

NOTICE OF UPCOMING PUBLIC HEARING

RE: Golden Lakes Community Development District
Fiscal Year 2022/2023 Budget O&M and Debt Service Assessments

Dear Property Owner:

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Golden Lakes Community Development District (“District”) will be holding public hearings and a Board of Supervisors’ (“Board”) meeting for the purpose of adopting the District’s proposed budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (Fiscal Year 2022/2023) and levying operations and maintenance assessments (“O&M Assessments”) to fund the Proposed Budget for Fiscal Year 2022/2023, on Tuesday, August 9, 2022, at 5:30 p.m. at Club at Eaglebrooke located at 1300 Eaglebrooke Boulevard, Lakeland, Florida 33813.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting the District Manager at 313 Campus Street Celebration, FL 34747, (754) 399-8440 or Gabriel.mena@inframark.com (“District Manager’s Office”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations 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.

The District imposes special assessments on your property, the purpose of which is to fund the District’s general administrative and maintenance budget, and to provide the funds necessary to pay debt service on outstanding bonds as reflected in the District’s debt service budget. The District is responsible for the operation and maintenance of the development’s infrastructure.

All benefited lands within the District pay these assessments, including undeveloped and developed lands. Lands within the District are assigned units of measurement in accordance with their use. Platted residential lots are considered to contain one (1) residential unit. Un-platted residential lands and non-residential lands including commercial lands are assigned units in accordance with the District’s assessment methodology on file at the offices of the District Manager. The table contains the proposed assessment rate for each of the different product types within the District. The assessment against each parcel is the total of the units in each parcel multiplied by per unit assessments. The District expects to collect no more than **\$929,225** in gross revenue as a result of the operations and maintenance assessment, and **\$267,214** in gross revenue

as a result of the debt service assessment. A table of the proposed assessments appears at the end of this notice.

Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the Polk County Tax Collector collect the assessments imposed on developed and developable property within the District. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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.

Phase	Village	General Fund 001			General Fund 002			Paving Assessment			Series 2017 Debt Service			Total Assessments per Unit		
		FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change
1A	Cascades/	\$ 780.29	\$ 743.16	5%	\$ 109.78	\$ 109.78	0%	\$ 62.34	62.34	0%	\$ 440.22	\$ 440.22	0%	\$ 1,392.63	\$ 1,355.50	3%
	Island Lake	\$ 851.22	\$ 810.72	5%	\$ 109.78	\$ 109.78	0%	\$ 62.34	62.34	0%	\$ 440.22	\$ 440.22	0%	\$ 1,463.56	\$ 1,423.06	3%
1B	Clearpointe	\$ 780.29	\$ 743.16	5%	\$ 109.78	\$ 109.78	0%	\$ 62.62	62.62	0%	\$ 440.22	\$ 440.22	0%	\$ 1,392.91	\$ 1,355.78	3%
2A	Osprey Landing	\$ 1,418.71	\$ 1,351.20	5%	\$ 109.78	\$ 109.78	0%	\$ 126.41	126.41	0%	\$ 440.22	\$ 440.22	0%	\$ 2,095.12	\$ 2,027.61	3%
2B	Reflections	\$ 1,844.32	\$ 1,756.56	5%	\$ 109.78	\$ 109.78	0%	\$ 144.26	144.26	0%	\$ 440.22	\$ 440.22	0%	\$ 2,538.57	\$ 2,450.81	4%
2BN	Eaglebrooke North	\$ 2,184.81	\$ 2,080.84	5%	\$ 109.78	\$ 109.78	0%	\$ 158.01	158.01	0%	\$ 440.22	\$ 440.22	0%	\$ 2,892.82	\$ 2,788.86	4%
2C	Osprey Landing West	\$ 1,567.67	\$ 1,493.07	5%	\$ 109.78	\$ 109.78	0%	\$ 124.80	124.80	0%	\$ 440.22	\$ 440.22	0%	\$ 2,242.47	\$ 2,167.87	3%
3	Viewpointe	\$ 780.29	\$ 743.16	5%	\$ 109.78	\$ 109.78	0%	\$ 60.60	60.60	0%	\$ 440.22	\$ 440.22	0%	\$ 1,390.89	\$ 1,353.76	3%
5A	Eaglebrooke	\$ 780.29	\$ 743.16	5%	\$ 109.78	\$ 109.78	0%	\$ 56.76	56.76	0%	\$ 440.22	\$ 440.22	0%	\$ 1,387.05	\$ 1,349.92	3%
V	Villages	\$ 766.10	\$ 729.65	5%	\$ 109.78	\$ 109.78	0%	\$ 42.85	42.85	0%	\$ 440.22	\$ 440.22	0%	\$ 1,358.95	\$ 1,322.50	3%
VH	Vista Hills	\$ 1,773.38	\$ 1,689.00	5%	\$ 109.78	\$ 109.78	0%	\$ 134.09	134.09	0%	\$ 440.22	\$ 440.22	0%	\$ 2,457.48	\$ 2,373.09	4%
VH2	Vista Hills II	\$ 1,986.19	\$ 1,891.68	5%	\$ 109.78	\$ 109.78	0%	\$ 134.09	134.09	0%	\$ 440.22	\$ 440.22	0%	\$ 2,670.28	\$ 2,575.77	4%
WW	Whisper Woods	\$ 1,844.32	\$ 1,756.56	5%	\$ 109.78	\$ 109.78	0%	\$ 123.93	123.93	0%	\$ 440.22	\$ 440.22	0%	\$ 2,518.25	\$ 2,430.49	4%
G	Grandview	\$ 858.32	\$ 817.47	5%	\$ 109.78	\$ 109.78	0%	\$ 60.48	60.48	0%	\$ 440.22	\$ 440.22	0%	\$ 1,468.80	\$ 1,427.95	3%

If you have any questions, please do not hesitate to contact the District Managers office.

Sincerely,
 Gabriel Mena
 District Manager