



**LAKEFRONT ESTATES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**GLADES COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
JULY 16, 2025  
11:00 A.M.**

Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.lakefrontestatescdd.org](http://www.lakefrontestatescdd.org)

561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA  
LAKEFRONT ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

27182 State Road 78  
Okeechobee, Florida 34974

**TO JOIN VIA CONFERENCE CALL  
DIAL IN AT 1-800-743-4099 PARTICIPANT PASSCODE: 9363638**

**REGULAR BOARD MEETING & PUBLIC HEARING**

July 16, 2025  
11:00 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Accept Board Member Resignation.....Page 2
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
  - 1. March 19, 2024 Regular Board Meeting.....Page 3
- H. Old Business
- I. New Business
  - 1. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Meeting Schedule....Page 6
  - 2. Consider Resolution No. 2025-04 – Amending Resolution 2025-01 and Resetting the Public Hearing to Consider the Fiscal Year 2025/2026 Final Budget.....Page 8
  - 3. Consider Resolution No. 2025-05 – Extending Terms of Office.....Page 10
- J. Public Hearing
  - 1. Proof of Publication.....Page 12
  - 2. Receive Public Comments on Fiscal 2025/2026 Final Budget
  - 3. Consider Resolution No. 2025-06 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 13
- K. Administrative Matters
- L. Board Member Comments
- M. Adjourn

Publication Date  
2025-06-25

Subcategory  
Miscellaneous Notices

LAKEFRONT ESTATES COMMUNITY  
DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; AND  
NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (Board) of the Lakefront Estates Community Development District (District) will hold a public hearing on July 16, 2025, at 11:00 a.m., or as soon thereafter as can be heard, at 27182 State Road 78, Okeechobee, Florida 34974, for the purpose of hearing comments and objections on the adoption of the proposed budgets (Proposed Budget) of the District for the fiscal year October 1, 2025, and ending September 30, 2026 (Fiscal Year 2025/2026). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, (941) 223-2475 (District Managers Office), during normal business hours, or by visiting the Districts website at <https://lakefrontestatescdd.org/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours 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 Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Meetings may be cancelled from time to time without advertised notice.

Andrew Karmeris

District Manager

LAKEFRONT ESTATES COMMUNITY  
DEVELOPMENT DISTRICT

[www.lakefrontestatescdd.org](http://www.lakefrontestatescdd.org)

25094 GCD 6/25; 7/2/2025

## Tricia Lascasas

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**From:** jweg@lakefrontestatescdd.org  
**Sent:** Wednesday, July 9, 2025 8:20 PM  
**To:** Tricia Lascasas  
**Cc:** Bentzion Herman (Benzherman@gmail.com); Dovber Blasberg - RISE Architecture (dblasberg@lakefrontestatescdd.org); Dovber Blasberg (Dubi) (dblasberg@risearchitecture.com); Jason Matthey Weg (jasonweg@gmail.com); Jonathan Zion (jzion@lakefrontestatescdd.org); Jonathan Zion (Yoni@jzadfl.com); Yitzchok Braun (yitzi@amboygc.com); Adam Duitz (aduitz@thefwdgroup.com); Barry Farkas (barry@thefwdgroup.com); Ben Solomon (ben@sflp.com); Brian Fender (BFender@gray-robinson.com); Dani Staiman (Dani@thefwdgroup.com); Debbie Stocker (dstocker@fmsbonds.com); Douglas F. Darbut (ddarbut@hkllaw.com); Dylan Schwartz (dylanschwartz@fmsbonds.com); Gabe McKee (gabe.mckee@kutakrock.com); Heather H. Harris (GRPublicFinance@gray-robinson.com); Jeff Akerman (jeff@risearchitecture.com); Jessica Lee (jessica@risearchitecture.com); Jon Kessler (jkessler@fmsbonds.com); Jonathan Johnson (jonathan.johnson@kutakrock.com); Karen Jusevitch (karen.jusevitch@kutakrock.com); Mendel Lasker (mendel@lightstonemgmt.com); Morty Rosenblum (morty@alstrealty.com); Niyala Harrison (harrisonn@gtlaw.com); Robert C. Gang (gangr@gtlaw.com); Robert Hedgecock (robert.hedgecock@usbank.com); Scott Schuhle (scott.schuhle@usbank.com); Solomon Cadle (cadles@gtlaw.com); Steven Dobbs (sdobbs@stevedobbsengineering.com); Vanessa Steinerts (vanessa.steinerts@gray-robinson.com); wesley.haber@kutakrock.com; William Baum (wbaum@fmsbonds.com); Yidel Perlstein (yidel@thefwdgroup.com); Andrew Karmeris; Michelle Krizen  
**Subject:** Re: Lakefront Estates CDD 2025-07-15 Meeting Book

Hi,  
I Jason Weg resign from the CDD Board for Lakefront Estates effective immediately.  
Thank you for the opportunity!

**LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING AND PUBLIC HEARING  
MARCH 19, 2025**

**A. CALL TO ORDER**

The March 19, 2025, Regular Board Meeting of the Lakefront Estates Community Development District (the “District”) was called to order at 12:13 p.m. in the Buckhead Ridge Community Building located at 30086 E. State Road 78, Okeechobee, Florida 34974

**B. PROOF OF PUBLICATION**

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Lake Okeechobee News* on March 12, 2025, as legally required.

**C. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors in attendance:

Chairman Dovber Blasberg, Bentzion Herman, and Jonathan Zion.

Also in attendance were District Manager Andrew Karmeris of Special District Services, Inc.; District Engineer Steve Dobbs; District Manager Michelle Krizen of Special District Services, Inc. (via phone); District Counsel Wes Haber of Kutak Rock (via phone); Robert Gang and Niyala Harrison of Greenberg Traurig (via phone); .

Also present were Mendal Lasker of Lightstone Management Group (via phone) and Yidel Perlstein (via phone).

**D. ADDITIONS OR DELETIONS TO AGENDA**

Staff asked to add Consider Accepting Resignation from Menachem (Mark) Raksin from Seat No. 4 effective immediately to New Business #5.

A **motion** was made by Mr. Zion, seconded by Mr. Blasberg and passed unanimously approving the addition the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. September 11, 2024 Regular Board Meeting & Public Hearing Minutes**

A **motion** was made by Mr. Herman, seconded by Mr. Blasberg and passed unanimously approving the minutes of the September 11, 2024, Regular Board Meeting & Public Hearing, as presented.

The Regular Board Meeting was then recessed and the Public Hearing on the Fiscal Year 2024/2025 Final Budget.

## **G. OLD BUSINESS**

There was no old business to come before the Board.

## **H. NEW BUSINESS**

### **1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget**

Mr. Karmeris presented.

A **motion** was made by Mr. Zion, seconded by Mr. Herman and passed unanimously adopting Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget and setting the public hearing for May 21, 2025, as presented.

### **2. Consider Approval of the Supplemental Engineer’s Report**

A **motion** was made by Mr. Zion, seconded by Mr. Herman and passed unanimously approving the Supplemental Engineer’s Report in draft substantial final form.

### **3. Consider Approval of Preliminary First Supplemental Special Assessment Methodology Report**

A **motion** was made by Mr. Herman, seconded by Mr. Zion and passed unanimously approving the Preliminary Supplemental Special Assessment Methodology Report in draft substantial final form.

### **4. Consider Resolution No. 2025-02 – Delegation Resolution**

Robert Gang from Greenberg Traurig presented the resolution.

Yidel Perlstein asked the Board to table this item until the April 9, 2025 meeting.

The Board agreed.

### **5. Consider Accepting Resignation of Menachem (Mark) Raksin from Seat No. 4.**

A **motion** was made by Mr. Zion, seconded by Mr. Herman and passed unanimously accepting Resignation of Menachem (Mark) Raksin from Seat No. 4.

Mr. Blasberg nominated Yitzchok Braun for appointment to Seat No. 4.

A **motion** was made by Mr. Zion, seconded by Mr. Herman and passed unanimously appointing Yitzchok Braun to Seat No. 4.

**I. ADMINISTRATIVE MATTERS**

Michelle Krizen informed the Board that an alternative meeting location has become available on the building site at 27182 SR 78, Okeechobee, FL 34974.

**J. BOARD MEMBER COMMENTS**

Mr. Blasberg asked the other Board members if they would be interested in moving the meetings to the new location and to a new time of 11:00 a.m. The Board agreed and asked that the meeting time and locations be updated for the foreseeable future.

An amended **motion** was made by Mr. Zion, seconded by Mr. Herman and passed unanimously adopting Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget and setting the public hearing for May 21, 2025 at 11:00 a.m. at 27182 SR 78, Okeechobee, FL 34974.

**K. ADJOURNMENT**

There being no further business to come before the Board, chairman Blasberg adjourned the meeting at 12:29 p.m.

**ATTESTED BY:**

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

\_\_\_\_\_  
Chairperson/Vice-Chair

**RESOLUTION NO. 2025-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR THE FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Lakefront Estates Community Development District (the "District") to establish a regular meeting schedule for fiscal year 20/2065; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT, GLADES COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 16<sup>th</sup> day of July, 2025.

**ATTEST:**

**LAKEFRONT ESTATES COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

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



**LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULES**

**NOTICE IS HEREBY GIVEN** The Board of Supervisors of the Lakefront Estates Community Development District will hold their regular meetings for Fiscal Year 2024/2025 at 11:00 a.m. at 27182 State Road 78, Okeechobee, Florida 34974, on the following dates:

**October 22, 2025  
November 19, 2025  
December 10, 2025  
January 21, 2026  
February 18, 2026  
March 18, 2026  
April 22, 2026  
May 20, 2026  
June 17, 2026  
July 15, 2026  
August 19, 2026  
September 9, 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. Copies of the Agendas for any of the meetings may be obtained from the District's website at [www.lakefrontestatescdd.org](http://www.lakefrontestatescdd.org) or by contacting the District Manager at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

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 (561) 630-4922 at least 48 hours 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.

Any 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.

Meetings may be cancelled from time to time without advertised notice.

District Manager

**LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT**

**[www.lakefrontestatescdd.org](http://www.lakefrontestatescdd.org)**

**PUBLISH: LAKE OKEECHOBEE NEWS      xx/xx/xx**

**RESOLUTION 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2025-01 AND TO RESET THE DATE AND TIME OF THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2025/2026 FINAL BUDGET; RATIFYING THE STAFF ACTIONS IN RESETTING THE PUBLIC HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, The Lakefront Estates Community Development District (“District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure improvements; and

**WHEREAS**, on March 19, 2025, at a duly noticed public meeting, the District’s Board of Supervisors (“Board”) adopted Resolution 2025-01, approving the proposed budget (“Proposed Budget”) for Fiscal Year 2025/2026 (“FY 2026”) and setting a public hearing on the Proposed Budget for May 21, 2025 at 11:00 a.m., at 27182 SR78 Okeechobee, Fl, 34974; and

**WHEREAS**, due to circumstances outside the District’s control, the District Manager in consultation with Chair rescheduled the public hearings to July 16, 2025, at 11:00 a.m., at 27182 SR78 Okeechobee, Fl, 34974, and caused the notice of the revised public hearing, with the date and time along with the location, to be published in a newspaper of general circulation in Okeechobee County, Florida.

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

**SECTION 1. RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Resolution.

**SECTION 2. RATIFICATION OF PUBLIC HEARING RESET.** The actions of the District Manager, Chair and other District staff in resetting the public hearing and providing the notice of the public hearing is hereby ratified. Resolution 2025-01 is hereby amended to reflect that the public hearing as declared therein is reset to July 16, 2025, at 11:00 a.m., at 27182 SR78 Okeechobee, Fl, 34974.

**SECTION 3. RESOLUTION 2025-01 OTHERWISE REMAINS IN FULL FORCE AND EFFECT.** Except as otherwise provided herein, all of the provisions of Resolution 2025-01 continue in full force and effect.

**SECTION 4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and adoption by the Board.

**PASSED AND ADOPTED** this 16<sup>th</sup> day of July 2025.

ATTEST:

**LAKEFRONT ESTATES COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair, Board of Supervisors

**RESOLUTION 2025-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, *FLORIDA STATUTES*; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Lakefront Estates Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the current members of the Board of Supervisors (“Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

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

**SECTION 1.** The following terms of office are hereby extended to coincide with the general election to be held in November of 2026:

Seat #1 (currently held by Jonathan Zion)  
Seat #5 (currently vacant)

The following terms of office are hereby extended to coincide with the general election to be held in November of 2028:

Seat #2 (currently held by Bentzion Herman)  
Seat #3 (currently held by Dovber (Dubi) Blasberg)  
Seat #4 (currently held by Yitzchok Braun)

**SECTION 2.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 16<sup>th</sup> day of July, 2025.

ATTEST:

**LAKEFRONT ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chairperson / Vice Chairperson,  
Board of Supervisors

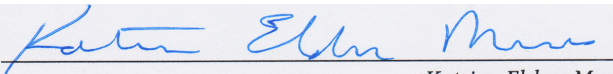
**STATE OF FLORIDA:**  
**COUNTY OF GLADES:**

Before the undersigned authority personally appeared **Katrina Elsen Muros**, who on oath says that she is **Editor in Chief** of the **Lake Okeechobee News**, a weekly newspaper published in **Glades County, Florida**; that the attached copy of advertisement, being a **Public Notice** in the matter of

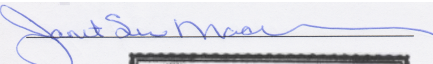
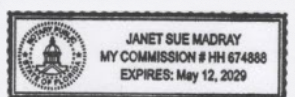
**Public Notice**

in the **19th Judicial District of the Circuit Court of Glades County, Florida**, was published in said newspaper in the issues of or by publication on the newspaper's website, if authorized, on  
 Lake Okeechobee News: 6/25/2025, 7/2/2025  
 LakeONews.com: 6/25/2025, 6/26/2025, 6/27/2025, 6/28/2025, 6/29/2025, 6/30/2025, 7/1/2025, 7/2/2025

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.

  
 \_\_\_\_\_  
 Katrina Elsen Muros

Sworn to and subscribed before me by means of  
 Physical Presence  **Online Notarization**  
physical presence or online notarization, this  
 7/2/2025

**LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Lakefront Estates Community Development District ("District") will hold a public hearing on July 16, 2025, at 11:00 a.m., or as soon thereafter as can be heard, at 27182 State Road 78, Okeechobee, Florida 34974, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2025/2026"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, (941) 223-2475 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://lakefrontestatescdd.org/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours 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 Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Meetings may be cancelled from time to time without advertised notice.

Andrew Karmaris  
 District Manager

**LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT**  
[www.lakefrontestatescdd.org](http://www.lakefrontestatescdd.org)  
 25094 GCD 6/25; 7/2/2025

**RESOLUTION 2025-06  
[FY 2025/2026 APPROPRIATION RESOLUTION]**

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

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2025/2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Lakefront Estates Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

**SECTION 1. BUDGET**

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
  
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Lakefront Estates Community Development District for the Fiscal Year Ending September 30, 2026.”

- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2025/2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025/2026 or within 60 days following the end of the FY 2025/2026 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 this paragraph c. are posted on the District’s website in accordance with Section 189.016, *Florida Statutes*, 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 16<sup>th</sup> DAY OF July, 2025.**

ATTEST:

**LAKEFRONT ESTATES COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**Exhibit A:** FY 2025/2026 Budget



Lakefront Estates  
Community Development District

**Final Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**

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- I FINAL BUDGET
- II DETAILED FINAL BUDGET

**FINAL BUDGET**  
**LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	0
Developer Contribution	119,705
Debt Assessments	0
Interest Income	120
<b>TOTAL REVENUES</b>	<b>\$ 119,825</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	0
Management	36,000
Legal	35,000
Assessment Roll	0
Audit Fees	4,100
Arbitrage Rebate Fee	0
Insurance	6,000
Legal Advertisements	20,000
Miscellaneous	1,500
Postage	300
Office Supplies	1,750
Dues & Subscriptions	175
Website Management	3,000
Trustee Fees	0
Continuing Disclosure Fee	0
<b>Total Administrative Expenditures</b>	<b>\$ 107,825</b>
<b>Maintenance Expenditures</b>	
Engineering/Inspections	10,000
Miscellaneous Maintenance	2,000
Field Operations	0
<b>Total Maintenance Expenditures</b>	<b>\$ 12,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 119,825</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ -</b>
Bond Payments	0
<b>BALANCE</b>	<b>\$ -</b>
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	0	0	0	
Developer Contribution	87,656	116,825	119,705	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	643	0	120	Interest Projected At \$10 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 88,299</b>	<b>\$ 116,825</b>	<b>\$ 119,825</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	0	0	0	
Management	36,000	36,000	36,000	\$3,000 X 12 Months
Legal	15,703	40,000	35,000	\$5,000 Decrease From 2024/2025 Budget
Assessment Roll	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Audit Fees	3,400	4,100	4,100	Fee Could Increase If Bond Is Issued
Arbitrage Rebate Fee	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	5,000	6,000	6,000	No Change From 2024/2025 Budget
Legal Advertisements	2,625	20,000	20,000	No Change From 2024/2025 Budget
Miscellaneous	1,361	1,500	1,500	No Change From 2024/2025 Budget
Postage	131	300	300	No Change From 2024/2025 Budget
Office Supplies	1,057	1,750	1,750	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management	1,500	3,000	3,000	\$250 X 12 Months
Trustee Fees	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
<b>Total Administrative Expenditures</b>	<b>\$ 66,952</b>	<b>\$ 112,825</b>	<b>\$ 107,825</b>	
<b>Maintenance Expenditures</b>				
Engineering/Inspections	24,711	2,000	10,000	\$8,000 Increase From 2024/2025 Budget
Miscellaneous Maintenance	0	2,000	2,000	No Change From 2024/2025 Budget
Field Operations	0	0	0	
<b>Total Maintenance Expenditures</b>	<b>\$ 24,711</b>	<b>\$ 4,000</b>	<b>\$ 12,000</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 91,663</b>	<b>\$ 116,825</b>	<b>\$ 119,825</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ (3,364)</b>	<b>\$ -</b>	<b>\$ -</b>	
Bond Payments	0	0	0	
<b>BALANCE</b>	<b>\$ (3,364)</b>	<b>\$ -</b>	<b>\$ -</b>	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (3,364)</b>	<b>\$ -</b>	<b>\$ -</b>	