agreement. Excuse me, the engineering report that
191 identifies what infrastructure is set to this particular agreement. So any questions on it? I'll be glad
192 to answer them, whichever will I think he's on the phone with us. Otherwise, a motion to adopt the
193 acquisition agreement is recommended.
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195 **On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson,**
196 **the Acquisition Agreement between the District and Lennar Homes LLC**
197 **was approved.**

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199 **SIXTH ORDER OF BUSINESS**

Consideration of Agreement

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201 **Consideration and approval of the Temporary Construction Easement Agreement dated September 13,**
202 **2022, between the District and Lennar Homes LLC for the granting of construction and maintenance**
203 **easements within the District's boundary.**
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205 Mr. Ward: The temporary construction easement is an agreement that to the extent that the district
206 needs any easement rights in any of the infrastructure that's subject to the temporary this
207 acquisition agreement prior to the time that any of it is completed. This gives the district the right
208 to have a construction easement on all of the property within the district itself. Once we get to
209 acquiring all that infrastructure, we will replace that with finalized agreements for specific locations
210 of wherever the infrastructure is located. So, if you have any questions on that, I'll be glad to answer
211 them otherwise it is recommended for your consideration.
212

213 **On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson,**
214 **the Temporary Construction Easement Agreement between the District**
215 **and Lennar Homes LLC was approved.**

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217 **SEVENTH ORDER OF BUSINESS**

Staff Reports

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219 **Staff Reports**

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221 **I. District Attorney**
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223 Ashley Ligas: It sounded like y'all may be ready for the boundary amendment. I know they have that
224 petition. If anyone has an update on that?
225

226 Mr. Ward: we're going to hold on the on that until the next board meeting if you don't mind.
227

228 Ashley Ligas: That sounds great. Okay, we're just looking for an update and then our validation is set for
229 November 7.
230

231 Mr. Ward: For the validation hearing, this is the court hearing, who is the chairman on this district. Mr.
232 Edwards, you are our illustrious chairman. So, you will probably need to be, as I will at the validation
233 hearing these days generally, they do them by video. Ashley if you don't mind if you could send out
234 the date, time and location to Scott and myself. And if we are to be there that would be helpful.
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236 Mr. Edwards noted that he would be out of town and Mr. Ward noted that the Vice-Chairperson
237 would also be unavailable, discussion ensued regarding a person to be in attendance at the
238 hearing.

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240 **II. District Engineer**

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242 **III. District Manager**

243 **a) Financial Statement for period ending August 31, 2022 (unaudited)**

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245 **EIGHTH ORDER OF BUSINESS**

Supervisor's Requests and Audience Comments

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247 David Truxton: I'll just bring up since Todd's on the line and that's what Ashley just asked. So Lennar
248 closed on the Lake Evelyn property last week, and we will be starting the annexation process as far
249 as expanding the district boundary. It has brought a little bit of discussion on the fact that we're also
250 going to be working on safety, Lennar will be working on the Platt for infrastructure improvements.
251 So that is one thing we'll have to work out the timing of which is going to take to get the District
252 Boundary Expansion done and it will be district engineer will be working with what's your company
253 relating to Platt dedications.

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255 Mr. Ward: What is your time schedule for the Platt?

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257 David Truxton: Should likely be here within the next six months. So it's going to be pretty concurrent.
258 They may just be reserving dedication rights for future dedication that needs to get done. Probably
259 have it done before your six months without so probably a lot of stuff to be done concurrently
260 working with the District Engineer, District Attorney, just making sure that it has the problem
261 dedications being as the District boundary setup and fully formed. Just so we know for the
262 assessment hearing, we haven't done our methodology assessments yet.

263

264 Mr. Ward: This Hearing actually finalized for what is the Existing CDD. So once we get to the point of
265 having Assessments we going to issue Bonds with.

266

267 David Truxton: Let me say it another way is we are not setting these definite limits at this hearing. It's
268 setting the CAP Rate.

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270 Mr. Ward: Yes, the CAP Rate.

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272 David Truxton: There's been there's been talk about possibly issuing additional debt to as well, but it's
273 inside the boundaries of the report. Everything else is good

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275 Mr. Ward asked if there were any questions or comments from the board? Hearing none, he called for
276 a motion to adjoin.

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278 **NINTH ORDER OF BUSINESS**

Adjournment

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280 Mr. Ward adjourned the meeting.

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**On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson,
and with all in favor, the meeting was adjourned.**

Island Lake Estates Community Development District

James P. Ward, Secretary

Scott Edwards, Chairman

DRAFT

RESOLUTION 2023-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Island Lake Estates Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"), and Charlotte County Ordinance No. 2022-026 ("**Ordinance**"); and

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

WHEREAS, the District presently consists of approximately 169.69 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries, as described in the attached **Exhibit A** ("**Affected Parcels**"), to add certain lands ("**Expansion Parcel**"), as described in the attached **Exhibit B**, resulting in an amended boundary ("**Boundary Amendment**"), and resulting in the final district boundaries ("**Final District Boundary**"), as described in the attached **Exhibit C**; and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

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

RESOLUTION 2023-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AUTHORIZING A FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

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

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

- 2. AUTHORIZATION FOR BOUNDARY AMENDMENT.** Pursuant to Chapter 190, *Florida Statutes*, the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation with Charlotte County, Florida, as necessary to seek the amendment of the District's boundaries and to add those lands depicted in **Exhibit B**. The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

- 3. AUTHORIZATION FOR AGENT.** The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to Charlotte County, Florida, to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit B** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit B** as confirmed by the Chairman are attached hereto.

RESOLUTION 2023-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AUTHORIZING A FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 8th day of November 2022.

ATTEST:

**ISLAND LAKE ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Assistant Secretary

Scott Edwards, Chairman

Exhibit A: Legal Description of Affected Parcels
Exhibit B: Legal Description of Expansion Parcel
Exhibit C: Legal Description of the Final District Boundary

Exhibit A:
Legal Description of Affected Parcels



Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTION 16, T-41-S, R-20-E,
CHARLOTTE COUNTY, FLORIDA.

CDD PROPERTY

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST, BEING A PORTION OF COCO BAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 14A-14V, OF THE PUBLIC RECORDS OR CHARLOTTE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

LOTS 1-20, 151-159, 176-202 AND 237-358, COCO BAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 14A-14V, OF THE PUBLIC RECORDS OR CHARLOTTE COUNTY, FLORIDA.

TRACTS P-1, P-2 AND P-3, AND TRACTS C-1, C-2, C-3, C-4, C-5, C-6 AND TRACT A, COCO BAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 14A-14V, OR THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

TRACTS F-1, F-2 AND F-3, COCO BAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 14A-14V, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

CONTAINING 169.69 ACRES, MORE OR LESS.

BANKS ENGINEERING
FLORIDA LICENSED BUSINESS NO. LB6690

FEBRUARY 8, 2022

DIGITALLY SIGNED BY:
C. DREW BRANCH



Date:
2022.02.10
13:34:54
-05'00'

C. DREW BRANCH, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5542

SHEET 1 OF 8

SERVING THE STATE OF FLORIDA

4161 Tamiami Trail – Building 5, Unit 501, Port Charlotte, FL 33952
(941) 625-1165 • Fax (941) 625-1149 www.bankseng.com

Exhibit B:
Legal Description of Boundary Amendment Parcel

DESCRIPTION:

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AMERICAN LAND TITLE ASSOCIATION COMMITMENT No. 21-0166, DATED JULY 13, 2021 @ 11:00 PM, PROVIDED BY CLIENT)

LOTS 1-20, 151-159, 176-202 AND 237-358, COCO BAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 14A-14V, OF THE PUBLIC RECORDS OR CHARLOTTE COUNTY, FLORIDA.

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Less and except:



Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTION 16, T-41-S, R-20-E,
CHARLOTTE COUNTY, FLORIDA.

CDD PROPERTY

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE,
LYING IN SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST, BEING A PORTION OF COCO BAY,
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 14A-14V, OF THE PUBLIC
RECORDS OR CHARLOTTE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

LOTS 1-20, 151-159, 176-202 AND 237-358, COCO BAY, ACCORDING TO THE PLAT THEREOF RECORDED
IN PLAT BOOK 22, PAGES 14A-14V, OF THE PUBLIC RECORDS OR CHARLOTTE COUNTY, FLORIDA.

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ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 14A-14V, OR THE PUBLIC
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22, PAGES 14A-14V, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

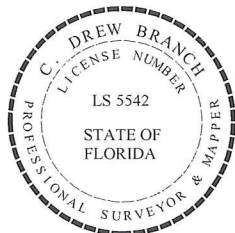
CONTAINING 169.69 ACRES, MORE OR LESS.

BANKS ENGINEERING
FLORIDA LICENSED BUSINESS NO. LB6690

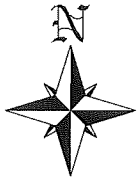
FEBRUARY 8, 2022

DIGITALLY SIGNED BY:
C. DREW BRANCH

Date:
2022.02.10
13:34:54
-05'00'

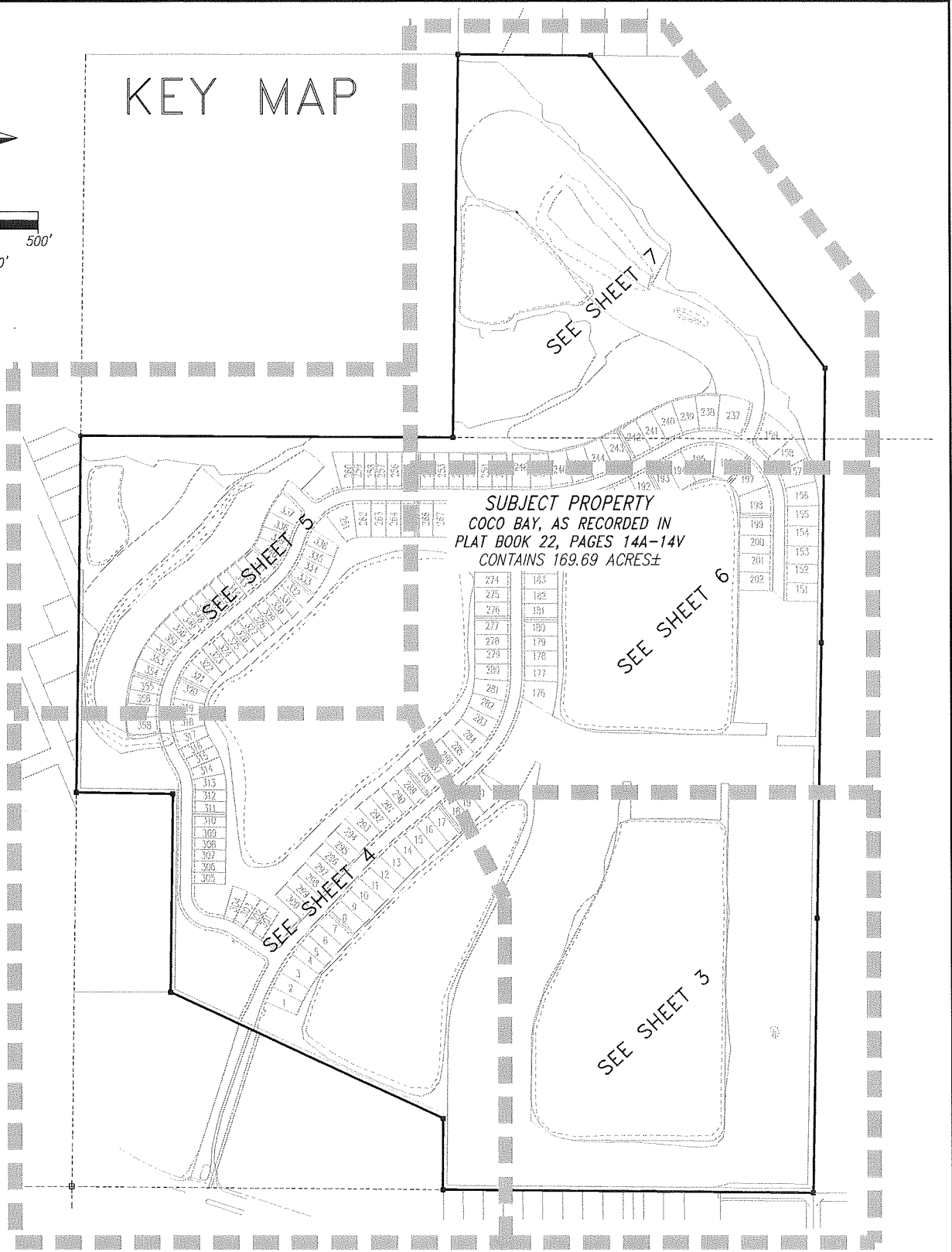


C. DREW BRANCH, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5542



0 250' 500'
SCALE 1"=500'

KEY MAP



SUBJECT PROPERTY
COCO BAY, AS RECORDED IN
PLAT BOOK 22, PAGES 14A-14V
CONTAINS 169.69 ACRES±

THIS IS NOT A BOUNDARY SURVEY

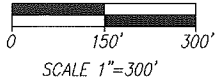
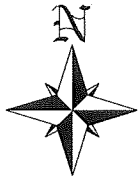
BANKS ENGINEERING

4161 TAMiami TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1148
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
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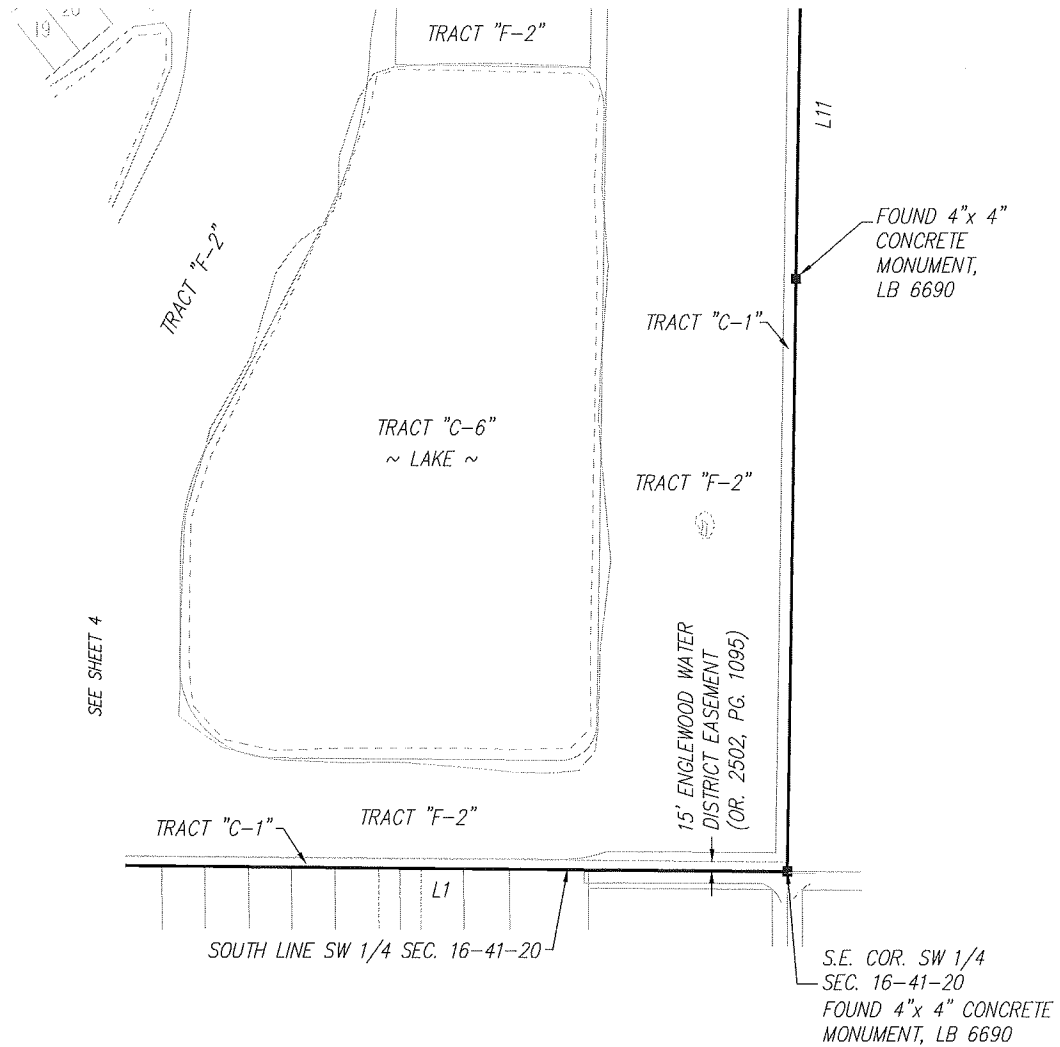
SKETCH TO ACCOMPANY DESCRIPTION
CDD PROPERTY
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)
02/03/2022	4031L	LG-SK		JMF	CDB	1"=500'	2 OF 8	16-41-20

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida



SEE SHEET 6



LEGEND

- L1 SEE LINE TABLE
- C1 SEE CURVE TABLE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- O.R. OFFICIAL RECORD
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- (P) PLAT

THIS IS NOT A BOUNDARY SURVEY

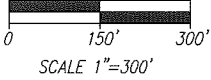
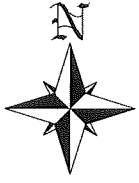
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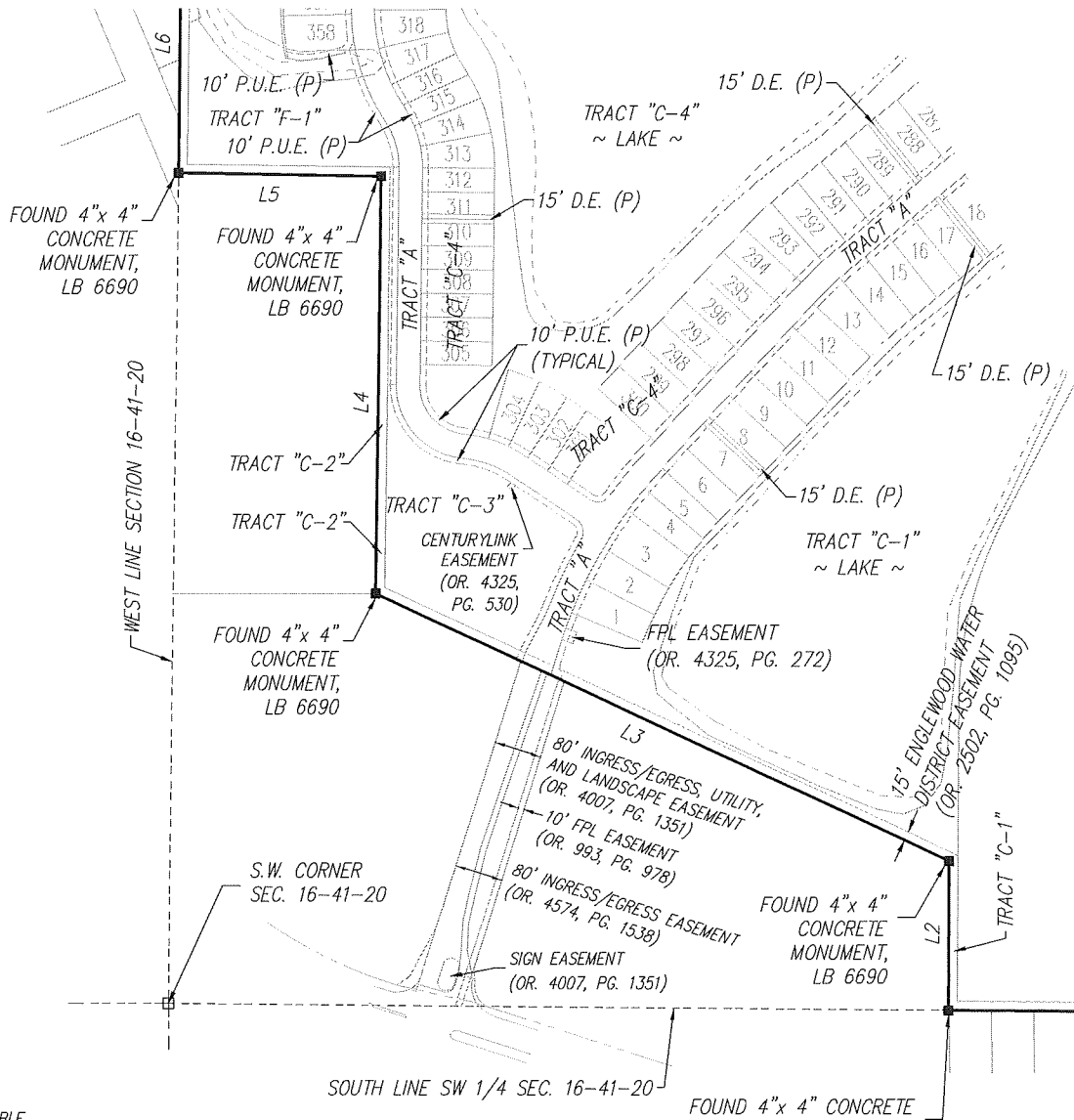
SKETCH TO ACCOMPANY DESCRIPTION
CDD PROPERTY
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)
02/03/2022	4031L	LG-SK		JWF	CDB	1"=300'	3 OF 8	16-41-20

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SEE SHEET 5



SEE SHEET 3

LEGEND

- L1 SEE LINE TABLE
- C1 SEE CURVE TABLE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- O.R. OFFICIAL RECORD
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- (P) PLAT

THIS IS NOT A BOUNDARY SURVEY

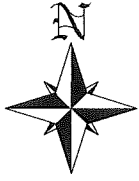
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PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

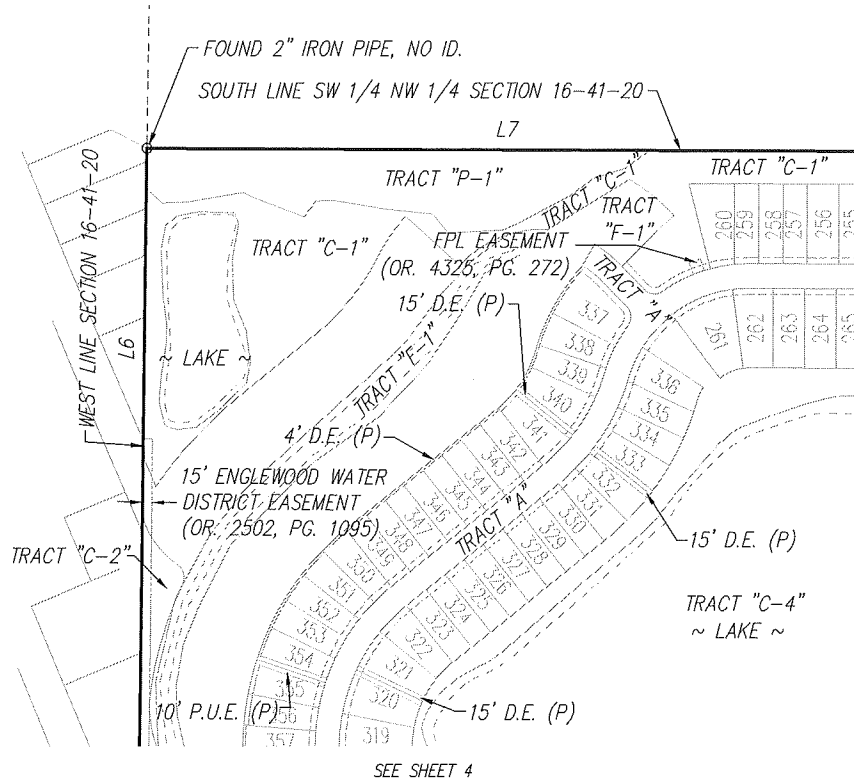
SKETCH TO ACCOMPANY DESCRIPTION
CDD PROPERTY
CHARLOTTE COUNTY, FLORIDA

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)
02/03/2022	4031L	LG-SK		JWF	CDB	1"=300'	4 OF 8	16-41-20



0 150' 300'
SCALE 1"=300'



LEGEND

- L1 SEE LINE TABLE
- C1 SEE CURVE TABLE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- O.R. OFFICIAL RECORD
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- (P) PLAT

THIS IS NOT A BOUNDARY SURVEY

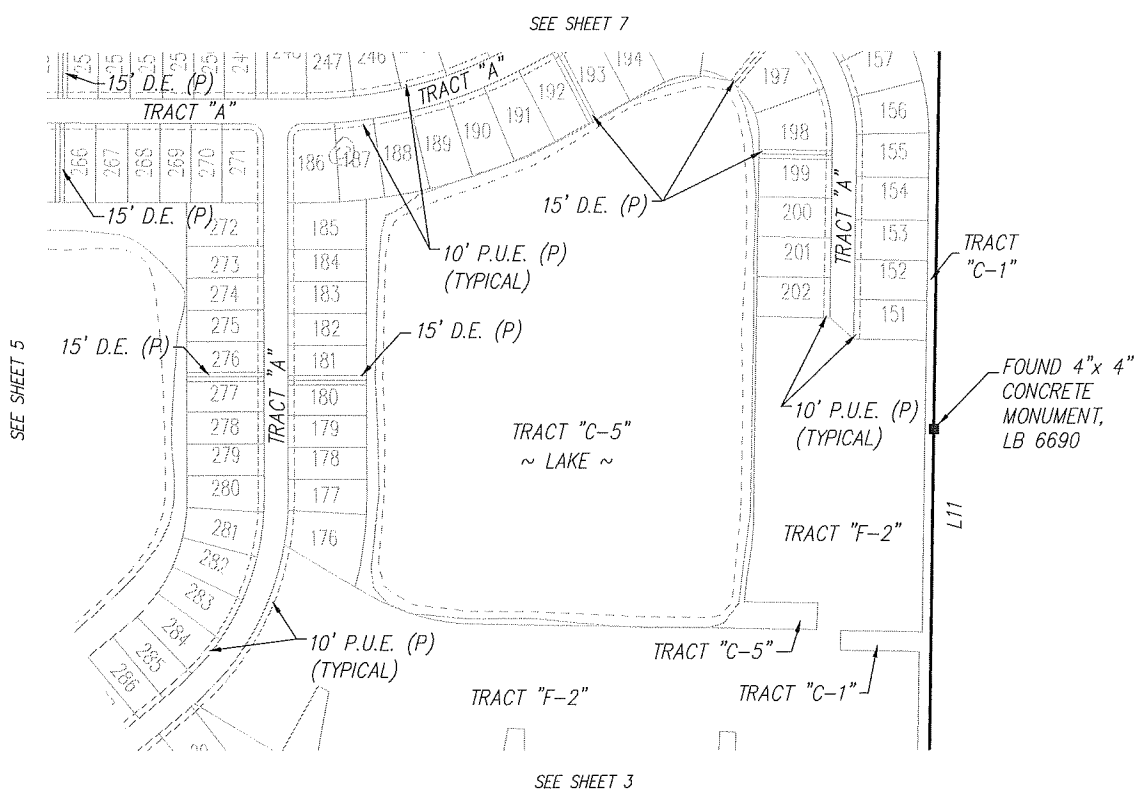
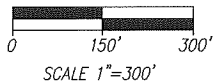
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PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
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SKETCH TO ACCOMPANY DESCRIPTION
CDD PROPERTY
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)
02/03/2022	4031L	LG-SK		JWF	CDB	1"=300'	5 OF 8	16-41-20

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida



LEGEND

- L1 SEE LINE TABLE
- C1 SEE CURVE TABLE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- O.R. OFFICIAL RECORD
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- (P) PLAT

THIS IS NOT A BOUNDARY SURVEY

BANKS
ENGINEERING

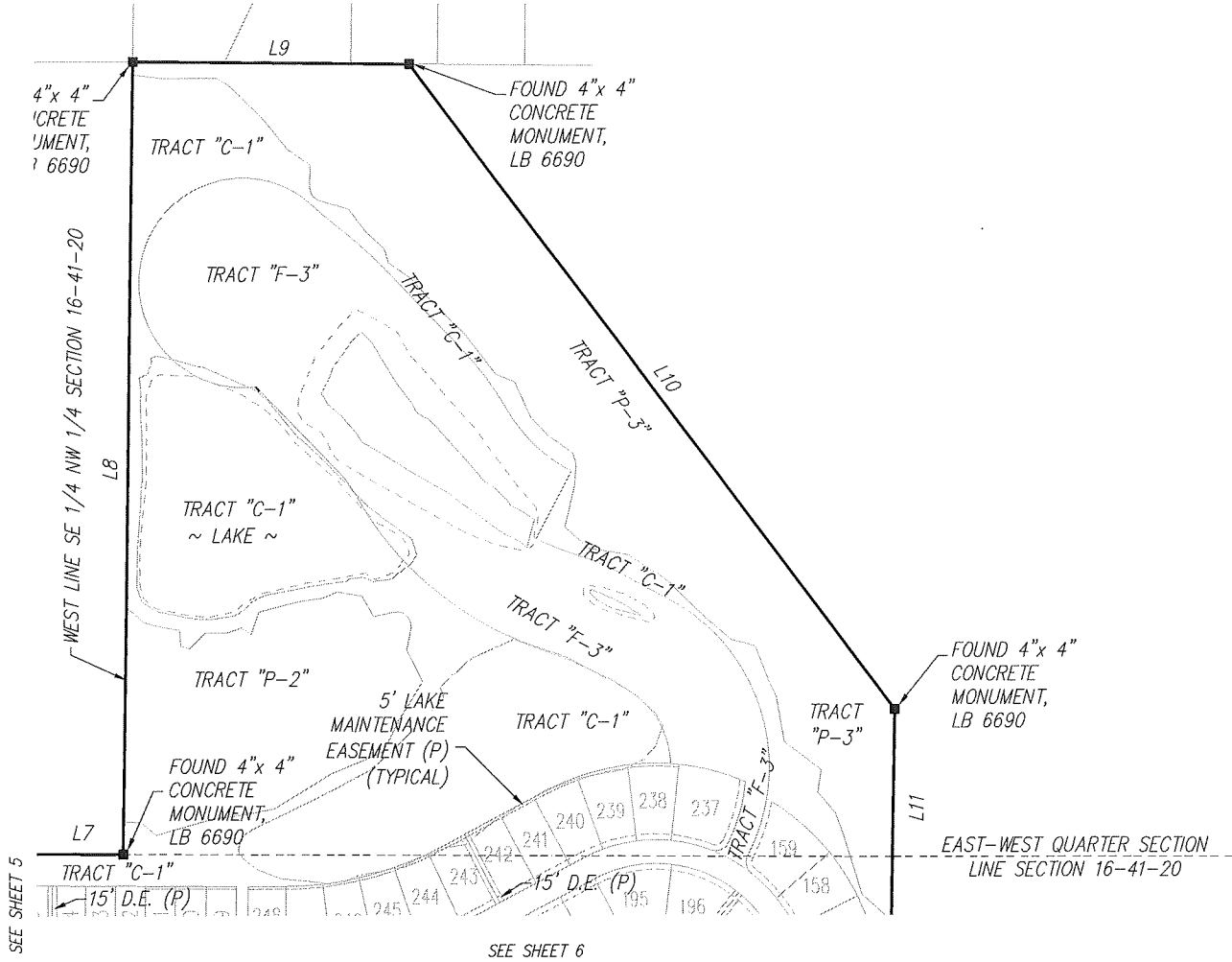
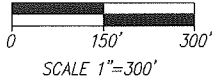
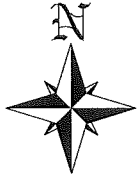
4161 TAMAMI TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

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SKETCH TO ACCOMPANY DESCRIPTION
CDD PROPERTY
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)
02/03/2022	4031L	LG-SK		JMF	CDB	1"=300'	6 OF 8	16-41-20



LEGEND

- L1 SEE LINE TABLE
- C1 SEE CURVE TABLE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- O.R. OFFICIAL RECORD
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- (P) PLAT

THIS IS NOT A BOUNDARY SURVEY

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SURVEY LICENSE # LB 6690

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SKETCH TO ACCOMPANY DESCRIPTION
CDD PROPERTY
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)
02/03/2022	4031L	LG-SK		JMF	CDB	1"=300'	7 OF 8	16-41-20

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°30'59"W	1321.63'
L2	N00°29'01"E	250.00'
L3	N65°14'07"W	1065.29'
L4	N00°50'14"E	698.00'
L5	N89°09'46"W	345.00'
L6	N00°50'14"E	1254.88'
L7	S89°45'05"E	1324.86'
L8	N00°55'16"E	1348.41'
L9	S89°28'18"E	476.75'
L10	S37°04'34"E	1378.23'
L11	S01°00'09"W	2904.31'

LEGEND

L1 SEE LINE TABLE

THIS IS NOT A BOUNDARY SURVEY

<p>BANKS ENGINEERING</p> <p>Professional Engineers, Planners, & Land Surveyors Serving The State Of Florida</p> <p>4181 TAMiami TRAIL - BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625-1165 FAX: (941) 625-1149 ENGINEERING LICENSE # EB 6469 SURVEY LICENSE # LB 6690 WWW.BANKSENG.COM</p>	<p>SKETCH TO ACCOMPANY DESCRIPTION CDD PROPERTY CHARLOTTE COUNTY, FLORIDA</p>							
	DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
02/03/2022	4031L	LG-SK		JWF	CDB	N/A	8 of 8	16-41-20

Exhibit B:
Legal Description of Boundary Amendment Parcel

DESCRIPTION:

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AMERICAN LAND TITLE ASSOCIATION COMMITMENT No. 21-0166, DATED JULY 13, 2021 @ 11:00 PM, PROVIDED BY CLIENT)

LOTS 1-20, 151-159, 176-202 AND 237-358, COCO BAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 14A-14V, OF THE PUBLIC RECORDS OR CHARLOTTE COUNTY, FLORIDA.

TRACTS P-1, P-2 AND P-3, AND TRACTS C-1, C-2, C-3, C-4, C-5, C-6 AND TRACT A, COCO BAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 14A-14V, OR THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

TRACTS F-1, F-2 AND F-3, COCO BAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 14A-14V, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Less and except:



Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTION 16, T-41-S, R-20-E,
CHARLOTTE COUNTY, FLORIDA.

(CDD AMENDMENT AREA)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, BEING A PART OF SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION, AS DEPICTED IN CERTIFIED CORNER OF RECORD DOCUMENT #050934; THENCE S.89°08'50"E. (FOR A BASIS OF BEARINGS) ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 FOR 2075.73 FEET; THENCE S.00°37'48"W. FOR 250.00 FEET; THENCE S.42°55'29"E. FOR 264.26 FEET; THENCE S.89°30'44"E. FOR 400.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WINCHESTER BOULEVARD, AS DEPICTED ON PLANS OF WINCHESTER BOULEVARD, PREPARED BY CDM SMITH, DATED 6/14/2013; THENCE S.00°29'16"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 2217.25 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16, AS DEPICTED IN CERTIFIED CORNER OF RECORD DOCUMENT #017652; THENCE S.00°33'39"W. FOR 199.13 FEET; THENCE S.89°57'41"W. FOR 185.25 FEET; THENCE N.69°54'06"W. FOR 589.04 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE N.89°45'17"W. ALONG SAID SOUTH LINE FOR 1940.43 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE N.01°00'09"E. ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 FOR 250.36 FEET; THENCE N.37°05'11"W. FOR 1377.97 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16, SAID LINE ALSO BEING THE SOUTH LINE OF CASA DE MEADOWS SUBDIVISION, AS DEPICTED IN PLAT BOOK 16, PAGES 17A THROUGH 17B; THENCE S.89°28'18"E. ALONG SAID LINE FOR 850.02 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION AND THE EAST LINE OF SAID CASA DE MEADOWS SUBDIVISION; THENCE N.01°00'17"E. ALONG SAID LINE FOR 1341.96 FEET TO THE POINT OF BEGINNING.

CONTAINS 170.86 ACRES, MORE OR LESS.

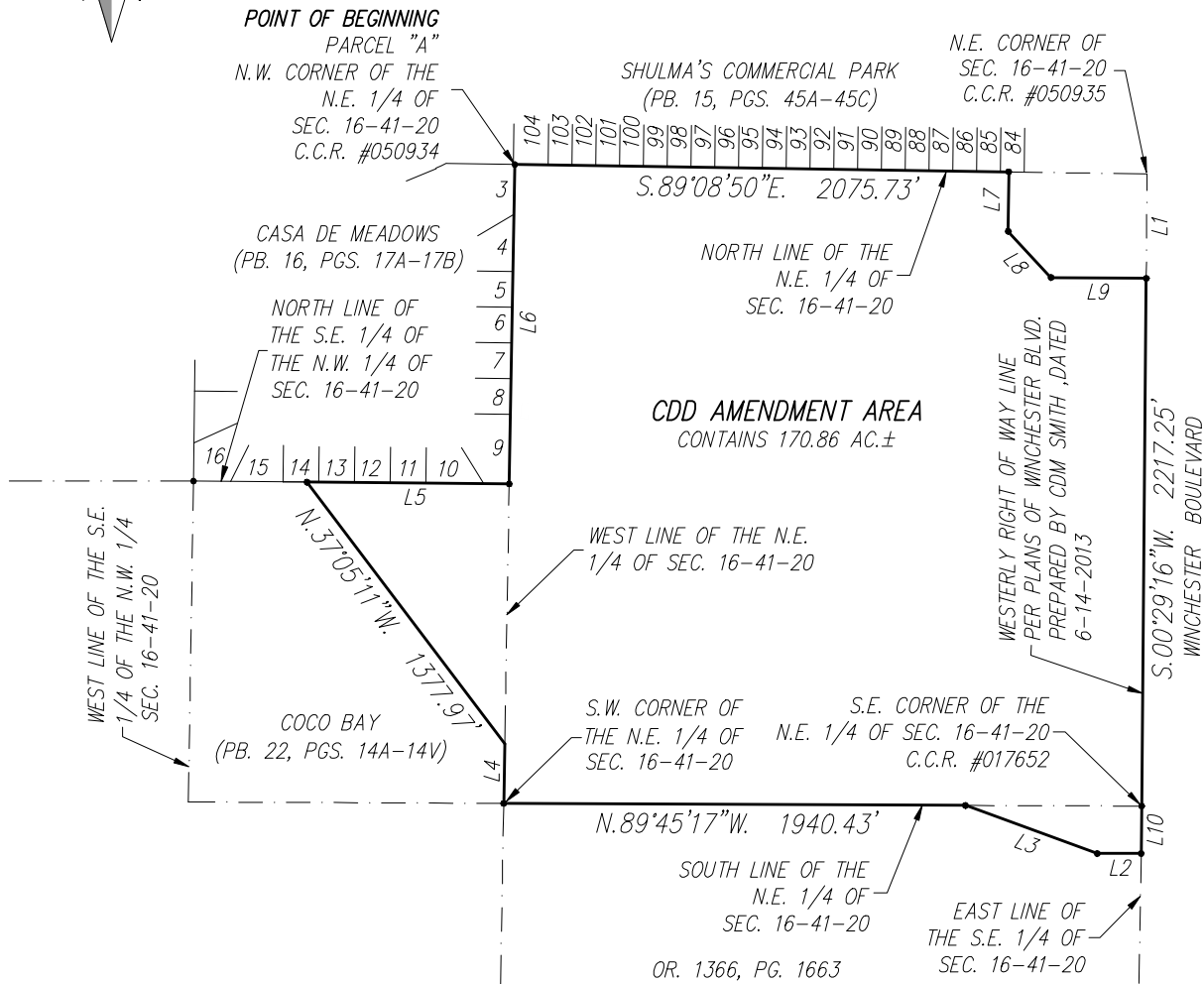
BANKS ENGINEERING
FLORIDA LICENSED BUSINESS NO. LB6690

SEPTEMBER 22, 2022

C. DREW BRANCH, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5542

SHEET 1 OF 2

SERVING THE STATE OF FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L1	S.00°29'16\"W.	438.26'
L2	S.89°57'41\"W.	185.25'
L3	N.69°54'06\"W.	589.04'
L4	N.01°00'09\"E.	250.36'
L5	S.89°28'18\"E.	850.02'
L6	N.01°00'17\"E.	1341.96'
L7	S.00°37'48\"W.	250.00'
L8	S.42°55'29\"E.	264.26'
L9	S.89°30'44\"E.	400.00'
L10	S.00°33'39\"W.	199.13'

LEGEND

- PGS. PAGES
- SEC. SECTION
- P.B. PLAT BOOK
- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORD
- S.R. STATE ROAD
- AC. ACRES
- ± MORE OR LESS
- L1 LINE 1 OF LINE TABLE
- C.C.R. CERTIFIED CORNER OF RECORD

THIS IS NOT A BOUNDARY SURVEY

BANKS
ENGINEERING

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

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PORT CHARLOTTE, FLORIDA 33952
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ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6050
WWW.BANKSENG.COM

SKETCH TO ACCOMPANY DESCRIPTION
CDD AMENDMENT AREA
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)
9/22/22	4557	SK-OVERALL	JS	CDB	1"=800'	20F2	16-41-20



Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTION 16, T-41-S, R-20-E,
CHARLOTTE COUNTY, FLORIDA.

CDD PROPERTY

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST, BEING A PORTION OF COCO BAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 14A-14V, OF THE PUBLIC RECORDS OR CHARLOTTE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

LOTS 1-20, 151-159, 176-202 AND 237-358, COCO BAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 14A-14V, OF THE PUBLIC RECORDS OR CHARLOTTE COUNTY, FLORIDA.

TRACTS P-1, P-2 AND P-3, AND TRACTS C-1, C-2, C-3, C-4, C-5, C-6 AND TRACT A, COCO BAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 14A-14V, OR THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

TRACTS F-1, F-2 AND F-3, COCO BAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 14A-14V, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

CONTAINING 169.69 ACRES, MORE OR LESS.

BANKS ENGINEERING
FLORIDA LICENSED BUSINESS NO. LB6690

FEBRUARY 8, 2022

DIGITALLY SIGNED BY:
C. DREW BRANCH



Date:
2022.02.10
13:34:54
-05'00'

C. DREW BRANCH, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5542

SHEET 1 OF 8

SERVING THE STATE OF FLORIDA

4161 Tamiami Trail – Building 5, Unit 501, Port Charlotte, FL 33952
(941) 625-1165 • Fax (941) 625-1149 www.bankseng.com

Exhibit C:

Final Boundary



Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTION 16, T-41-S, R-20-E,
CHARLOTTE COUNTY, FLORIDA.

(OVERALL CDD AREA)

PARCEL "A"

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, BEING A PART OF SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION, AS DEPICTED IN CERTIFIED CORNER OF RECORD DOCUMENT #050934; THENCE S.89°08'50"E. (FOR A BASIS OF BEARINGS) ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 FOR 2075.73 FEET; THENCE S.00°37'48"W. FOR 250.00 FEET; THENCE S.42°55'29"E. FOR 264.26 FEET; THENCE S.89°30'44"E. FOR 400.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WINCHESTER BOULEVARD, AS DEPICTED ON PLANS OF WINCHESTER BOULEVARD, PREPARED BY CDM SMITH, DATED 6/14/2013; THENCE S.00°29'16"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 2217.25 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16, AS DEPICTED IN CERTIFIED CORNER OF RECORD DOCUMENT #017652; THENCE S.00°33'39"W. FOR 199.13 FEET; THENCE S.89°57'41"W. FOR 185.25 FEET; THENCE N.69°54'06"W. FOR 589.04 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE N.89°45'17"W. ALONG SAID SOUTH LINE FOR 1940.43 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE N.01°00'09"E. ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 FOR 250.36 FEET; THENCE N.37°05'11"W. FOR 1377.97 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16, SAID LINE ALSO BEING THE SOUTH LINE OF CASA DE MEADOWS SUBDIVISION, AS DEPICTED IN PLAT BOOK 16, PAGES 17A THROUGH 17B; THENCE S.89°28'18"E. ALONG SAID LINE FOR 850.02 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION AND THE EAST LINE OF SAID CASA DE MEADOWS SUBDIVISION; THENCE N.01°00'17"E. ALONG SAID LINE FOR 1341.96 FEET TO THE POINT OF BEGINNING.

CONTAINS 170.86 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL "B"

LOTS 1-20, 151-159, 176-202 AND 237-358, COCO BAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 14A-14V, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

TRACTS P-1, P-2 AND P-3, AND TRACTS C-1, C-2, C-3, C-4, C-5, C-6 AND TRACT A, COCO BAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 14A-14V, OR THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

SHEET 1 OF 3

SERVING THE STATE OF FLORIDA

TRACTS F-1, F-2 AND F-3, COCO BAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 14A-14V, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

CONTAINS 169.68 ACRES, MORE OR LESS.

BANKS ENGINEERING
FLORIDA LICENSED BUSINESS NO. LB6690

SEPTEMBER 22, 2022

C. DREW BRANCH, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5542

SHEET 2 OF 3

SERVING THE STATE OF FLORIDA



POINT OF BEGINNING
 PARCEL "A"
 N.W. CORNER OF THE
 N.E. 1/4 OF
 SEC. 16-41-20
 C.C.R. #050934

SHULMA'S COMMERCIAL PARK
 (PB. 15, PGS. 45A-45C)

N.E. CORNER OF
 SEC. 16-41-20
 C.C.R. #050935

CASA DE MEADOWS
 (PB. 16, PGS. 17A-17B)

NORTH LINE OF
 THE S.E. 1/4 OF
 THE N.W. 1/4 OF
 SEC. 16-41-20

NORTH LINE OF THE
 N.E. 1/4 OF
 SEC. 16-41-20

PARCEL "A"
 CONTAINS 170.86 AC.±

WEST LINE OF THE N.E.
 1/4 OF SEC. 16-41-20

S.W. CORNER OF
 THE N.E. 1/4 OF
 SEC. 16-41-20

S.E. CORNER OF THE
 N.E. 1/4 OF SEC. 16-41-20
 C.C.R. #017652

N.89°45'17"W. 1940.43'

SOUTH LINE OF THE
 N.E. 1/4 OF
 SEC. 16-41-20

EAST LINE OF
 THE S.E. 1/4 OF
 SEC. 16-41-20

OR. 1366, PG. 1663

EAST LINE OF
 THE S.W. 1/4 OF
 SEC. 16-41-20

LINE TABLE

LINE	BEARING	DISTANCE
L1	S.00°29'16"W.	438.26'
L2	S.89°57'41"W.	185.25'
L3	N.69°54'06"W.	589.04'
L4	N.01°00'09"E.	250.36'
L5	S.89°28'18"E.	850.02'
L6	N.01°00'17"E.	1341.96'
L7	S.00°37'48"W.	250.00'
L8	S.42°55'29"E.	264.26'
L9	S.89°30'44"E.	400.00'
L10	S.00°33'39"W.	199.13'
L11	N.89°30'59"W.	1321.63'
L12	N.00°29'01"E.	250.00'
L13	N.65°14'07"W.	1065.31'
L14	N.00°50'14"E.	698.00'
L15	N.89°09'46"W.	345.00'
L16	N.00°50'14"E.	1255.02'
L17	S.89°45'05"E.	1324.86'
L18	N.00°55'16"E.	1348.17'
L19	S.89°28'18"E.	476.62'

TENTH STREET
 SMITH STREET

WESTERLY RIGHT OF WAY LINE
 PER PLANS OF WINCHESTER BLVD.
 PREPARED BY CDM SMITH, DATED
 6-14-2013

S.00°29'16"W. 2217.25'
 WINCHESTER BOULEVARD

OR. 4997,
 PG. 1572

WEST LINE OF THE S.E.
 1/4 OF THE N.W. 1/4
 SEC. 16-41-20

NORTH LINE OF THE
 S.W. 1/4 OF
 SEC. 16-41-20

PARCEL "B"
 COCO BAY
 (PB. 22, PGS. 14A-14V)
 (CONTAINS 169.68 AC.±)

S.01°00'09"W. 2653.95'

S.W. CORNER OF
 THE SW 1/4 OF
 SEC. 16-41-20

S.E. CORNER OF
 THE S.W. 1/4 OF
 SEC. 16-41-20

LEGEND

- PGS. PAGES
- SEC. SECTION
- P.B. PLAT BOOK
- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORD
- S.R. STATE ROAD
- AC. ACRES
- ± MORE OR LESS
- L1 LINE 1 OF LINE TABLE
- C.C.R. CERTIFIED CORNER OF RECORD

LITTLE DEAL SUBDIVISION
 (PB. 2, PG. 96)

SOUTH LINE OF THE S.W. 1/4
 OF SEC. 16-41-20

THIS IS NOT A BOUNDARY SURVEY

BANKS
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4161 TAMAMI TRAIL - BLDG 5 UNIT 501
 PORT CHARLOTTE, FLORIDA 33852
 PHONE: (941) 625-1165 FAX: (941) 625-1149
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6690
 WWW.BANKSENG.COM

SKETCH TO ACCOMPANY DESCRIPTION
OVERALL CDD AREA
 CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)
9/21/22	4557	SK-OVERALL	JS	CDB	1"=800'	30F3	16-41-20

**INTERLOCAL AGREEMENT BETWEEN
ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT
AND THE CHARLOTTE COUNTY TAX COLLECTOR
REGARDING NON-AD VALOREM AND/OR SPECIAL ASSESSMENTS**

THIS INTERLOCAL AGREEMENT (the "Agreement"), made and entered into this 1st day of October 2022 between the **ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT**, a political subdivision of the State of Florida (hereinafter the "District"), whose address is 2301 NE 37th Street, Fort Lauderdale, FL 33308 and the **CHARLOTTE COUNTY TAX COLLECTOR**, a constitutional officer of the state of Florida (hereinafter the "Tax Collector"), whose address is 18500 Murdock Circle Port Charlotte, Florida 33948

WITNESSETH:

WHEREAS, Section 163.01, *Florida Statutes*, known as the "Florida Interlocal Cooperation Act of 1969" ("Cooperation Act"), permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, the District is authorized to impose special assessments for non-ad valorem assessments pursuant to Chapters 170 and 190, *Florida Statutes*, and by **Resolution Number 2022-25** adopted the 13th day of September 2022, has expressed its intent to use the uniform method of notice, levy, collection and enforcement of assessments (hereinafter referred to as the "Uniform Collection Method"), as authorized by Section 197.3632 and Section 190.011(14), *Florida Statutes*, for the notice, levy, collection and enforcement of the annual District assessments; and

WHEREAS, the Uniform Collection Method, with its enforcement provisions, including the sale of tax certificates and issuance of tax deeds in the event of enforcing against any delinquencies, is believed to be a fairer methodology to collect non-ad valorem assessments from a delinquent property owner than traditional lien foreclosure methodology; and

WHEREAS, the Uniform Collection Method is believed to be a more efficient manner of collection due to the fact that the assessment will be placed on the tax notice issued by the Tax Collector, thereby hopefully producing positive economic benefits to the Charlotte County and the District; and

WHEREAS, the Uniform Collection Method is believed to eliminate confusion and to promote local government accountability; and

WHEREAS, Section 197.3632(2), *Florida Statutes*, provides that the District shall enter into a written agreement with the Tax Collector for reimbursement of necessary administrative costs incurred in implementing the Uniform Collection Method; and

WHEREAS, Section 197.3632(7), *Florida Statutes*, provides that the District shall bear all costs associated with any separate notice in the event Tax Collector is unable to merge the District's non-ad valorem assessments roll with the ad valorem tax roll to produce the annual tax notice; and

WHEREAS, Section 197.3632(8)(c), *Florida Statutes*, provides that the District shall compensate the Tax Collector pursuant to the provisions of Section 192.091(2)(b)(2), *Florida Statutes*, or the Tax Collector at its option shall be compensated for collecting its non-ad valorem assessments based on the actual costs of collection, whichever is greater.

**INTERLOCAL AGREEMENT BETWEEN
ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT
AND THE CHARLOTTE COUNTY TAX COLLECTOR
REGARDING NON-AD VALOREM AND/OR SPECIAL ASSESSMENTS**

NOW, THEREFORE, for and in consideration of the foregoing as well as the mutual terms, covenants and conditions herein contained, the parties do contract and agree as follows:

ARTICLE I

Purpose

The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall collect, and enforce the collection of, those certain non-ad valorem assessments levied by the District; and to include compensation by the District to the Tax Collector, pursuant to Section 197.3632(8)(c), *Florida Statutes*, for any costs involved in separate mailings because of non-merger of any non-ad valorem assessment roll as certified by the District, pursuant to Section 197.3632(7), *Florida Statutes*; and to address the reimbursement of the 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 Collection Method, as provided in Section 197.3632(2), *Florida Statutes*.

Article II

Term

The "Term" of this Agreement shall commence on the date that this Agreement is executed by both parties hereto and shall continue through and end on September 30, 2023. Thereafter, this Agreement shall automatically be renewed for successive periods, not to exceed one (1) year each, unless the parties hereto, prior to September 30th of any year, have negotiated and executed a subsequent written agreement providing for the continuation of such collection by the Tax Collector, under such terms and conditions as may then be imposed by said subsequent agreement. Notwithstanding the foregoing, the District shall inform the Tax Collector, as well as the Charlotte County Property Appraiser and the Florida Department of Revenue, by January 10th, in any calendar year if the District intends to discontinue using, in the following calendar year, the Uniform Collection Method of collecting the non-ad valorem assessments referred to in this Agreement.

ARTICLE III

Compliance With Laws And Regulations

The parties hereto shall abide by all statutes, rules and regulations pertaining to the levy and collection of non-ad valorem assessments, and any ordinances, rules, policies, Resolutions, or other procedure promulgated by District not inconsistent with, nor contrary to, the provisions of Section 197.3632, *Florida Statutes*, and Section 197.3635, *Florida Statutes*, and any subsequent amendments to said statutes, and any rules duly promulgated pursuant to these statutes by the Department of Revenue.

ARTICLE IV

Duties and Responsibilities of the District

**INTERLOCAL AGREEMENT BETWEEN
ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT
AND THE CHARLOTTE COUNTY TAX COLLECTOR
REGARDING NON-AD VALOREM AND/OR SPECIAL ASSESSMENTS**

The District agrees, covenants and contracts to:

- a) Be solely responsible for imposing and levying valid non-ad valorem assessments.
- b) Indemnify and hold Tax Collector harmless from any and all claims, liability, loss damage, expense, suits, judgments, counsel fees and/or costs relating to any imposition or levy by the District hereunder.
- c) Compensate the Tax Collector pursuant to Section 197.3632(8)(c), *Florida Statutes*, as opted by the Tax Collector on an annual basis during the term of this Agreement.
- d) Reimburse Tax Collector for necessary costs for the collection and enforcement of the applicable non-ad valorem assessments by the Tax Collector under the new uniform law, pursuant to Section 197.3632(2), *Florida Statutes*, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.
- e) 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 assessment roll certified by the District pursuant to Section 197.3632(7), *Florida Statutes*.
- f) The District, upon being timely billed, shall pay directly for necessary advertising relating to the implementation of the new Uniform Collection Method pursuant to Sections 197.3632 and 197.3635, *Florida Statutes*, and any applicable rules promulgated by the Department of Revenue thereunder.
- g) By July 31st, of each calendar year, the Chairperson of the governing board of District, or his/her designee, shall officially certify to the Property Appraiser the preliminary non-ad valorem assessment roll for publication on the Notice of Proposed Property Taxes (also known as the TRIM Notice). The preliminary non-ad valorem assessment roll must be submitted on compatible electronic medium, tied to the property parcel identification number, and otherwise in conformance in format to that contained on the ad valorem tax rolls submitted by the Property Appraiser to the Department of Revenue. Accompanying the preliminary non-ad valorem assessment roll shall be public hearing information for inclusion on the Notice of Proposed Property Taxes. The District shall post the non-ad valorem 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. The District shall inform Tax Collector, as well as the Property Appraiser and the Department of Revenue by January 10th of any year, if it intends to discontinue using the Uniform Collection Method in the following calendar year.
- h) By September 15th of each calendar year, the Chairperson of the governing board of District, or his/her designee, shall officially certify to the Property Appraiser the final non-ad valorem assessment roll on compatible electronic medium, tied to the property parcel identification number, and otherwise in conformance in format to that contained on the ad valorem tax rolls submitted by the Property Appraiser to the Department of Revenue. The District shall post the

**INTERLOCAL AGREEMENT BETWEEN
ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT
AND THE CHARLOTTE COUNTY TAX COLLECTOR
REGARDING NON-AD VALOREM AND/OR SPECIAL ASSESSMENTS**

non-ad valorem 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. The District shall inform the Tax Collector, as well as the Property Appraiser and the Department of Revenue by January 10th of any year, if it intends to discontinue using the Uniform Collection Method in the following calendar year.

- i) The District agrees to cooperate with the Tax Collector to implement the Uniform Collection Method pursuant to, and consistent with, all the provisions of Section 197.3632 and 197.3635, *Florida Statutes*, or its successor statutory provisions and all applicable rules promulgated by the Department of Revenue and their successor rules.
- j) The District agrees that, as to any cost, fee or expense to be paid or reimbursed to Tax Collector here under, Tax Collector hereunder, Tax Collector may, at its option, deduct the same from any disbursement to the District.

ARTICLE V

Duties of the Tax Collector

The Tax Collector shall merge all rolls, prepare a collection roll and prepare a combined notice (the tax notice) for both ad valorem taxes and non-ad valorem assessments for the District pursuant to Section 197.3632 and 197.3635, *Florida Statutes*, and their 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 the District, so long as said ordinances and resolutions shall clearly state the District's intent to use the Uniform Collection Method for collecting such assessments and so long as they are further not inconsistent with, or contrary to, the provisions of Section 197.3632 and 197.3635, *Florida Statutes*, and their successor provisions, and any applicable rules.

Tax Collector shall collect the non-ad valorem assessments of District as certified no later than September 15th, of each calendar year on compatible electronic medium, tied to the Property identification number of each parcel, and in the format used by the Property Appraiser for the ad valorem rolls submitted to the Department of Revenue and if free of errors or omissions.

The Tax Collector agrees to cooperate with the District in the implementation of the Uniform Method for Collection and enforcing non-ad valorem assessments pursuant to Section 197.3632 and 197.3635, *Florida Statutes*, and any successor provisions and applicable rules. The Tax Collector shall not accept any such non-ad valorem assessment roll that is not officially certified by the District by September 15th of each calendar year on compatible electronic medium tied to the property identification number and in the format used by the Property Appraiser on the ad valorem roll submitted to the Department of Revenue.

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

If Tax Collector determines that a separate mailing is authorized pursuant to Section 197.3632(7),

**INTERLOCAL AGREEMENT BETWEEN
ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT
AND THE CHARLOTTE COUNTY TAX COLLECTOR
REGARDING NON-AD VALOREM AND/OR SPECIAL ASSESSMENTS**

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 assessment or shall direct the District to mail such a separate notice. In making this decision, the Tax Collector shall consider all costs to the District and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of the delay in multiple notices. If such a separate mailing is affected, the District shall bear all costs associated with the separate mailing for the non-ad valorem assessment that could not be merged, upon timely billing by the Tax Collector.

ARTICLE VI

Miscellaneous

- a) Any notice or document required or permitted to be delivered hereunder shall be deemed to be delivered or given when (i) actually received or (ii) signed for or “refused” as indicated on the postal service return receipt. Delivery may be by personal delivery, courier service, overnight courier, certified or registered mail, return receipt requested, addressed to the parties hereto at the respective addresses set out opposite their names below, or at such other addresses as they may hereafter specify by written delivered in accordance herewith:

To the Tax Collector

Vickie L. Potts, CFC
Charlotte County Tax Collector
18500 Murdock Circle
Port Charlotte, Florida 33948

with a copy to:

Paul L. Polk
Charlotte County Property Appraiser
18500 Murdock Circle
Port Charlotte, Florida 33948

To the District:

Island Lake Estates Community Development
District
Attn: James P. Ward
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

with a copy to:

KE Law Group, PLLC
Attn: Jere Earlywine
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

- b) This Agreement may not be assigned by either party without the prior written consent from the non-assigning party. This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns.
- c) Waiver of Breach of any provision of this agreement shall not be deemed to be a modification of the terms of this Agreement.

**INTERLOCAL AGREEMENT BETWEEN
ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT
AND THE CHARLOTTE COUNTY TAX COLLECTOR
REGARDING NON-AD VALOREM AND/OR SPECIAL ASSESSMENTS**

- d) Time is of the essence of this Agreement and of each provision hereof.
- e) In the event of litigation to enforce any part of this Agreement, the prevailing party shall be entitled to recover from the other party or parties a reasonable attorneys' fee (both at the trial and appellate levels) and costs.
- f) The paragraph headings as herein used are for convenience or reference only and shall not be deemed to vary the content of this Agreement or the covenants.
- g) This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Florida. The designated venue for any action or lawsuit pertaining to this Agreement shall be the state courts located in Charlotte County, Florida.
- h) The parties hereto agree that they have had the opportunity to consult with their respective counsels in this matter and hereby acknowledge that both have sought and received the advice of their respective counsels in connection with the meaning and import of each provision of this Agreement. As a result, both parties hereby enter into this Agreement with full understanding of the terms and conditions contained herein.
- i) This Agreement may not be amended, modified or revised unless in a written addendum signed by the authorized representatives of both parties. Any other attempt at amending, modifying or revising this Agreement shall be null, void and of no force or effect.
- j) The parties hereto represent and warrant to the other that (a) they are duly organized, qualified and existing entities under the laws of the state of Florida, and (b) all appropriate authority exists so as to duly authorize the persons executing this Agreement to so execute the same and fully bind the party on whose behalf they are executing. If any clause or provision of this Agreement is found to be illegal, invalid, or unenforceable under present or future laws effective during the Term or any renewal period of this Agreement, then and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby.
- k) This Agreement constitutes the sole and entire understanding between the parties hereto and supersedes all prior representations, agreements and understandings between the parties related to the subject matter hereof. Amendments to and waivers of the provisions herein shall be made by the parties in writing by formal amendment, except changes in Chapter 189, 190 or any other Florida Law shall automatically amend this Agreement.
- l) Nothing in this Agreement shall be deemed a waiver of immunity limits of liability of the District or the Tax Collector beyond any statutory limited waiver of immunity or limits of liability contain in section 768.28, *Florida Statutes*, as amended or other statute. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim, which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. No covenant, stipulation, obligation or agreement contained in this Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future member of the governing body or agent or employee of the parties in its, his, hers, or their individual capacity,

**INTERLOCAL AGREEMENT BETWEEN
ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT
AND THE CHARLOTTE COUNTY TAX COLLECTOR
REGARDING NON-AD VALOREM AND/OR SPECIAL ASSESSMENTS**

and neither the members of the governing body of the parties nor any official executing this Agreement shall be liable personally or shall be subject to any accountability for reason of the execution by the parties of this Agreement or any related act.

- m) After approval of this Agreement by the respective governing bodies of the parties, and its execution by the duly qualified and authorized officers of each of the parties, the District shall cause this Agreement to be filed with the Clerk of the Circuit Court of Charlotte County, Florida, in accordance with the requirements of section 163.01(11), *Florida Statutes*.
- n) The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
- o) This Agreement shall become effective after its execution by the authorized representatives of both of the parties and upon the date of its filing with the Clerk of the Circuit Court of Charlotte County, Florida.

**INTERLOCAL AGREEMENT BETWEEN
ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT
AND THE CHARLOTTE COUNTY TAX COLLECTOR
REGARDING NON-AD VALOREM AND/OR SPECIAL ASSESSMENTS**

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in duplicate for the uses and purposes expressed herein on the day and year first above written.

WITNESS:

CHARLOTTE COUNTY TAX COLLECTOR,
a constitutional officer of the state of Florida

By: _____

By: _____
Vickie L. Potts, Tax Collector

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2022, by _____, as _____ of _____, on its behalf. She [] is personally known to me or [] produced _____ as identification.

Notary Public, State of Florida

**INTERLOCAL AGREEMENT BETWEEN
ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT
AND THE CHARLOTTE COUNTY TAX COLLECTOR
REGARDING NON-AD VALOREM AND/OR SPECIAL ASSESSMENTS**

[DISTRICT SIGNATURE PAGE TO INTERLOCAL AGREEMENT]

WITNESS:

**ISLAND LAKE ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

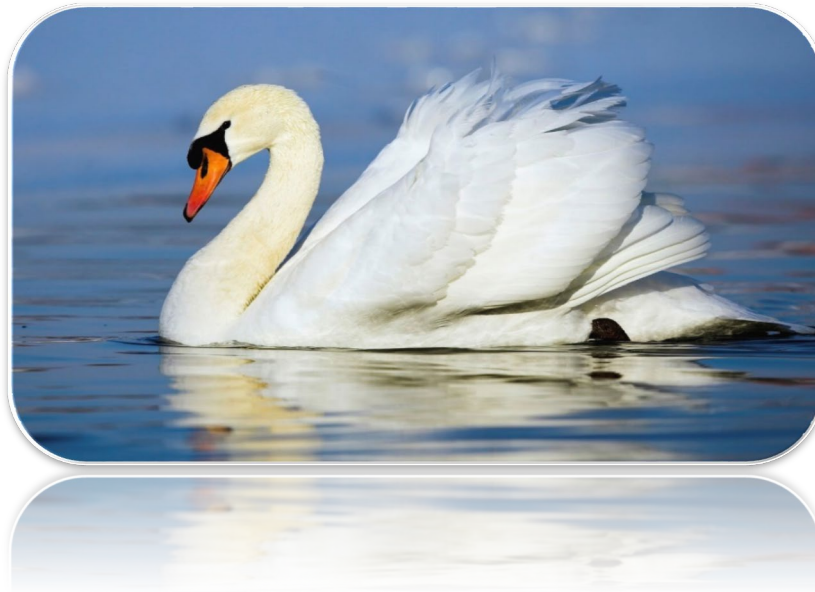
By: _____
Scott Edwards, Chairperson

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2022, by _____, as _____ of _____, on its behalf. He [] is personally known to me or [] produced _____ as identification.

Notary Public, State of Florida

ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 2022

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

JPWard and Associates, LLC

Community Development District Advisors

*Island Lake Estates
Community Development District*

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Island Lake Estates
Community Development District
Balance Sheet
for the Period Ending September 30, 2022**

	Governmental Funds			
	General Fund	Account Groups		Totals (Memorandum Only)
		General Long Term Debt	General Fixed Assets	
Assets				
Cash and Investments				
General Fund - Invested Cash	\$ 7,311	\$ -	\$ -	\$ 7,311
Debt Service Fund				
Interest Account			-	\$ -
Sinking Account			-	\$ -
Reserve Account				\$ -
Revenue Account			-	\$ -
Capitalized Interest			-	\$ -
Prepayment Account			-	\$ -
Construction Account				\$ -
Cost of Issuance Account				\$ -
Due from Other Funds				
General Fund	-	-	-	-
Debt Service Fund(s)	-	-	-	-
Accounts Receivable	-	-	-	-
Assessments Receivable	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-
Amount to be Provided by Debt Service Funds	-	-	-	-
Total Assets	<u>\$ 7,311</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,311</u>

**Island Lake Estates
Community Development District
Balance Sheet
for the Period Ending September 30, 2022**

	Governmental Funds			
	General Fund	Account Groups		Totals (Memorandum Only)
		General Long Term Debt	General Fixed Assets	
Liabilities				
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -
Due to Fiscal Agent				
Due to Other Funds	-			-
General Fund	-	-	-	-
Debt Service Fund(s)	-	-	-	-
Due to Developer				-
Bonds Payable				
Current Portion		-	-	
Long Term			-	
Unamortized Prem/Discount on Bds Pyb		-		-
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Fund Equity and Other Credits				
Investment in General Fixed Assets	-	-	-	-
Fund Balance				
Restricted				
Beginning: October 1, 2021 (Unaudited)	-	-	-	-
Results from Current Operations	-	-	-	-
Unassigned				
Beginning: October 1, 2021 (Unaudited)	-	-	-	-
Results from Current Operations	7,311	-	-	7,311
Total Fund Equity and Other Credits	<u>\$ 7,311</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,311</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 7,311</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,311</u>

Island Lake Estates
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2022

Description	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest						
Interest - General Checking	-	-	-	-	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Developer Contribution	30,000	-	-	30,000	-	N/A
Total Revenue and Other Sources:	\$ 30,000	\$ -	\$ -	\$ 30,000	\$ -	N/A
Expenditures and Other Uses						
Legislative						
Board of Supervisor's Fees	-	-	-	-	-	N/A
Executive						
Professional Management	-	-	11,700	11,700	-	N/A
Financial and Administrative						
Audit Services	-	-	-	-	-	N/A
Accounting Services	-	-	-	-	-	N/A
Assessment Roll Preparation	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	N/A
Other Contractual Services						
Legal Advertising	702	232	4,175	5,108	-	N/A
Trustee Services	-	-	-	-	-	N/A
Dissemination Agent Services	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	-	N/A
Bank Service Fees	-	68	67	136	-	N/A

Island Lake Estates
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2022

Description	July	August	September	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	N/A
Communications & Freight Services						
Postage, Freight & Messenger	-	-	-	-	-	N/A
Rentals and Leases						
Meeting Room Rental	336	168	-	504	-	N/A
Insurance	1,493	-	-	1,493	-	N/A
Printing & Binding	443	-	-	443	-	N/A
Website Development	1,220	-	50	1,270	-	N/A
Subscription & Memberships	-	-	-	-	-	N/A
Legal Services						
Legal - General Counsel	322	1,713	-	2,035	-	N/A
Other General Government Services						
Engineering Services	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	
Sub-Total:	4,516	2,182	15,992	22,689	-	N/A
 Total Expenditures and Other Uses:	\$ 4,516	\$ 2,182	\$ 15,992	\$ 22,689	\$ -	N/A
 Net Increase/ (Decrease) in Fund Balance	25,484	(2,182)	(15,992)	7,311	-	
Fund Balance - Beginning	-	25,484	23,302	-	-	
Fund Balance - Ending	\$ 25,484	\$ 23,302	\$ 7,311	7,311	\$ -	