

**PARRISH PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

FEBRUARY 15, 2024

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

Parrish Plantation Community Development District

Board of Supervisors

Matt O'Brien, Chairman
Brent Dunham, Vice Chairperson
Allison Martin, Assistant Secretary
Marlena Nitschke, Assistant Secretary
Christian Jones, Assistant Secretary

District Staff

Angie Grunwald, District Manager
John Vericker, District Counsel
Chris Fisher, District Engineer

Regular Meeting Agenda

Thursday, February 15, 2024, at 2:00 PM

The Regular Meeting of the **Parrish Plantation Community Development District** will be held on February 15, 2024, at **2:00 PM at the Parrish Plantation Model Home located at 12594 Oak Hill Way, Parrish FL, 34219**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join Zoom Meeting

Call In Number: 1 (305) 224 -1968 Meeting ID: 944 3557 8794 Passcode: 114407

<https://zoom.us/j/94435578794?pwd=aC8vMHBTvHh0MlRIeDhDaDJaVzIvdz09>

All cellular phones and pagers must be turned off during the meeting.

REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS ON AGENDA ITEMS** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
3. **BUSINESS ITEMS**
 - A. Consideration of Master Engineers Report for Assessments Area 3
 - B. Consideration of Master Engineers Report for Assessments Area 4 and 5
 - C. Consideration of Master Assessments Methodology Report – Assessment Area 3, 4 and 5
 - D. Consideration of Resolution 2024-01; Declaring Special Assessments for AA3, AA4 and AA5
 - E. Consideration of Resolution 2024-02; Setting Public Hearing to Levy Special Assessments for AA3, AA4 and AA5.
 - F. Consideration of AA3 and AA4 Supplemental Assessment Methodology Report
 - G. Consideration of Resolution 2024-03; Delegation Resolution, Series 2024 Bonds AA3/AA4
 - H. General Matters Related to Bond Funding
 - I. Consideration of Improvements to Amenity Flooring
 - J. Consideration of Board Resignation – Christian Jones
4. **CONSENT AGENDA**
 - A. Consideration of meeting minutes for the Special Meeting on January 04, 2024
 - B. Consideration of meeting minutes for the Regular Meeting on January 18, 2024
 - C. Consideration of Operations and Maintenance Expenditures January 2023
 - D. Review of Financial Statements for Month Ending January 2023
5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Community Inspections Report
 - ii. Aquatics Report
6. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
7. **ADJOURNMENT**

Next Meeting will be held March 21, 2024

**Parrish Plantation
Community Development District
District Engineer
MASTER REPORT PHASES I-B, II, & V
Assessment Area #3**

February 2024

Prepared for:

**Parrish Plantation
Community Development District
Manatee County, Florida**

Prepared by:

**Christopher Fisher, P.E.
Clearview Land Design, P.L.
Tampa, Florida**



February 2024

Board of Supervisors
Parrish Plantation Community Development District

**RE: Parrish Plantation Community Development District
District Engineer Master Report for Phases I-B, II, & V**

To Whom It May Concern:

Pursuant to the Board of Supervisor's authorization, Clearview Land Design, P.L. is pleased to submit this Engineer's Report for the proposed Capital Improvement Plan for the Parrish Plantation Community Development District. This report has been prepared on behalf of the District in connection with the financing for these proposed improvements. A detailed description of the improvements and their corresponding estimates of costs are outlined in the following report.

Thank you for this opportunity to be of professional service.

Sincerely,

CLEARVIEW LAND DESIGN, P.L.

Christopher Fisher, P.E.

P:\Crosswind Ranch\Crosswind CDD\Engineer's Report\Drafts\2024.01.17_cmf.CDD Phases IB II & V Master Report of District Engineer.docx

3010 W Azeele Street Suite 150 Tampa, FL 33609 Phone (813) 223-3919 Fax (813) 223-3975

TABLE OF CONTENTS

| | PAGE NO. |
|----------------------------------|-----------------|
| TRANSMITTAL LETTER | 2 |
| PURPOSE AND SCOPE | 4 |
| ASSESSMENT AREA # 3 | 5 |
| LAND USE | 6 |
| GOVERNMENTAL ACTIONS | 6 |
| CAPITAL IMPROVEMENT PLAN | 7 |
| OWNERSHIP AND MAINTENANCE | 11 |
| PROJECT COSTS | 11 |
| SUMMARY AND CONCLUSION | 11 |

Exhibits

- A. Vicinity Map of the District**
- B. Parrish Plantation Boundary Metes & Bounds Description and Map of Assessment Area #3**
- C. Summary of Estimated Project Costs for Assessment Area #3**
- D. Permit and Construction Approval Status of Assessment Area #3**
- E. Phases I-B, II & V Development Plan**

PURPOSE AND SCOPE

The Parrish Plantation Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, F.S.. The District was established by Manatee County Ordinance 19-33 effective October 8, 2019, with 199.446 acres. The District added a boundary amendment that adjusted the acreage to 201.053 acres (collectively "Crosswind Point" or "Southern CDD Boundary", see Exhibit A). The district expanded additional lands known as Parrish Plantation Expansion Area under ordinance 21-32 enacted by the Manatee County Board of County Commissioners (the "County") effective August 24, 2021, to add an additional 591.242 acres (collectively "Crosswind Ranch Phases I-A, I-B, II, III, IV, V" or "Northern CDD Boundary", See Exhibit A)

For reference:

- Assessment Area #1: Phase I and II of Crosswind Point / Southern CDD Boundary
- Assessment Area #2: Phase I-A of Crosswind Ranch / Northern CDD Boundary
- Assessment Area #3: Phase I-B, II, and V of Crosswind Ranch / Northern CDD Boundary
- Assessment Area #4: TBD future. Phase III and IV of Crosswind Ranch / Northern CDD Boundary, subject to change.

The District, containing approximately 792.3± acres, is located within Manatee County on the north and south sides of SR 62 east of US 301.

The District is located within Section 21, Township 33 South, Range 19 East. Exhibit A is a Vicinity Map of the District. The District was formed to provide necessary public infrastructure so that the lands within the District can be developed as a residential community. The lands constituting the Northern CDD Boundary of the District are presently intended for development into a master planned community known as Crosswind Ranch. Phases I-B, II, and V of Crosswind Ranch combine to form Assessment Area #3, (the "Development"). Access to the Development will be located off Spencer Parrish Road. As a part of this Development, Manatee County will require the construction and dedication of an extension of Spencer Parrish Road north to the project's entrances. Exhibit B provides a Boundary Metes & Bounds Description and Map of Assessment Area #3, which is located within the Northern CDD Boundary. The majority of all public infrastructure is wholly contained within the limits of the District.

The District Engineer's Report dated February 2023 describes the capital improvement program for the District (the "CIP") which is estimated to cost approximately \$53.5 million and includes stormwater management facilities, potable water, reclaimed and irrigation distribution, wastewater collections and transmission facilities, clearing

earthwork, offsite roadway improvements, offsite utility improvements, and professional fees. The capital improvements described in the CIP will be constructed in multiple phases over time. The purpose of this Master Report is to assist with the financing and construction of the next phases of the Northern CDD Boundary, estimated to cost approximately \$24.9 million which includes certain master infrastructure improvements related to neighborhood infrastructure costs allocable to the extension of Spencer Parrish Road and Phases I-B, II and V (Assessment Area #3), planned for 319 residential units. Refer to Exhibit C for a cost summary of Assessment Area #3. Public infrastructure and land improvements needed to service the Development include construction of subdivision infrastructure improvements.

This Master Engineer's Report for the Assessment Area #3 reflects the District's present intentions. The implementation and completion of any improvement outlined in this report requires final approval by the District's Board of Supervisors, including the award of contracts for the construction of the improvements and/or acquisition of finished improvements constructed by others. Cost estimates contained in this report have been prepared based on the District Engineer's Preliminary Opinion of Probable Cost. These estimates may not reflect final engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

ASSESSMENT AREA #3

The District's Assessment Area #3 includes supporting infrastructure for Phases I-B, II & V of the Development, consisting of 262 acres, planned for 319 residential lots and the extension of Spencer Parrish Road totaling approximately \$24,909,034.65. These infrastructure improvements consist of earthwork, stormwater management facilities, potable water, reclaimed and irrigation water transmission systems, wastewater collection and transmission facilities, roadways, landscaping, and hardscape. The professional service costs associated with the design, permitting, construction, and inspection of these improvements have been included.

JEN Tampa 4, LLC (the "Landowner") plans to sell finished lots to Homes by West Bay, LLC, the anticipated "Builder" for Assessment Area #3. HBWB Development Services, LLC (the "Developer"), plans to develop the land on behalf of the Landowner, and may construct infrastructure improvements for the Development, and these improvements will be funded or acquired by the District with proceeds of bonds issued by the District. The Developer will construct the balance of the infrastructure improvements needed for the Development that is not financed by the District.

The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the Development as required by the County.

This Engineer's Report reflects the District's present intentions based on the Developer's development plan. The implementation and completion of the CIP of the District outlined in this report requires final approval by the District's Board of Supervisors, including the award of contracts for the construction and/or acquisition of the improvements comprising the CIP. Cost estimates contained in this report have been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final engineering design. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

LAND USE

On August 17, 2023, the County approved Planned Development Mixed Use/North Central Overlay ("PDMU/NCO") Manatee County Rezoning Petition PDMU-22-19 which allows for a maximum of 2,048 dwelling units. The Assessment Area #3 lands are a portion of the PDMU and consist of 250 acres, planned for 319 residential units as detailed in Exhibit E. Land uses within Phases I-B, II & V of the Development are planned to include the following approximate areas:

| | |
|------------------------------|-------------|
| Residential Development Area | 77± |
| Open Space/Other | 113± |
| Wetlands/Upland Preservation | 60± |
| Total | 250± |

GOVERNMENTAL ACTIONS

The Development will be under the jurisdiction and review of Manatee County, Southwest Florida Water Management District (SWFMD), US Army Corps of Engineers (USACE) and the Florida Department of Environmental Protection (FDEP). The permit status for the public improvements is summarized in Exhibit D included with this report.

The following permits have been obtained for the Development:

| Phase | # Units | Zoning | USACE | FDEP (Utilities) | Manatee County Construction Permits | SWFWMD | Anticipated Start of Construction | Anticipated Completion of Construction |
|-------|---------|--------|-------|---------------------|---|--------|---|---|
| I-B | 57 | Yes | Yes | TBD | Yes | Yes | 4th Q2023 | 1st Q2025 |
| II | 109 | Yes | Yes | TBD | Yes | Yes | 4th Q2023 | 1st Q2025 |
| V* | 153 | Yes | Yes | TBD | TBD | Yes | 4th Q2025 | 1st Q2027 |

(*) Phase V will have Mass grading approval only at this time. Phase V will be permitted in the future to include the development of 153 units (included in the lot count above). In order for a portion of Phase V (+55 lots) to be developed, a related entity will need to own the adjacent property to the north and sign off on a flood stage increase to the property. Given that this property is currently controlled by an affiliate of the Developer, the plan is to issue bonds for this Phase V now and place them in escrow until the necessary permitting has been completed.

The plans under review at this time for Phases I-B, II include paired villa units. Once these plans are approved the Developer will submit modifications to these plans to convert the villa units to 70' wide lots. The lot count shown throughout this report is based on this modification. Development activities for Phases I-B, II & V consisting of 319 residential units is expected to commence in the fourth quarter of 2023.

It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the CIP as presented herein and that permits normally obtained by site development engineers, not heretofore issued and which are necessary to affect the improvements described herein, will be obtained during the ordinary course of development. As stated above, the development of ±55 lots within Phase V will rely upon a related entity owning the property immediately north of this phase to sign off on a flood stage increase. The permit status for the public improvements is summarized in Exhibit D included with this report.

CAPITAL IMPROVEMENT PLAN

The District's CIP includes infrastructure improvements that will provide special benefit to all assessable land within the District. Said improvements include earthwork, offsite roadway improvements, stormwater management facilities including those associated with such roadway improvements, on-site water and wastewater facilities, recreational facilities/parks, landscaping, hardscape, and sidewalk improvements all within public rights-of-way or on District owned lands and associated professional fees. The estimated total cost of Assessment Area #3 is \$24,909,034.65 which includes Phases I-B, II & V improvements as well as Spencer Parrish Roadway Extension. The estimated total overall cost of the CIP is \$53,455,375. Refer to Exhibit C for a summary of the costs by infrastructure category for Assessment Area #3. The private lot grading, over excavating of the stormwater ponds and enhanced landscaping costs of the Development will be funded by the Developer ("Private Costs").

The current plan of development of the CIP for Assessment Area #3 is to be constructed in three (3) phases/subphases (see table below), and ultimately it is expected that once completed it will support the construction of up to ±319 residential dwelling units.

| Construction Phasing | Total No. of Units | Estimated Completion Date |
|------------------------------|---------------------------|----------------------------------|
| Phase I-B | 57 | 2025 |
| Phase II | 109 | 2025 |
| Phase V | 153 | 2027 |
| Total Number of Units | 319 | |

ROADWAYS

Primary vehicular access to the Assessment Area #3 is to be provided with entrance off Spencer Parrish Road Extension. The main entrance off of Spencer Parrish Road, will be a 2-lane road with sidewalks and landscaping. Streetlights may be required and if so the District will fund and construct the street lights. Internal roads will be undivided 2-lane residential streets with sidewalks and street lighting. Other than the extension of Spencer Parrish Road, no other offsite improvements are required at this time to based on the unit counts of Phases I-B, II & V. The internal roadway design will comply with Manatee County transportation design criteria. The District will fund the access improvements within the District or in the alternative acquire completed improvements from the Developer. Manatee County will own, operate, and maintain the improvements on Spencer Parrish Road. The District will construct the internal roadways. When the District does construct or acquires the roadways, they may be conveyed to Manatee County. All roadways within Phases I-B, II & V are planned to be conveyed to Manatee County for ownership and maintenance.

STORMWATER MANAGEMENT

The County and the Southwest Florida Water Management District (SWFWMD) regulate the design criterion for the stormwater management system within Assessment Area #3. Assessment Area #3 is located within the Gamble Creek Watershed. The pre-development site runoff and water management conditions have been developed by the County and SWFWMD. The existing, onsite, naturally occurring wetlands have been delineated by SWFWMD.

The stormwater management plan for Assessment Area #3 focuses on utilizing newly constructed ponds in the

uplands for stormwater treatment in conjunction with the naturally occurring wetlands.

The primary objectives of the stormwater management system for Assessment Area #3 are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydroperiods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the Development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects.

The stormwater collection and outfall systems will be a combination of site grading, earthwork, stabilization, curb inlets, pipe culverts, control structures and open waterways. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures. The District will fund and construct the stormwater management system or in the alternative acquire the completed system from the Developer. Curb inlets and pipe culverts in the Assessment Area #3 rights-of-ways will be owned, operated and maintained by the District as they are necessary components of the stormwater management system. The District will not finance the cost of the earthwork and site grading except to the extent it is necessary to facilitate the stormwater management system. There is not a need to construct any additional stormwater ponds or facilities outside the limits of these phases.

WASTEWATER COLLECTION

Assessment Area #3 is within Manatee County's Service Area which will provide wastewater treatment service. The District will fund the construction of the wastewater system or in the alternative acquire the completed system from the Developer. When completed, the County will own, operate and maintain the Assessment Area #3 internal wastewater systems.

The County's onsite wastewater system will consist of gravity collection lines with appurtenant manholes. Phases I-B, II & V will connect to an existing gravity system that was constructed with Phase I-A. Offsite utility extensions are not needed to serve Phases I-B, II & V.

WATER DISTRIBUTION SYSTEM

Assessment Area #3 is within Manatee County's Service Area which will provide potable water service. The

District will fund the construction of the potable water system or in the alternative acquire the completed system from the Developer. When completed, the County will own, operate and maintain Assessment Area #3's internal potable water systems.

The County's onsite potable water system will consist of distribution lines of varying sizes with appurtenant valves and backflow prevention equipment connecting to the existing water transmission lines in Phase I-A and Spencer Parrish Road Right of Way.

LANDSCAPING

Significant landscape features and associated irrigation systems are planned for the public rights of way and District owned lands relating to the CIP. These features may include entry monumentation at the entrances of the Assessment Area #3, installation of irrigation wells, irrigation systems, and the perimeter buffer areas. The District will fund, construct, operate and maintain entry monumentation, irrigation systems and landscaping in publicly accessible areas of the District. The District will fund, construct, and maintain perimeter berms. In the alternative, the Developer may construct these improvements and convey the same to the District.

There will be significant buffer plantings that will be installed along Spencer Parrish Road with the construction of Phases I-B, II & V.

RECREATIONAL FACILITIES

Recreational facilities may be funded and maintained by the District, which may include a clubhouse, pool area, tot lot(s), dog park, trails and other recreational features. The recreational components will generally be within District open space, parks and other public areas. The District will fund, construct and/or acquire, own and maintain these recreational facilities.

There may be some small recreational facilities installed with Phases I-B, II & V. The larger recreational facilities to serve the entire District are planned to be constructed in the future phases.

PROFESSIONAL SERVICES

Professional fees include civil engineering costs for master planning, site design, permitting, preparation of construction plans, inspection and survey costs for construction staking, preparation of record drawings and preparation of preliminary and final plats.

Professional fees also may include geotechnical costs for pre-design soil borings, underdrain analysis, soil stabilization, and construction testing, architectural costs for landscaping, fees associated with transportation planning and design, environmental consultation, irrigation system design and fees for permitting, as well as costs for legal and engineering services associated with the administration of the District's CIP.

OWNERSHIP AND MAINTENANCE

The ownership and maintenance responsibilities of the proposed infrastructure improvements for Assessment Area #3 are set forth below.

| <u>Proposed Infrastructure Improvements</u> | <u>Ownership</u> | <u>Maintenance</u> |
|---|-------------------------|---------------------------|
| Internal Roadway Improvements | Manatee County | Manatee County |
| Spencer Parrish Road Extension to Intersection | Manatee County | Manatee County |
| Stormwater Management System | CDD | CDD |
| Wastewater Collection System including the on-site Transmission System for Single Family Residences | Manatee County | Manatee County |
| Water Distribution System including the Transmission System | Manatee County | Manatee County |
| Landscaping and Irrigation Systems within public rights-of-way and district owned lands | CDD | CDD |
| Recreational Lands (if any) | CDD | CDD |

PROJECT COSTS

The CIP's identifiable total costs associated with the infrastructure improvements are estimated to be \$53,455,375. The infrastructure improvements include: roadways, sewer, water, storm water management systems, recreational facilities and landscaping and irrigation as well as hardscape elements. It is understood that the funds available to the District to construct or acquire the improvements comprising the CIP, will be limited. Any such District improvements not financed by the District will be constructed and conveyed to the District by the Developer pursuant to an Acquisition and Developer Funding Agreement.

Exhibit C outlines the anticipated costs associated with the construction of Assessment Area # 3.

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional progression of the Development within the District as required by the County. The planning and design of the infrastructure will be in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the

construction is in substantial compliance with the design and permits. The platting, design and permitting for the public infrastructure are ongoing at this time and there is no reason to believe such permits will not be obtained.

Items of construction in this report are based on preliminary plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, construction drawings and specifications. It is my professional opinion that the estimated infrastructure costs provided herein for the District improvements comprising the CIP are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will provide a special benefit to the assembled land in the District, which special benefit will at least equal the costs of such improvements. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The infrastructure total construction cost developed in this report is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in the Tampa Bay area and quantities as represented on the master plans. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

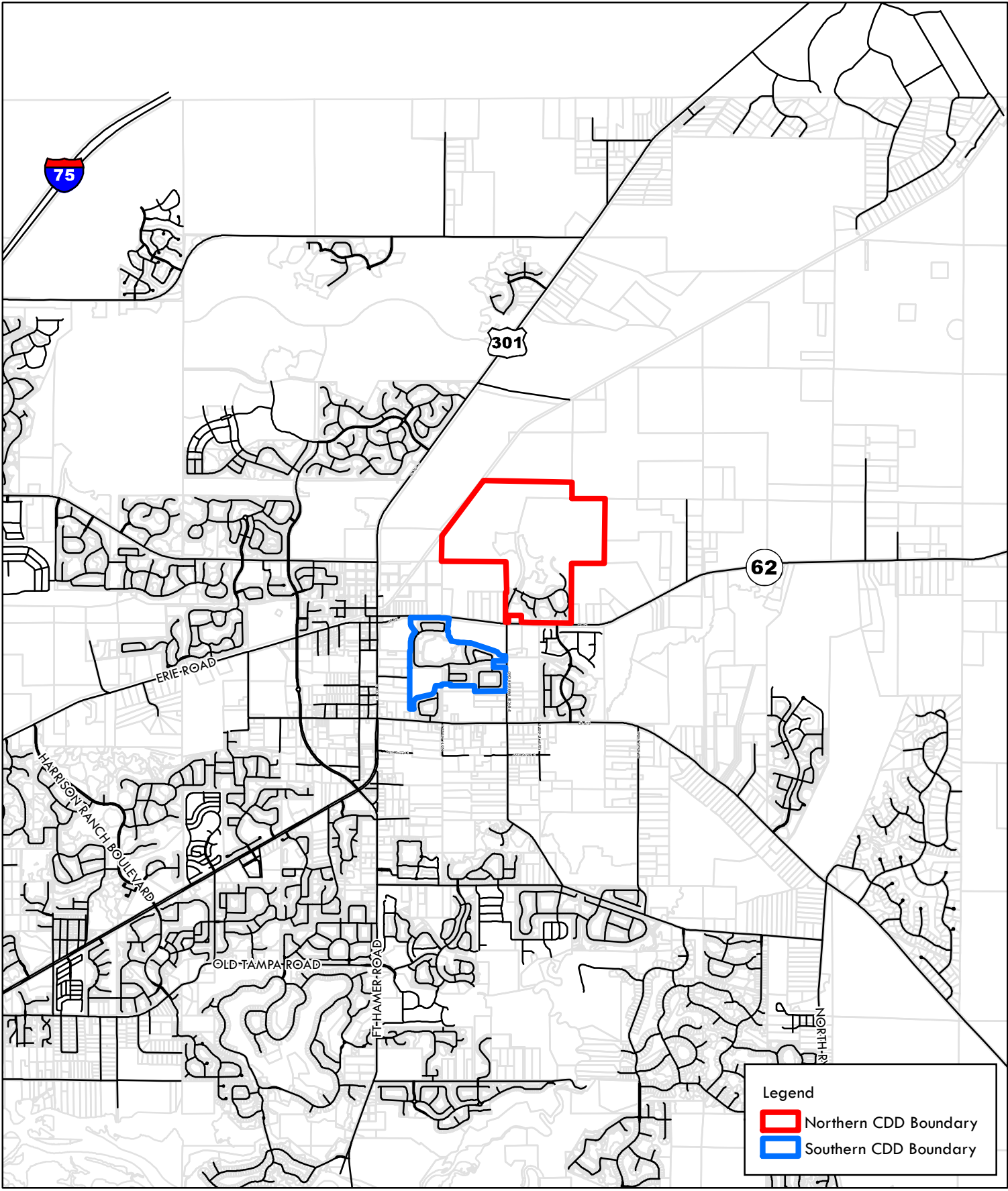
The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.

Christopher Fisher, P.E
District Engineer
FL Registration No. 85555

EXHIBITS

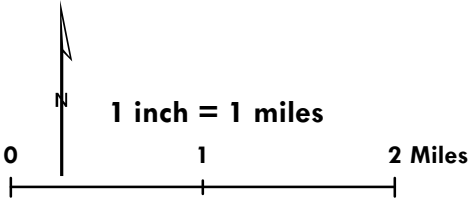
- Exhibit A Vicinity Map of the District**
- Exhibit B Boundary Metes & Bounds Description of Assessment Area #3**
- Exhibit C Summary of Estimated Costs for Assessment Area # 3**
- Exhibit D Permit and Construction Approval Status for Assessment Area #3**
- Exhibit E Development Plan for Assessment Area #3**

EXHIBIT A
VICINITY MAP OF THE DISTRICT



Legend

- Northern CDD Boundary
- Southern CDD Boundary



Parrish Plantation CDD

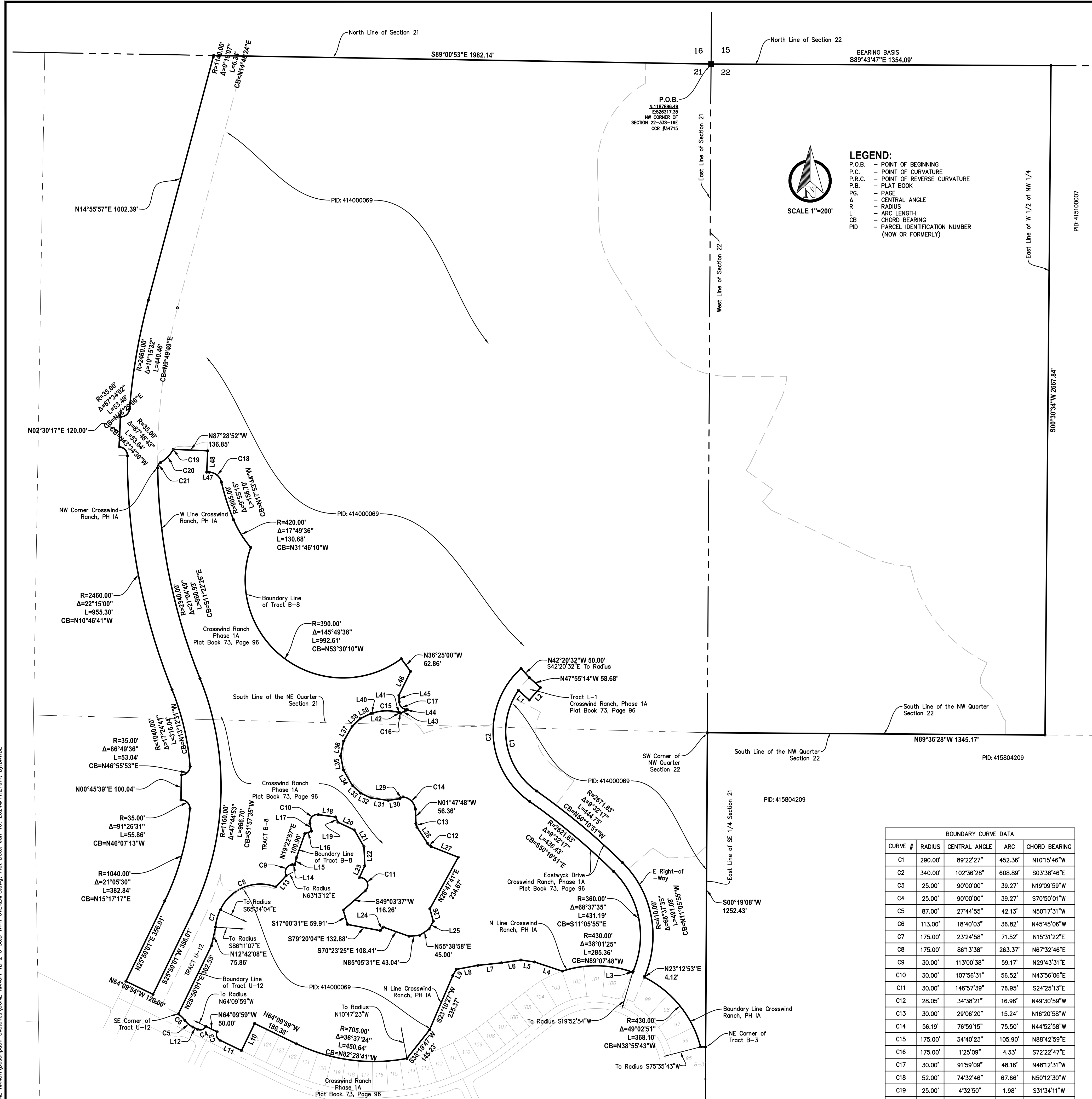
Exhibit - Vicinity



Clearview
LAND DESIGN, P.L.

3010 W. Azeele Street Suite 150
Tampa, Florida 33609 (813) 223-3919

EXHIBIT B
PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
BOUNDARY METES AND
BOUNDS DESCRIPTION SKETCH OF
ASSESSMENT AREA #3



DESCRIPTION:

A Parcel of land lying in Sections 21 & 22, Township 33 South, Range 19 East, Manatee County, Florida, together with portions of Tracts B-8 and U-12, CROSSWIND RANCH, PHASE IA, recorded in Plat Book 73, Page 96, of the Public Records of Manatee County, Florida; being more particularly described as follows:

BEGIN at the Northwest corner of Section 22, Township 33 South, Range 19 East; thence S89°43'47"E, along the North Line of said Section 22, 1,354.09 feet to the Northeast corner of the West Half of the Northwest Quarter of said Section 22; thence S00°30'34"W, along the East Line of said West half, 2,667.84 feet to the South line of the Northwest Quarter of said Section 22; thence N89°36'28"W, along said South line, 1,345.17 feet to the Southwest corner of said Section 22; thence S00°19'08"W, along the West line of the Southwest Quarter of said Section 22, also being the East line of the Southeast Quarter of the aforementioned Section 21, 1,252.43 feet to the Northeast corner of Tract B-3 as shown of the aforementioned plat of CROSSWIND RANCH, PHASE IA; thence along the boundary line of said CROSSWIND RANCH, PHASE IA the following thirty-three courses: (1) N68°40'52"W, 20.00 feet to a point on a non-tangent curve to the left, whose radius point bears S75°35'43"W, 430.00 feet, and having a central angle of 49°02'51"; (2) Northwestly along the arc of said curve 368.10 feet; (3) N23°12'53"E, 4.12 feet to the point of curvature of a curve to the left having a radius of 410.00 feet and a central angle of 68°37'35"; (4) Northerly along the arc of said curve 491.08 feet to a point of compound curvature of a curve to the left having a radius of 2,671.63 feet and a central angle of 09°32'17"; (5) Northwestly along the arc of said curve 452.36 feet; (6) N45°07'32"E, 57.71 feet; (7) N45°07'32"E, 57.71 feet; (8) N45°07'32"E, 57.71 feet; (9) N45°07'32"E, 57.71 feet; (10) N45°07'32"E, 57.71 feet to a point on a non-tangent curve to the left, whose radius point bears S42°20'32"E, 340.00 feet, and having a central angle of 102°48'28"; (11) Southerly along the arc of said curve 608.89 feet to a point of reverse curvature of a curve to the right having a radius of 2,621.63 feet, a central angle of 09°32'17"; (12) Southeastly along the arc of said curve 436.43 feet to a point of compound curvature of a curve to the right having a radius of 360.00 feet and a central angle of 68°37'35"; (13) Southerly along the arc, a distance of 431.19 feet; (14) S23°12'53"W, 4.12 feet to a point on a non-tangent curve to the left, whose radius point bears S19°52'54"W, 430.00 feet, and having a central angle of 38°01'25"; (15) Westerly along the arc of said curve 285.36 feet; (16) N71°38'42"W, 116.87 feet; (17) N81°43'14"W, 54.93 feet; (18) S81°44'05"W, 78.26 feet; (19) S83°50'53"W, 94.91 feet; (20) S79°28'14"W, 87.29 feet; (21) S29°32'25"W, 28.10 feet; (22) S23°10'27"W, 235.37 feet; (23) S38°19'47"W, 145.23 feet to a point on a non-tangent curve to the right, whose radius point bears N10°47'23"W, 705.00 feet, and having a central angle of 36°37'24"; (24) Westerly along the arc of said curve 450.64 feet; (25) N64°09'59"W, 186.38 feet; (26) S25°50'01"W, 120.00 feet; (27) N64°09'59"W, 95.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; (28) Northerly along the arc of said curve 39.27 feet; (29) N64°09'59"W, 50.00 feet to a point on a non-tangent curve to the right, whose radius point bears N64°09'59"W, 25.00 feet, and having a central angle of 90°00'00"; (30) Westerly along the arc of said curve 39.27 feet; (31) N64°09'59"W, 19.72 feet to the point of curvature of a curve to the right having a radius of 87.00 feet and a central angle of 18°40'03"; (32) Northwestly along the arc of said curve 42.13 feet to a point of reverse curvature of a curve to the left having a radius of 113.00 feet, and having a central angle of 18°40'03"; (33) Northwestly along the arc of said curve 36.82 feet to the Southeast corner of Tract U-12, as shown on the aforementioned plat of CROSSWIND RANCH, PHASE IA; thence along the boundary of Tract U-12 the following two (2) courses: (1) N25°50'01"E, 302.53 feet; (2) N12°42'08"E, 75.86 feet to a point on a non-tangent curve to the right, whose radius point bears S86°11'07"E, 175.00 feet, and having a central angle of 23°24'58"; thence Northerly along the arc of said curve 71.52 feet to a point on a non-tangent curve to the right, whose radius point bears S65°34'04"E, 175.00 feet, and having a central angle of N87°13'38"; thence Easterly along the arc of said curve 263.37 feet to a point on the boundary line of TRACT B-8 as shown on the aforementioned plat of CROSSWIND RANCH, PHASE IA; thence along said boundary line the following thirty-one (31) courses: (1) N42°10'27"E, 61.37 feet to a point on a non-tangent curve to the right, whose radius point bears N63°13'12"E, 30.00 feet, and having a central angle of 11°30'38"; (2) Northerly along the arc of said curve 59.17 feet; (3) N86°13'50"E, 8.90 feet; (4) N14°09'09"E, 28.51 feet; (5) N19°22'57"E, 100.90 feet; (6) N68°47'47"E, 28.19 feet; (7) N10°02'09"W, 31.51 feet to the point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 107°56'31"; (8) Northerly along the arc of said curve 56.52 feet; (9) S82°05'38"E, 69.07 feet; (10) S23°12'27"E, 22.53 feet; (11) S84°38'16"E, 72.00 feet; (12) S30°15'22"E, 77.17 feet; (13) S02°22'47"E, 76.15 feet; (14) S24°36'55"W, 52.92 feet to a point on a non-tangent curve to the right, whose radius point bears S07°54'02"E, 30.00 feet, and having a central angle of 146°57'59"; (15) Southeastly along the arc of said curve 76.95 feet; (16) S49°03'37"W, 116.26 feet; (17) S17°00'31"E, 59.91 feet; (18) S79°20'04"E, 132.88 feet; (19) N41°08'11"E, 18.39 feet; (20) S70°23'25"E, 108.41 feet; (21) N85°05'31"E, 43.04 feet; (22) N55°38'58"E, 45.00 feet; (23) N28°24'38"E, 35.40 feet; (24) N15°45'06"W, 51.03 feet; (25) N28°47'41"E, 234.67 feet; (26) N68°23'50"W, 116.35 feet to a point on a non-tangent curve to the right, whose radius point bears N23°09'51"E, 28.05 feet, and having a central angle of 34°38'21"; (27) Northwestly along the arc of said curve 16.36 feet; (28) N37°20'02"W, 79.24 feet to a point on a non-tangent curve to the right, whose radius point bears N59°05'52"E, 30.00 feet, and having a central angle of 29°06'20"; (29) Northerly along the arc of said curve 15.24 feet; (30) N01°47'48"W, 56.36 feet to a point on a non-tangent curve to the left, whose radius point bears S83°36'39"W, 56.19 feet, and having a central angle of 76°59'15"; (31) Northwestly along the arc of said curve 75.50 feet; thence leaving said boundary line of TRACT B-8, S62°41'54"W, 15.07 feet; thence S81°21'41"W, 45.59 feet; thence N81°56'16"W, 70.00 feet; thence N65°09'17"W, 45.78 feet; thence N46°44'59"W, 45.60 feet; thence N30°02'56"W, 70.00 feet; thence N11°09'59"W, 57.87 feet; thence N10°56'56"E, 58.69 feet; thence N29°57'00"E, 70.00 feet; thence N46°44'22"E, 45.81 feet; thence N67°10'08"E, 45.62 feet; thence N81°52'25"E, 7.77 feet returning to a point on the aforementioned boundary line of TRACT B-8, same being a point on a non-tangent curve to the right, whose radius point bears S18°37'22"E, 175.00 feet, and having a central angle of 34°40'23"; thence Easterly along the arc of said curve 105.90 feet; thence S81°23'15"E, leaving said boundary line 2.65 feet; thence S17°51'15"W, 0.36 feet, returning to the aforementioned boundary line of TRACT B-8, same being a point on a non-tangent curve to the right, whose radius point bears S16°54'38"W, 175.00 feet, and having a central angle of 01°25'09"; thence along said boundary line of TRACT B-8 the following thirteen (13) courses: (1) Easterly along the arc of said curve 4.33 feet; (2) N62°52'21"E, 20.63 feet; (3) N51°26'59"E, 9.70 feet to a point on a non-tangent curve to the right, whose radius point bears N04°12'06"W, 30.00 feet, and having a central angle of 91°59'09"; (4) Northwestly along the arc of said curve 48.16 feet; (5) N02°12'57"W, 27.05 feet; (6) N26°10'18"E, 105.65 feet; (7) N36°25'00"W, 62.86 feet to a point on a non-tangent curve to the right, whose radius point bears N82°05'38"E, 590.00 feet, and having a central angle of 145°49'38"; (8) Northwestly along the arc of said curve 992.61 feet to a point on a non-tangent curve to the right, whose radius point bears N49°19'02"E, 420.00 feet, and having a central angle of 17°48'36"; (9) Northwestly along the arc of said curve 137.00 feet and having a central angle of 29°54'23"; (2) Southwestly along the arc of said curve 71.51 feet to a point of reverse curvature of a curve to the left, having a radius of 25.00 feet and a central angle of 60°04'03"; (3) Southwestly along the arc of said curve 26.21 feet to a point of compound curvature of a curve to the left having a radius of 2,440.00 feet and a central angle of 21°04'49"; (4) Southerly along the arc, a distance of 860.93 feet to a point of reverse curvature of a curve to the right having a radius of 1,160.00 feet, a central angle of 47°44'53"; (5) Southerly along the arc of said curve 985.00 feet; (6) S23°50'01"W, 356.01 feet; thence N64°09'54"W, 120.00 feet; thence N25°50'01"E, 356.01 feet to the point of curvature of a curve to the left, having a radius of 1040.00 feet and a central angle of 21°05'30"; thence Northerly along the arc of said curve 382.84 feet to a point on a non-tangent curve to the left, whose radius point bears S89°36'02"W, 35.00 feet and having a central angle of 91°26'31"; (10) Northerly along the arc of said curve 55.86 feet; thence N00°45'39"E, 100.04 feet to a point on a non-tangent curve to the left, whose radius point bears N02°20'41"E, 35.00 feet, and having a central angle of 86°49'36"; thence Northerly along the arc of said curve 53.04 feet to a point on a non-tangent curve to the left, whose radius point bears S85°29'49"W, 1,040.00 feet, and having a central angle of 17°24'41"; thence Northerly along the arc of said curve 316.04 feet to a point of reverse curvature of a curve to the right, having a radius of 2,460.00 feet, and having a central angle of 22°15'00"; thence Northerly along the arc of said curve 955.30 feet to a point on a non-tangent curve to the left, whose radius point bears N89°40'09"W, 35.00 feet, and having a central angle of 87°48'43"; thence Northerly along the arc of said curve 53.64 feet; thence N02°30'17"E, 120.00 feet to a point on a non-tangent curve to the left, whose radius point bears N02°16'06"E, 35.00 feet, and having a central angle of 87°34'02"; thence Northerly along the arc of said curve 53.49 feet to a point on a curve to the right, having a radius of 2,460.00 feet and a central angle of 10°15'32"; thence Northerly along the arc of said curve 440.46 feet; thence N14°55'57"E, 1,002.39 feet to the point of curvature of a curve to the left having a radius of 1,140.00 feet and a central angle of 00°19'07"; thence Northerly along the arc of said curve 6.34 feet; thence S89°00'53"E, 1,982.14 feet to the POINT OF BEGINNING.

Containing 10,883,877 square feet or 249.86 acres, more or less.

| BOUNDARY CURVE DATA | | | | |
|---------------------|---------|---------------|---------|---------------|
| CURVE # | RADIUS | CENTRAL ANGLE | ARC | CHORD BEARING |
| C1 | 290.00' | 89°22'27" | 452.36' | N10°15'46"W |
| C2 | 340.00' | 102°36'28" | 608.89' | S03°38'46"E |
| C3 | 25.00' | 90°00'00" | 39.27' | N19°09'59"W |
| C4 | 25.00' | 90°00'00" | 39.27' | S70°50'01"W |
| C5 | 87.00' | 27°44'55" | 42.13' | N50°17'31"W |
| C6 | 113.00' | 18°40'03" | 36.82' | N45°45'06"W |
| C7 | 175.00' | 23°24'58" | 71.52' | N15°31'22"E |
| C8 | 175.00' | 86°13'38" | 263.37' | N67°32'46"E |
| C9 | 30.00' | 11°30'38" | 59.17' | N29°43'31"E |
| C10 | 30.00' | 10°56'31" | 56.52' | N43°56'06"E |
| C11 | 30.00' | 146°57'39" | 76.95' | S24°25'13"E |
| C12 | 28.05' | 34°38'21" | 16.96' | N49°30'59"W |
| C13 | 30.00' | 29°06'20" | 15.24' | N16°20'58"W |
| C14 | 56.19' | 76°59'15" | 75.50' | N44°52'58"W |
| C15 | 175.00' | 34°40'23" | 105.90' | N88°42'59"E |
| C16 | 175.00' | 12°59'09" | 4.33' | S72°22'47"E |
| C17 | 30.00' | 91°59'09" | 48.16' | N48°12'30"W |
| C18 | 52.00' | 74°32'46" | 67.66' | N50°12'30"W |
| C19 | 25.00' | 4°32'50" | 1.98' | S31°34'11"W |
| C20 | 137.00' | 29°54'23" | 71.51' | S44°15'22"W |
| C21 | 25.00' | 60°04'03" | 26.21' | S29°11'56"W |

| BOUNDARY LINE DATA | | |
|--------------------|-------------|---------|
| LINE # | DIRECTION | LENGTH |
| L1 | S48°07'32"E | 57.71' |
| L2 | N41°52'28"E | 66.62' |
| L3 | S23°12'53"W | 4.12' |
| L4 | N71°38'42"W | 116.87' |
| L5 | N81°43'14"W | 54.93' |
| L6 | S81°44'05"W | 78.26' |
| L7 | S83°50'53"W | 94.91' |
| L8 | S79°28'14"W | 87.29' |
| L9 | S29°32'25"W | 28.10' |
| L10 | S25°50'01"W | 120.00' |
| L11 | N64°09'59"W | 95.00' |
| L12 | N64°09'59"W | 19.72' |
| L13 | N42°10'27"E | 61.37' |
| L14 | N86°13'50"E | 8.90' |
| L15 | N14°09'09"E | 28.51' |
| L16 | N68°47'47"E | 28.19' |
| L17 | N10°02'09"W | 31.51' |
| L18 | S82°05'38"E | 69.07' |
| L19 | S23°21'27"E | 22.53' |
| L20 | S64°38'16"E | 72.00' |

| BOUNDARY LINE DATA | | |
|--------------------|-------------|---------|
| LINE # | DIRECTION | LENGTH |
| L41 | S81°23'15"E | 2.65' |
| L42 | S17°51'15"W | 0.36' |
| L43 | N62°52'21"E | 20.63' |
| L44 | N51°26'59"E | 9.70' |
| L45 | N02°12'57"W | 27.05' |
| L46 | N26°10'18"E | 105.65' |
| L47 | N87°28'52"W | 10.56' |
| L48 | N02°31'15"E | 85.00' |

| BOUNDARY LINE DATA | | |
|--------------------|-------------|---------|
| LINE # | DIRECTION | LENGTH |
| L41 | S81°23'15"E | 2.65' |
| L42 | S17°51'15"W | 0.36' |
| L43 | N62°52'21"E | 20.63' |
| L44 | N51°26'59"E | 9.70' |
| L45 | N02°12'57"W | 27.05' |
| L46 | N26°10'18"E | 105.65' |
| L47 | N87°28'52"W | 10.56' |
| L48 | N02°31'15"E | 85.00' |

| BOUNDARY CURVE DATA | | | | |
|---------------------|---------|---------------|---------|---------------|
| CURVE # | RADIUS | CENTRAL ANGLE | ARC | CHORD BEARING |
| C1 | 290.00' | 89°22'27" | 452.36' | N10°15'46"W |
| C2 | 340.00' | 102°36'28" | 608.89' | S03°38'46"E |
| C3 | 25.00' | 90°00'00" | 39.27' | N19°09'59"W |
| C4 | 25.00' | 90°00'00" | 39.27' | S70°50'01"W |
| C5 | 87.00' | 27°44'55" | 42.13' | N50°17'31"W |
| C6 | 113.00' | 18°40'03" | 36.82' | N45°45'06"W |
| C7 | 175.00' | 23°24'58" | 71.52' | N15°31'22"E |
| C8 | 175.00' | 86°13'38" | 263.37' | N67°32'46"E |
| C9 | 30.00' | 11°30'38" | 59.17' | N29°43'31"E |
| C10 | 30.00' | 10°56'31" | 56.52' | N43°56'06"E |
| C11 | 30.00' | 146°57'39" | 76.95' | S24°25'13"E |
| C12 | 28.05' | 34°38'21" | 16.96' | N49°30'59"W |
| C13 | 30.00' | 29°06'20" | 15.24' | N16°20'58"W |
| C14 | 56.19' | 76°59'15" | 75.50' | N44°52'58"W |
| C15 | 175.00' | 34°40'23" | 105.90' | N88°42'59"E |
| C16 | 175.00' | 12°59'09" | 4.33' | S72°22'47"E |
| C17 | 30.00' | 91°59'09" | 48.16' | N48°12'30"W |
| C18 | 52.00' | 74°32'46" | 67.66' | N50°12'30"W |
| C19 | 25.00' | 4°32'50" | 1.98' | S31°34'11"W |
| C20 | 137.00' | 29°54'23" | 71.51' | S44°15'22"W |
| C21 | 25.00' | 60°04'03" | 26.21' | S29°11'56"W |

SKETCH & DESCRIPTION

OF
A PARCEL OF LAND
LOCATED IN
SECTIONS 21 & 22, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE 18, DERIVING A BEARING OF S89°43'47"E FOR THE NORTH LINE OF SECTION 22, TOWNSHIP 33 SOUTH, RANGE 19 EAST.
- THIS SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
- THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY.
- CONTAINING 10,883,877 SQUARE FEET OR 249.86 ACRES MORE OR LESS.

FLORIDA CERTIFICATE No.
DATE OF CERTIFICATION

PSM 6809
11-16-2023

BY: KAVIN C. WILMOTT, P.S.M.

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EO 0027476 LB 0006982 IC 0000365
E-MAIL: ZNS@ZNSENGINEERING.COM TELEPHONE 941.748.8050 FAX 941.748.3316

| REVISION | BY | DATE |
|----------|----|------|
| | | |
| | | |
| | | |

DRAWN BY DML FIELD BY JOB NO. 45131 DATE 11-16-2023 SCALE 1:200 SHEET 1 OF 1

EXHIBIT C
SUMMARY OF
ESTIMATED PROJECT COST FOR
ASSESSMENT AREA # 3

Summary of Costs

Parrish Plantation Assessment Area # 3

Community Development District

| North River Ranch Improvement Stewardship District | | | |
|--|--|-----------------------------------|------------------------|
| ESTIMATED PROJECT COSTS | | | |
| DISTRICT ELIGIBLE IMPROVEMENTS | | | |
| | Neighborhood Infrastructure (Phases I-B, II & V) (327 Lots) | Spencer Parrish Road Extension | TOTAL |
| EARTHWORK (EXCLUDING LOTS) | \$4,437,380.85 | \$750,000.00 | \$5,187,380.85 |
| STORMWATER | \$4,308,427.38 | \$495,000.00 | \$4,803,427.38 |
| ROADWAYS & PAVING | \$3,052,103.30 | \$1,750,000.00 | \$4,802,103.30 |
| POTABLE WATER | \$1,547,049.97 | \$375,000.00 | \$1,922,049.97 |
| RECLAIMED WATER | \$1,138,678.00 | \$250,000.00 | \$1,388,678.00 |
| SANITARY SEWER | \$1,761,281.44 | \$200,000.00 | \$1,961,281.44 |
| DRY UTILITY TRENCHING | \$454,530.00 | \$75,000.00 | \$529,530.00 |
| LANDSCAPE, HARDSCAPE | \$1,054,000.00 | \$425,000.00 | \$1,479,000.00 |
| PERMIT FEES & IMPACT FEES | \$77,708.55 | \$20,000.00 | \$97,708.55 |
| SUBTOTAL | \$17,831,159.49 | \$4,340,000.00 | \$22,171,159.49 |
| PROFESSIONAL SERVICES: | \$1,121,457.02 | \$260,400.00 | \$1,381,857.02 |
| CONTINGENCY: | <u>\$922,018.14</u> | <u>\$434,000.00</u> | <u>\$1,356,018.14</u> |
| TOTAL: | \$19,874,634.65 | \$5,034,400.00 | \$24,909,034.65 |

EXHIBIT D
PERMIT AND CONSTRUCTION
APPROVAL STATUS OF
ASSESSMENT AREA #3

EXHIBIT D

Parrish Plantation Community Development District

Phase I-B

| Project Name | Permit ID | Permit Number | Approval Date | Expiration Date | Remarks |
|------------------------------------|------------------|----------------------|----------------------|------------------------|---|
| Cone Ranch | PDMU/NCO | PDMU-22-19 (G) | 8-18-2023 | - | Zoning Approval from Manatee County |
| Cone Ranch South Phases I-B | ERP | 842670/42030943.005 | 07-29-2022 | 07-29-2027 | JD Wetland Survey |
| Cone Ranch Phase I-B | PSP/FSP | PLN2006-0049 | | | This is for permitting construction plans through Manatee County. Expect Approval fourth quarter of 2023. |
| Cone Ranch Phase I-B | ERP | 43030943.004 | 02-14-2023 | 02-14-2028 | |
| Cone Ranch I-B ACOE | 404 | 0413633-001-SFI | 10-03-2023 | 10-03-2028 | |
| Cone Ranch South I-B Final Plat | | | | | Expect Recorded Plat Q2 of 2024 |
| Cone Ranch South I-B Certification | | | | | Expect final certification Q4 of 2024 |

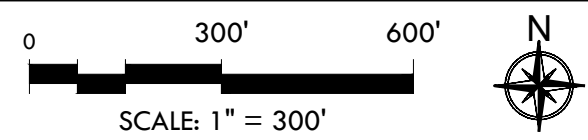
Phase II

| Project Name | Permit ID | Permit Number | Approval Date | Expiration Date | Remarks |
|-----------------------------------|------------------|----------------------|----------------------|------------------------|---|
| Cone Ranch | PDMU/NCO | PDMU-22-19 (G) | 8-18-2023 | - | Zoning Approval from Manatee County |
| Cone Ranch South Phases II | ERP | 842670/42030943.005 | 07-29-2022 | 07-29-2027 | JD Wetland Survey |
| Cone Ranch Phase II | PSP/FSP | PLN2006-0049 | | | This is for permitting construction plans through Manatee County. Expect Approval fourth quarter of 2023. |
| Cone Ranch Phase II | ERP | 43030943.004 | 02-14-2023 | 02-14-2028 | |
| Cone Ranch II ACOE | 404 | 0413633-001-SFI | 10-03-2023 | 10-03-2028 | |
| Cone Ranch South II Final Plat | | | | | Expect Recorded Plat Q2 of 2024 |
| Cone Ranch South II Certification | | | | | Expect final certification Q4 of 2024 |

Phase V

| Project Name | Permit ID | Permit Number | Approval Date | Expiration Date | Remarks |
|----------------------------------|------------------|----------------------|----------------------|------------------------|---------------------------------------|
| Cone Ranch | PDMU/NCO | PDMU-22-19 (G) | 8-18-2023 | - | Zoning Approval from Manatee County |
| Cone Ranch South Phases V | ERP | 842670/42030943.005 | 07-29-2022 | 07-29-2027 | JD Wetland Survey |
| Cone Ranch Phase V | PSP/FSP | PLN2006-0049 | | | Phase V is Mass Grade Only |
| Cone Ranch Phase V | ERP | 43030943.004 | 02-14-2023 | 02-14-2028 | |
| Cone Ranch V ACOE | 404 | 0413633-001-SFI | 10-03-2023 | 10-03-2028 | |
| Cone Ranch South V Final Plat | | | | | Expect Recorded Plat Q2 of 2025 |
| Cone Ranch South V Certification | | | | | Expect final certification Q4 of 2026 |

EXHIBIT E
DEVELOPMENT PLAN FOR
ASSESSMENT AREA #3



This is a conceptual site plan and is subject to rezoning, final design, survey, environmental analysis, engineering, permitting and governmental approval. Site layout, product type and density are subject to change.

| | |
|------------|--------------------|
| 08/16/2023 | Initials Submittal |
| Date | Revision |

660' FPL EASEMENT

PHASE VB

LOTS THAT CANNOT
BE DEVELOPED AT
THIS TIME

PHASE VA

PHASE II

PHASE IB

PHASE IA

PHASE III-B

AMENITY
CENTER

PHASE III
PHASE IV

PHASE IV
PHASE III

CSX TRANSPORTATION

SPENCER
PARRISH RD

STATE ROAD 62

CROSSWIND RANCH DEVELOPMENT MAP

**Parrish Plantation
Community Development District
District Engineer
MASTER REPORT PHASES III & IV
Assessment Areas #4 and #5**

January 2024

Prepared for:

**Parrish Plantation
Community Development District
Manatee County, Florida**

Prepared by:

**Christopher Fisher, P.E.
Clearview Land Design, P.L.
Tampa, Florida**



January 2024

Board of Supervisors
Parrish Plantation Community Development District

**RE: Parrish Plantation Community Development District
District Engineer Master Report for Phases III & IV Assessment Areas #4 & #5**

To Whom It May Concern:

Pursuant to the Board of Supervisor's authorization, Clearview Land Design, P.L. is pleased to submit this Engineer's Report for the proposed Capital Improvement Plan for the Parrish Plantation Community Development District. This report has been prepared on behalf of the District in connection with the financing for these proposed improvements. A detailed description of the improvements and their corresponding estimates of costs are outlined in the following report.

Thank you for this opportunity to be of professional service.

Sincerely,

CLEARVIEW LAND DESIGN, P.L.

Christopher Fisher, P.E.

P:\Crosswind Ranch\Crosswind CDD\Engineer's Report\Drafts\2024.01.11 Phases III & IV Parrish Plantation Report of District Engineer.docx

3010 W Azeele Street Suite 150 Tampa, FL 33609 Phone (813) 223-3919 Fax (813) 223-3975

TABLE OF CONTENTS

| | PAGE NO. |
|------------------------------------|-----------------|
| TRANSMITTAL LETTER | 2 |
| PURPOSE AND SCOPE | 4 |
| ASSESSMENT AREAS # 4 AND #5 | 5 |
| LAND USE | 6 |
| GOVERNMENTAL ACTIONS | 6 |
| CAPITAL IMPROVEMENT PLAN | 7 |
| OWNERSHIP AND MAINTENANCE | 11 |
| PROJECT COSTS | 11 |
| SUMMARY AND CONCLUSION | 11 |

Exhibits

- A. Vicinity Map of the District**
- B. Parrish Plantation Boundary Metes & Bounds Description Sketch of Assessment Area #4**
- C. Parrish Plantation Boundary Metes & Bounds Description Sketch of Assessment Area #5**
- D. Summary of Estimated Costs for Assessment Area #4**
- E. Summary of Estimated Costs for Assessment Area #5**
- F. Permit and Construction Approval Status for Assessment Areas #4 and #5**
- G. Development Plan for Assessment Areas #4 and # 5**

PURPOSE AND SCOPE

The Parrish Plantation Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, F.S.. The District was established by Manatee County Ordinance 19-33 effective October 8, 2019, with 199.446 acres. The District added a boundary amendment that adjusted the acreage to 201.053 acres (collectively "Crosswind Point" or "Southern CDD Boundary", see Exhibit A). The district expanded additional lands known as Parrish Plantation Expansion Area under ordinance 21-32 enacted by the Manatee County Board of County Commissioners (the "County") effective August 24, 2021, to add an additional 591.242 acres (collectively "Crosswind Ranch Phases I-A, I-B, II, III, IV, V" or "Northern CDD Boundary", See Exhibit A)

For reference:

- Assessment Area #1: Phase I and II of Crosswind Point / Southern CDD Boundary
- Assessment Area #2: Phase I-A of Crosswind Ranch / Northern CDD Boundary
- Assessment Area #3: Phase I-B, II, and V of Crosswind Ranch / Northern CDD Boundary
- Assessment Area #4: Phase III of Crosswind Ranch / Northern CDD Boundary,
subject to change.
- Assessment Area #5: Phase IV of Crosswind Ranch / Northern CDD Boundary,
subject to change.

The District, containing approximately 792.3± acres, is located within Manatee County on the north and south sides of SR 62 east of US 301.

The District is located within Section 21, Township 33 South, Range 19 East. Exhibit A is a Vicinity Map of the District. The District was formed to provide necessary public infrastructure so that the lands within the District can be developed as a residential community. The lands constituting the Northern CDD Boundary of the District are presently intended for development into a master planned community known as Crosswind Ranch. Phase III, of Crosswind Ranch is Assessment Area #4 and Phase IV is Assessment Area #5, (the "Development"). Access to the Development will be located off Spencer Parrish Road. As a part of this Development, Manatee County will require the construction and dedication of an extension of Spencer Parrish Road north to the project's entrances. Exhibit B provides a Boundary Metes & Bounds Description and Map of Assessment Area #4, Exhibit C provides a Boundary Metes & Bounds Description and Map of Assessment Area #5. Both are located within the Northern CDD Boundary. The majority of all public infrastructure is wholly contained within the limits of the District.

The District Engineer's Report dated February 2023 describes the capital improvement program for the District (the

“CIP”) which is estimated to cost approximately \$53.5 million and includes stormwater management facilities, potable water, reclaimed and irrigation distribution, wastewater collections and transmission facilities, clearing earthwork, offsite roadway improvements, offsite utility improvements, and professional fees. The capital improvements described in the CIP will be constructed in multiple phases over time. The purpose of this Master Report is to assist with the financing and construction of the next phases of the Northern CDD Boundary, estimated to cost approximately \$23.1 million which includes certain master infrastructure improvements related to neighborhood infrastructure costs allocable to Phases III & IV (Assessment Areas #4 and #5), planned for 629 residential units. Refer to Exhibit C for a cost summary of Assessment Area #4 and refer to Exhibit D for a cost summary of Assessment Area #5. Public infrastructure and land improvements needed to service the Development include construction of subdivision infrastructure improvements.

This Master Engineer’s Report for the Assessment Areas #4 and #5 reflects the District’s present intentions. The implementation and completion of any improvement outlined in this report requires final approval by the District’s Board of Supervisors, including the award of contracts for the construction of the improvements and/or acquisition of finished improvements constructed by others. Cost estimates contained in this report have been prepared based on the District Engineer’s Preliminary Opinion of Probable Cost. These estimates may not reflect final engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

ASSESSMENT AREAS #4 & #5

The District’s Assessment Area #4 includes supporting infrastructure for Phase III and Assessment Area # 5 includes supporting infrastructure for Phases IV of the Development. Phase III consists of 51.76± acres, is planned for 259 residential lots and the improvements are expected to cost approximately \$10.7 million. Phases IV consists of 113.73± acres, is planned for 370 residential lots and the improvements are expected to cost approximately \$12.4 million. These infrastructure improvements for both Assessment Areas will consist of earthwork, stormwater management facilities, potable water, reclaimed and irrigation water transmission systems, wastewater collection and transmission facilities, roadways, landscaping, and hardscape. The professional service costs associated with the design, permitting, construction, and inspection of these improvements have been included.

Currently CWR LAC Cone, LLC (the “Landowner”) plans to sell the land encompassing Phases III & IV to Mattamy Homes, the anticipated “Builder & Developer” for Assessment Areas #4 and #5. Mattamy Homes plans to develop the land on behalf of the Landowner, and may construct infrastructure improvements for the Development, and these improvements will be funded or acquired by the District with proceeds of bonds issued by

the District. The Developer will construct the balance of the infrastructure improvements needed for the Development that is not financed by the District.

The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the Development as required by the County.

This Engineer's Report reflects the District's present intentions based on the Developer's development plan. The implementation and completion of the CIP of the District outlined in this report requires final approval by the District's Board of Supervisors, including the award of contracts for the construction and/or acquisition of the improvements comprising the CIP. Cost estimates contained in this report have been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final engineering design. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

LAND USE

On August 17, 2023, the County approved Planned Development Mixed Use/North Central Overlay ("PDMU/NCO") Manatee County Rezoning Petition PDMU-22-19 which allows for a maximum of 2,048 dwelling units. The Assessment Areas #4 and #5 lands are a portion of the PDMU and consist of 165.5 acres, planned for 629 residential units as detailed in Exhibit E. Land uses within Phases III & IV of the Development are planned to include the following approximate areas:

| | |
|------------------------------|-------------|
| Residential Development Area | 87± |
| Open Space/Other | 42± |
| Wetlands/Upland Preservation | 36± |
| Total | 165± |

GOVERNMENTAL ACTIONS

The Development will be under the jurisdiction and review of Manatee County, Southwest Florida Water Management District (SWFMD), US Army Corps of Engineers (USACE) and the Florida Department of Environmental Protection (FDEP). The permit status for the public improvements is summarized in Exhibit D included with this report.

The following permits have been obtained for the Development:

| Phase | # Units | Zoning | USACE | FDEP (Utilities) | Manatee County Construction Permits | SWFWMD | Anticipated Start of Construction | Anticipated Completion of Construction |
|----------------------------------|---------|--------|-------|---------------------|---|--------|---|---|
| Phases III & IV Mass Grade | - | Yes | TBD | TBD | TBD | TBD | 1 st Q2024 | 1st Q2025 |
| III | 259 | Yes | TBD | TBD | TBD | TBD | 1 st Q2024 | 1st Q2025 |
| IV-A-IV-C | 370 | Yes | TBD | TBD | TBD | TBD | 1 st Q2026 | 1st Q2027 |

It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the CIP as presented herein and that permits normally obtained by site development engineers, not heretofore issued and which are necessary to affect the improvements described herein, will be obtained during the ordinary course of development. The permit status for the public improvements is summarized in Exhibit D included with this report.

CAPITAL IMPROVEMENT PLAN

The District's CIP includes infrastructure improvements that will provide special benefit to all assessable land within the District. Said improvements include earthwork, offsite roadway improvements, stormwater management facilities including those associated with such roadway improvements, on-site water and wastewater facilities, recreational facilities/parks, landscaping, hardscape, and sidewalk improvements all within public rights-of-way or on District owned lands and associated professional fees. The estimated total cost of Assessment Area #4 is \$10,740,184.63 which includes Phase III improvements. The estimated total cost of Assessment Area #5 is \$12,376,839.78 which includes Phase IV improvements. The estimated total overall cost of the CIP is \$53,455,375. Refer to Exhibit C for a summary of the costs by infrastructure category for Assessment Area #4. The private lot grading, over excavating of the stormwater ponds and enhanced landscaping costs of the Development will be funded by the Developer ("Private Costs").

The current plan of development of the CIP for Assessment Area #4 is to be constructed as a single phase and Assessment Area #5 to be constructed as a separate phase of construction (see table below). Between the two projects, it is expected that once completed they will support the construction of ±641 residential dwelling units.

| Construction Phasing | Total No. of Units | Estimated Completion Date |
|------------------------------|---------------------------|----------------------------------|
| Phase III | 259 | 2025 |
| Phase IV-A | 44 | 2027 |
| Phase IV-B | 98 | 2027 |
| Phase IV-C | 228 | 2027 |
| Total Number of Units | 629 | |

ROADWAYS

Primary vehicular access to the Assessment Area #4 is to be provided with entrance off Spencer Parrish Road. Spencer Parrish Road will need to be extended to serve this Assessment Area. These plans are under review with Manatee County at this time and are expected to be approved in Q2 of 2024. The main entrance off of Spencer Parrish Road, will be a 2-lane road with sidewalks and landscaping. Streetlights may be required and if so the District will fund and construct the street lights. Internal roads will be undivided 2-lane residential streets with sidewalks and street lighting. Assessment Area #5 will be provided access through local roads that will be constructed through Assessment Area #4. The internal roadway design will comply with Manatee County transportation design criteria. A signal warrant study will need to be conducted for the intersection of SR 62 and Spencer Parrish Road at some time during the construction of these two phases. The timing of the study will be finalized in Local Developer's Agreement (LDA) that the landowner is working on with Manatee County at this time. The District will fund the access improvements within the District or in the alternative acquire completed improvements from the Developer. Manatee County will own, operate, and maintain the improvements on Spencer Parrish Road. The District will construct or acquire the internal roadways. When the District does construct or acquires the roadways, they may be conveyed to Manatee County. All roadways within Phases III & IV are planned to be conveyed to Manatee County for ownership and maintenance.

STORMWATER MANAGEMENT

The County and the Southwest Florida Water Management District (SWFWMD) regulate the design criterion for the stormwater management system within Assessment Areas #4 and #5. Assessment Areas #4 and #5 is located within the Gamble Creek Watershed. The pre-development site runoff and water management conditions have been developed by the County and SWFWMD. The existing, onsite, naturally occurring wetlands have been delineated by SWFWMD.

The stormwater management plan for Assessment Areas #4 and #5 focuses on utilizing newly constructed ponds in

the uplands for stormwater treatment in conjunction with the naturally occurring wetlands.

The primary objectives of the stormwater management system for Assessment Areas #4 and #5 are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydroperiods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the Development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects.

The stormwater collection and outfall systems will be a combination of site grading, earthwork, stabilization, curb inlets, pipe culverts, control structures and open waterways. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures. The District will fund and construct the stormwater management system or in the alternative acquire the completed system from the Developer. Curb inlets and pipe culverts in the Assessment Area #4 rights-of-ways will be owned, operated and maintained by the District as they are necessary components of the stormwater management system. The District will not finance the cost of the earthwork and site grading except to the extent it is necessary to facilitate the stormwater management system. There is not a need to construct any additional stormwater ponds or facilities outside the limits of these phases.

WASTEWATER COLLECTION

Assessment Areas #4 and #5 are within Manatee County's Service Area which will provide wastewater treatment service. The District will fund the construction of the wastewater system or in the alternative acquire the completed system from the Developer. When completed, the County will own, operate and maintain the Assessment Area #4 internal wastewater systems.

The County's onsite wastewater system will consist of gravity collection lines with appurtenant manholes. Phases III & IV will construct a lift station that will serve all of Phases III & IV and connect to a force main system that will be constructed with Phases I-B, II & V. Additional Offsite utility extensions are not needed to serve Phases III & IV.

WATER DISTRIBUTION SYSTEM

Assessment Areas #4 and #5 are within Manatee County's Service Area which will provide potable water service. The District will fund the construction of the potable water system or in the alternative acquire the completed system

from the Developer. When completed, the County will own, operate and maintain Assessment Area #4's internal potable water systems.

The County's onsite potable water system will consist of distribution lines of varying sizes with appurtenant valves and backflow prevention equipment connecting to the existing water transmission lines in Spencer Parrish Road Right of Way.

LANDSCAPING

Significant landscape features and associated irrigation systems are planned for the public rights of way and District owned lands relating to the CIP. These features may include entry monumentation at the entrances of the Assessment Area #4, installation of irrigation wells, irrigation systems, and the perimeter buffer areas. The District will fund, construct, operate and maintain entry monumentation, irrigation systems and landscaping in publicly accessible areas of the District. The District will fund, construct, and maintain perimeter berms. In the alternative, the Developer may construct these improvements and convey the same to the District.

There will be significant buffer plantings that will be installed along Spencer Parrish Road once constructed.

RECREATIONAL FACILITIES

Recreational facilities may be funded and maintained by the District, which may include a clubhouse, pool area, tot lot(s), dog park, trails and other recreational features. The recreational components will generally be within District open space, parks and other public areas. The District will fund, construct and/or acquire, own and maintain these recreational facilities.

There may be some small recreational facilities installed with Phases III & IV. The larger recreational facilities to serve the entire District are planned to be constructed in a future phase and not within the Assessment Areas #4 & #5.

PROFESSIONAL SERVICES

Professional fees include civil engineering costs for master planning, site design, permitting, preparation of construction plans, inspection and survey costs for construction staking, preparation of record drawings and preparation of preliminary and final plats.

Professional fees also may include geotechnical costs for pre-design soil borings, underdrain analysis, soil stabilization, and construction testing, architectural costs for landscaping, fees associated with transportation

planning and design, environmental consultation, irrigation system design and fees for permitting, as well as costs for legal and engineering services associated with the administration of the District's CIP.

OWNERSHIP AND MAINTENANCE

The ownership and maintenance responsibilities of the proposed infrastructure improvements for Assessment Areas #4 and # 5 are set forth below.

| <u>Proposed Infrastructure Improvements</u> | <u>Ownership</u> | <u>Maintenance</u> |
|---|-------------------------|---------------------------|
| Internal Roadway Improvements | Manatee County | Manatee County |
| Spencer Parrish Road | Manatee County | Manatee County |
| Stormwater Management System | CDD | CDD |
| Wastewater Collection System including the on-site Transmission System for Single Family Residences | Manatee County | Manatee County |
| Water Distribution System including the Transmission System | Manatee County | Manatee County |
| Landscaping and Irrigation Systems within public rights-of-way and district owned lands | CDD | CDD |
| Recreational Lands (if any) | CDD | CDD |

PROJECT COSTS

The CIP's identifiable total costs associated with the infrastructure improvements are estimated to be \$53,455,375. The infrastructure improvements include: roadways, sewer, water, storm water management systems, recreational facilities and landscaping and irrigation as well as hardscape elements. It is understood that the funds available to the District to construct or acquire the improvements comprising the CIP, will be limited. Any such District improvements not financed by the District will be constructed and conveyed to the District by the Developer pursuant to an Acquisition and Developer Funding Agreement.

Exhibit C outlines the anticipated costs associated with the construction of Assessment Area # 4. Exhibit D outlines the anticipated costs associated with the construction of Assessment Area #5.

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional progression of the Development within the District as required by the County. The planning and design of the infrastructure will be in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the

construction is in substantial compliance with the design and permits. The platting, design and permitting for the public infrastructure are ongoing at this time and there is no reason to believe such permits will not be obtained.

Items of construction in this report are based on preliminary plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, construction drawings and specifications. It is my professional opinion that the estimated infrastructure costs provided herein for the District improvements comprising the CIP are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will provide a special benefit to the assembled land in the District, which special benefit will at least equal the costs of such improvements. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The infrastructure total construction cost developed in this report is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in the Tampa Bay area and quantities as represented on the master plans. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.

Christopher Fisher, P.E

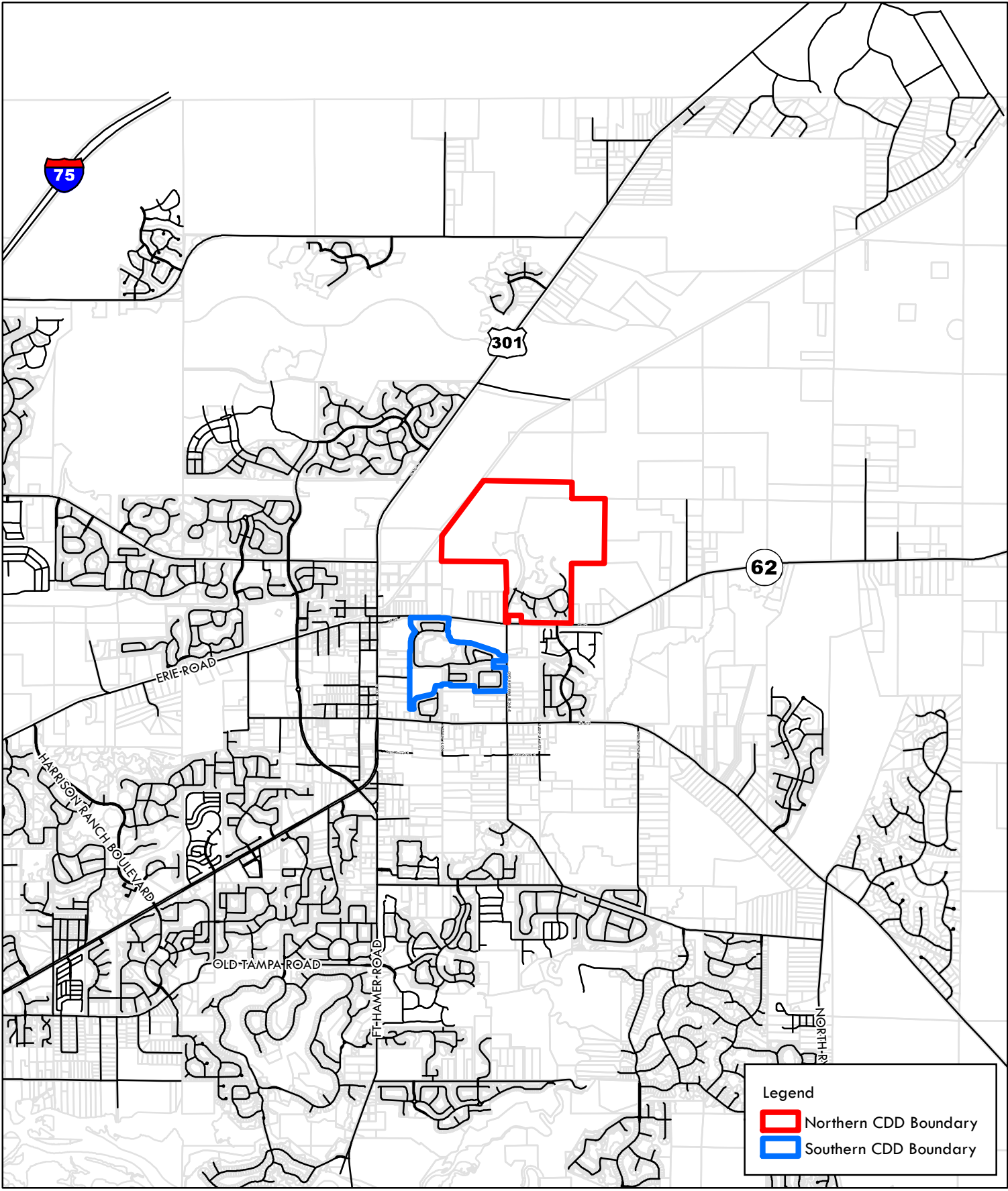
District Engineer

FL Registration No. 85555

EXHIBITS

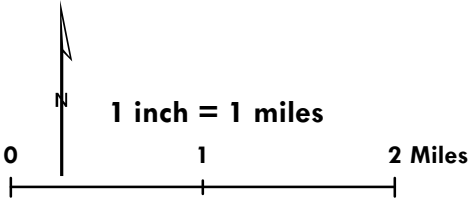
- Exhibit A Vicinity Map of the District**
- Exhibit B Parrish Plantation Boundary Metes & Bounds Description Sketch of Assessment Area #4**
- Exhibit C Parrish Plantation Boundary Metes & Bounds Description Sketch of Assessment Area #5**
- Exhibit D Summary of Estimated Costs for Assessment Area #4**
- Exhibit E Summary of Estimated Costs for Assessment Area #5**
- Exhibit F Permit and Construction Approval Status for Assessment Areas #4 and #5**
- Exhibit G Development Plan for Assessment Areas #4 and # 5**

EXHIBIT A
VICINITY MAP OF THE DISTRICT



Legend

- Northern CDD Boundary
- Southern CDD Boundary



Parrish Plantation CDD

Exhibit - Vicinity



Clearview
LAND DESIGN, P.L.

3010 W. Azeele Street Suite 150
Tampa, Florida 33609 (813) 223-3919

EXHIBIT B
PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
BOUNDARY METES AND
BOUNDS DESCRIPTION SKETCH OF
ASSESSMENT AREA #4

CROSSWIND RANCH PHASE III

DESCRIPTION: A parcel of land lying in Section 21, Township 33 South, Range 19 East, Manatee County, Florida and being more particularly described as follows:

COMMENCE at the Center of said Section 21, for a **POINT OF BEGINNING**, run thence along the South boundary of the Northwest 1/4 of said Section 21, N.89°35'26"W., 75.81 feet; thence N.24°30'00"W., 183.73 feet to a point on a curve; thence Northeasterly, 39.27 feet along the arc of a curve to the left having a radius of 225.00 feet and a central angle of 10°00'00" (chord bearing N.60°30'00"E., 39.22 feet) to a point of tangency; thence N.55°30'00"E., 45.09 feet; thence N.34°30'00"W., 50.00 feet; thence S.55°30'00"W., 45.09 feet to a point of curvature; thence Southwesterly, 40.26 feet along the arc of said curve to the right having a radius of 175.00 feet and a central angle of 13°10'55" (chord bearing S.62°05'27"W., 40.17 feet); thence N.34°30'00"W., 526.49 feet; thence S.55°13'11"W., 60.99 feet; thence N.89°35'00"W., 460.00 feet; thence N.00°25'00"E., 170.00 feet; thence S.89°35'00"E., 14.00 feet; thence N.00°25'00"E., 700.00 feet; thence S.89°35'00"E., 225.00 feet; thence N.00°25'00"E., 95.00 feet to a point of curvature; thence Northwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°35'00"W., 35.36 feet); thence N.00°25'00"E., 50.00 feet; thence S.89°35'00"E., 68.23 feet; thence N.00°25'00"E., 46.67 feet; thence N.59°25'01"E., 107.05 feet; thence N.44°41'05"E., 18.43 feet; thence S.89°35'00"E., 192.15 feet; thence S.00°25'00"W., 5.00 feet; thence S.89°35'00"E., 120.00 feet; thence N.00°25'00"E., 57.50 feet; thence N.14°07'33"E., 38.78 feet; thence N.77°45'00"E., 422.11 feet; thence N.12°15'00"W., 27.00 feet; thence N.77°45'00"E., 221.00 feet; thence S.12°15'00"E., 183.00 feet to a point of curvature; thence Southerly, 363.12 feet along the arc of a curve to the right having a radius of 1140.00 feet and a central angle of 18°15'00" (chord bearing S.03°07'30"E., 361.58 feet) to a point of tangency; thence S.06°00'00"W., 200.00 feet to a point of curvature; thence Southerly, 55.77 feet along the arc of a curve to the left having a radius of 2460.00 feet and a central angle of 01°17'56" (chord bearing S.05°21'02"W., 55.77 feet) to a point of reverse curvature; thence Southwesterly, 53.64 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 87°49'04" (chord bearing S.48°36'36"W., 48.55 feet); thence S.02°31'08"W., 120.00 feet to a point on a curve; thence Southeasterly, 53.64 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 87°49'04" (chord bearing S.43°34'20"E., 48.55 feet) to a point of reverse curvature; thence Southerly, 955.35 feet along the arc of a curve to the left having a radius of 2460.00 feet and a central angle of 22°15'03" (chord bearing S.10°47'19"E., 949.35 feet) to a point of reverse curvature; thence Southerly, 486.13 feet along the arc of a curve to the right having a radius of 1040.00 feet and a central angle of 26°46'54" (chord bearing S.08°31'24"E., 481.71 feet) to a point of cusp; thence Northwesterly, 57.94 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 94°51'06" (chord bearing N.42°33'30"W., 51.55 feet) to a point of tangency; thence N.89°59'03"W., 136.42 feet to a point of curvature; thence Westerly, 35.46 feet along the arc of a curve to the right having a radius of 500.00 feet and a central angle of 04°03'49" (chord bearing N.87°57'08"W., 35.45 feet) to a point of tangency; thence N.85°55'14"W., 171.49 feet to a point of curvature; thence Westerly, 34.79 feet along the arc of a curve to the right having a radius of 513.00 feet and a central angle of 03°53'06" (chord bearing N.83°58'41"W., 34.78 feet) to a point of reverse curvature; thence Westerly, 75.52 feet along the arc of a curve to the left having a radius of 487.00 feet and a central angle of 08°53'06" (chord bearing N.86°28'41"W., 75.45 feet) to a point of tangency; thence S.89°04'46"W., 35.55 feet to a point of curvature; thence Northwesterly, 117.81 feet along the arc of a curve to the right having a radius of 75.00 feet and a central angle of 90°00'00" (chord bearing N.45°55'14"W., 106.07 feet); thence S.89°04'46"W., 20.00 feet to a point on the West boundary of the Southeast 1/4 of the aforesaid Section 21; thence along said West boundary of the Southeast 1/4 of Section 21, N.00°55'14"W., 243.08 feet to the **POINT OF BEGINNING**.

Containing 51.757 acres, more or less.

CROSSWIND RANCH PHASE III

Prepared For: **HOMES BY WESTBAY**

DESCRIPTION SKETCH (Not a Survey)

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Arthur W. Merritt

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Drawn: WFS Checked: AWM Order No.: AMI-CLD-CR-001

Date: 1-16-24 Dwg: Crosswind PH III-DS.dwg

File Path: P:\Crosswind Ranch-HBWB\Master Plan\Description\Phase III

SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

| | | | |
|--------------------------------|------|-------------|------|
| No. | Date | Description | Dwn. |
| REVISIONS | | | |
| SHEET NO. 1 OF 5 SHEETS | | | |

CURVE DATA TABLE

| NO. | RADIUS | DELTA | ARC | CHORD | BEARING |
|-----|---------|-----------|--------|--------|---------------|
| 1 | 225.00 | 10°00'00" | 39.27 | 39.22 | N.60°30'00"E. |
| 2 | 175.00 | 13°10'55" | 40.26 | 40.17 | S.62°05'27"W. |
| 3 | 25.00 | 90°00'00" | 39.27 | 35.36 | N.44°35'00"W. |
| 4 | 1140.00 | 18°15'00" | 363.12 | 361.58 | S.03°07'30"E. |
| 5 | 2460.00 | 01°17'56" | 55.77 | 55.77 | S.05°21'02"W. |
| 6 | 35.00 | 87°49'04" | 53.64 | 48.55 | S.48°36'36"W. |
| 7 | 35.00 | 87°49'04" | 53.64 | 48.55 | S.43°34'20"E. |
| 8 | 2460.00 | 22°15'03" | 955.35 | 949.35 | S.10°47'19"E. |
| 9 | 1040.00 | 26°46'54" | 486.13 | 481.71 | S.08°31'24"E. |
| 10 | 35.00 | 94°51'06" | 57.94 | 51.55 | N.42°33'30"W. |
| 11 | 500.00 | 04°03'49" | 35.46 | 35.45 | N.87°57'08"W. |
| 12 | 513.00 | 03°53'06" | 34.79 | 34.78 | N.83°58'41"W. |
| 13 | 487.00 | 08°53'06" | 75.52 | 75.45 | N.86°28'41"W. |
| 14 | 75.00 | 90°00'00" | 117.81 | 106.07 | N.45°55'14"W. |

BASIS OF BEARINGS

The West boundary of the Southeast 1/4 of Section 21, Township 33 South, Range 19 East, Manatee County, Florida, has a Grid bearing of N.00°55'14"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

LEGEND:

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book

CROSSWIND RANCH PHASE III

Prepared For: **HOMES BY WESTBAY**

DESCRIPTION SKETCH (Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **4498**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

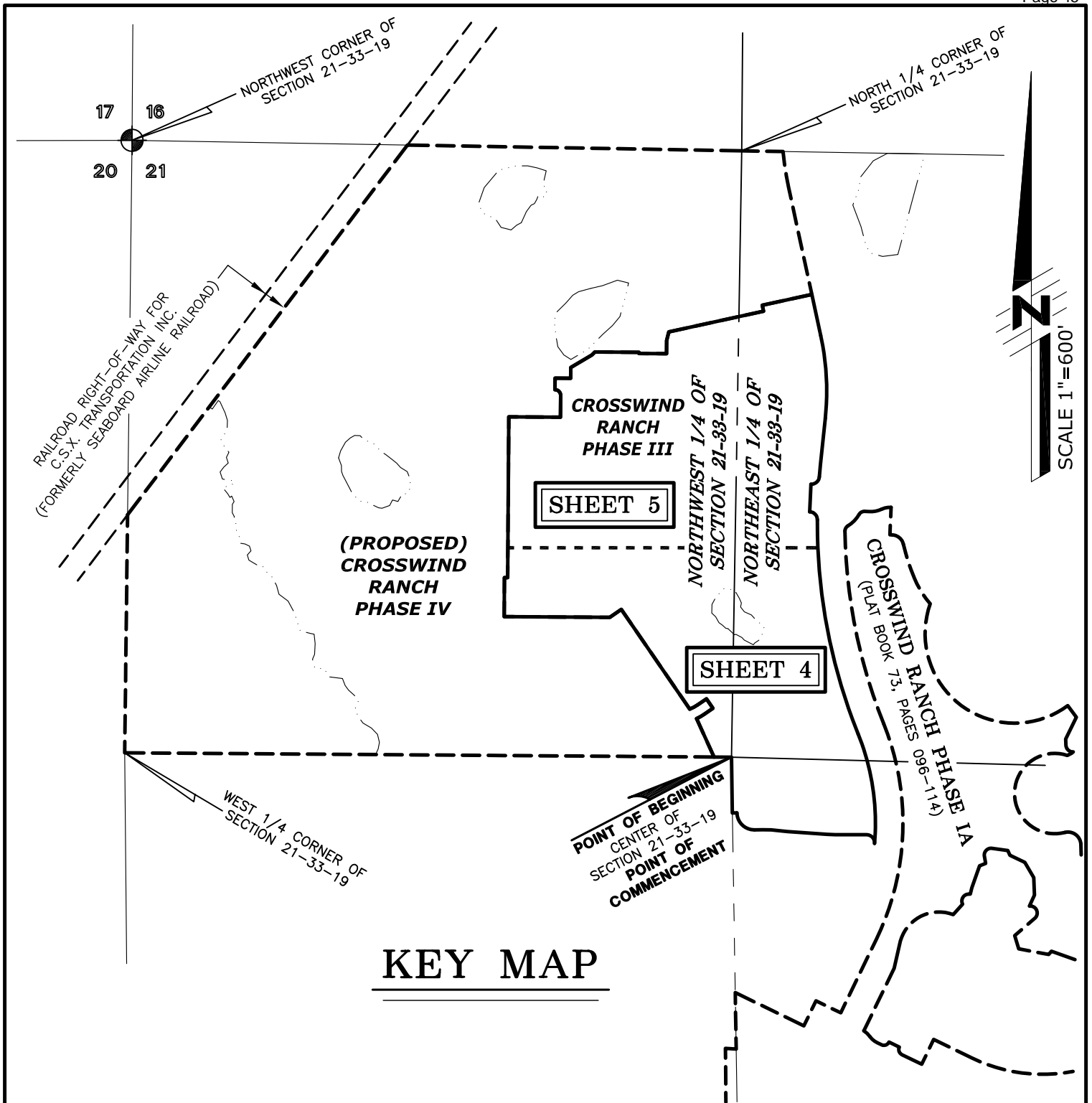
Drawn: WFS Checked: AWM Order No.: AMI-CLD-CR-001

Date: 1-16-24 Dwg: Crosswind PH III-DS.dwg

File Path: P:\Crosswind Ranch-HBWB\Master Plan\Description\Phase III

SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

| | | | |
|--------------------------------|------|-------------|------|
| No. | Date | Description | Dwn. |
| REVISIONS | | | |
| SHEET NO. 2 OF 5 SHEETS | | | |



CROSSWIND RANCH PHASE III

Prepared For: **HOMES BY WESTBAY**

DESCRIPTION SKETCH
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-CLD-CR-001

Date: 1-16-24 Dwg: Crosswind PH III-DS.dwg

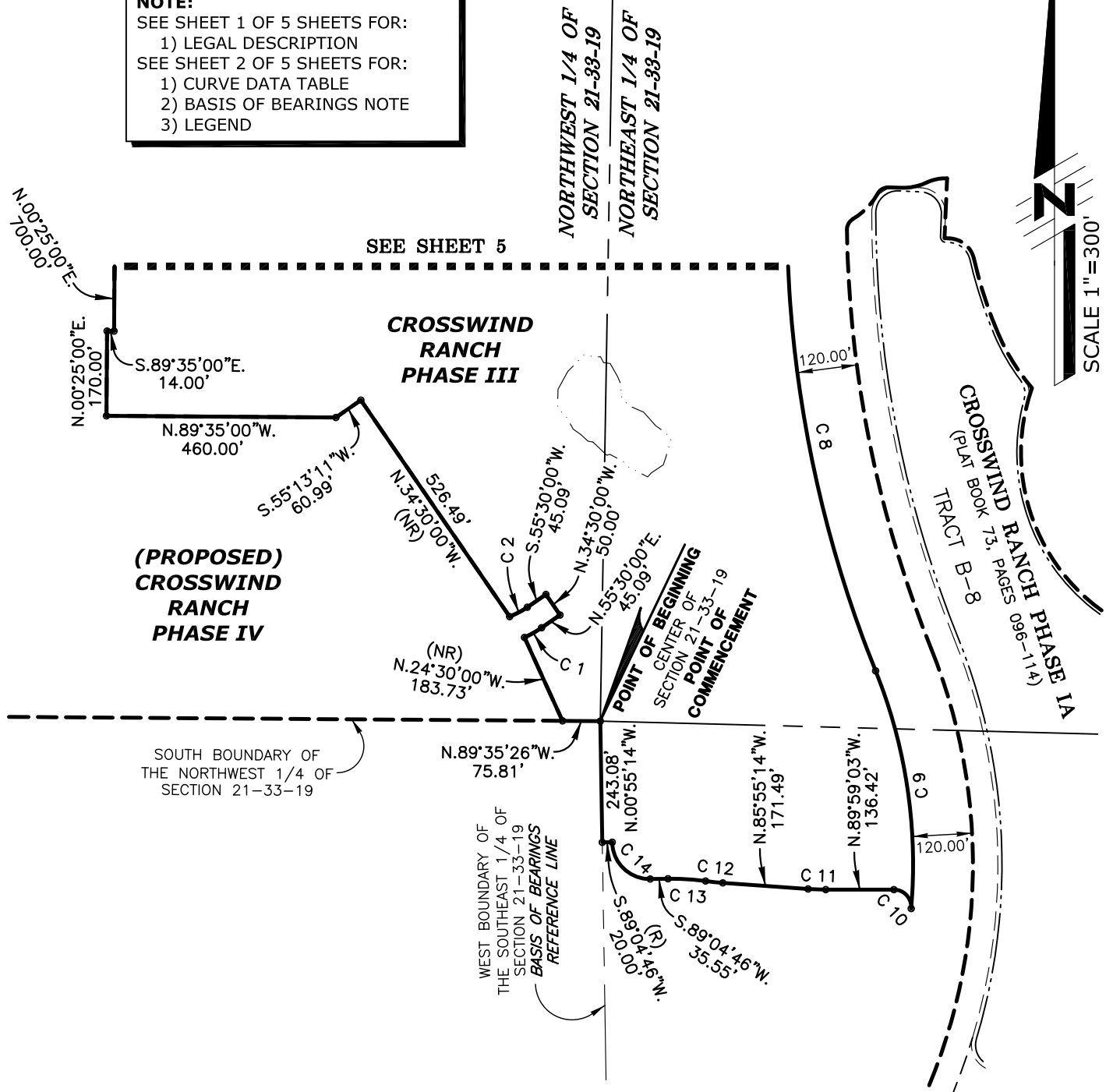
File Path: P:\Crosswind Ranch-HBWB\Master Plan\Description\Phase III

SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

| | | | |
|--------------------------------|------|-------------|------|
| No. | Date | Description | Dwn. |
| REVISIONS | | | |
| SHEET NO. 3 OF 5 SHEETS | | | |

NOTE:

- SEE SHEET 1 OF 5 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 2 OF 5 SHEETS FOR:
1) CURVE DATA TABLE
2) BASIS OF BEARINGS NOTE
3) LEGEND



**CROSSWIND RANCH
PHASE III**

Prepared For: **HOMES BY WESTBAY**

DESCRIPTION SKETCH
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-CLD-CR-001

Date: 1-16-24 Dwg: Crosswind PH III-DS.dwg

File Path: P:\Crosswind Ranch-HBWB\Master Plan\Description\Phase III

SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

| No. | Date | Description | Dwn. |
|-----------|------|-------------|------|
| REVISIONS | | | |

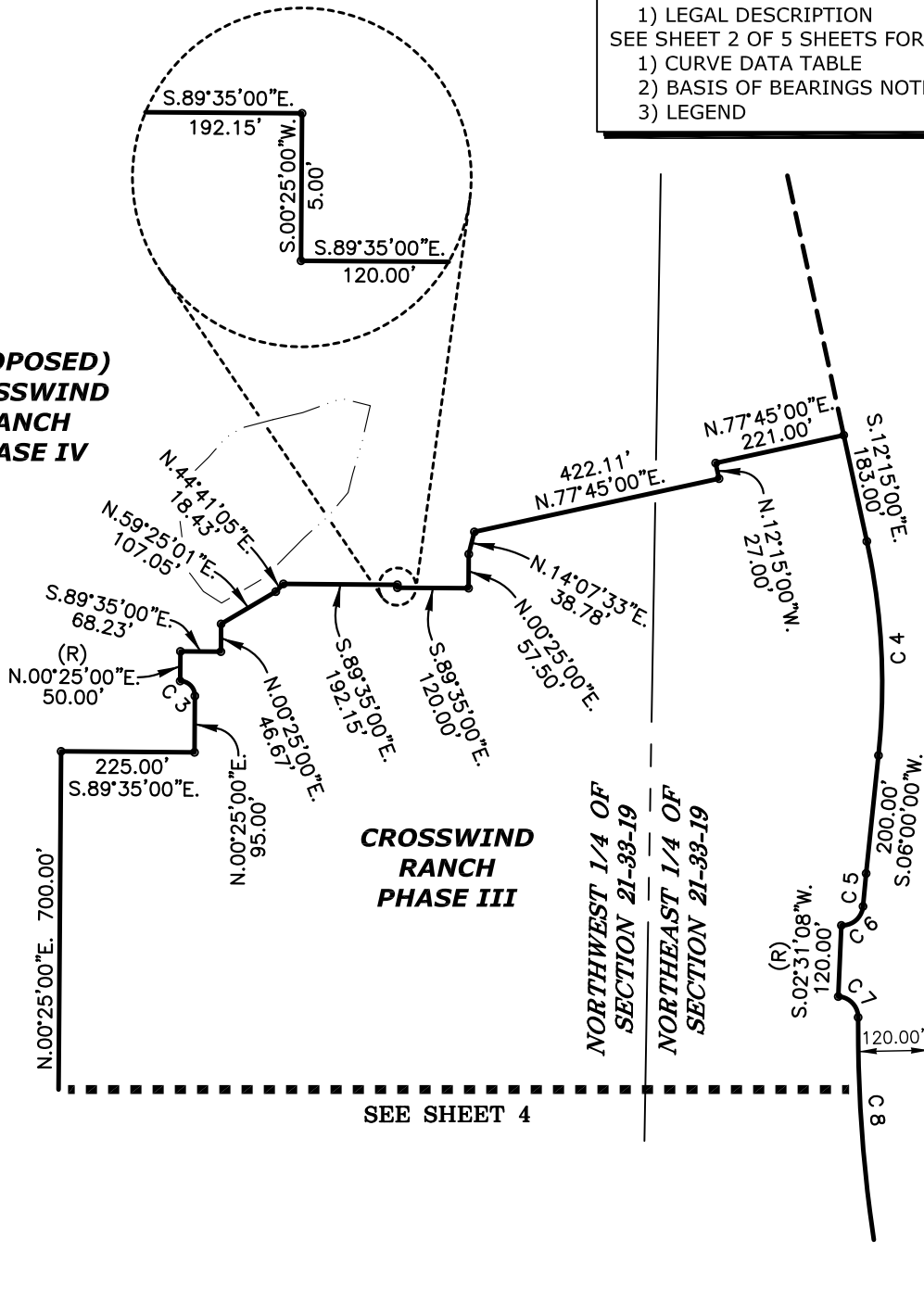
SHEET NO. 4 OF 5 SHEETS

NOTE:

- SEE SHEET 1 OF 5 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 2 OF 5 SHEETS FOR:
1) CURVE DATA TABLE
2) BASIS OF BEARINGS NOTE
3) LEGEND



**(PROPOSED)
CROSSWIND
RANCH
PHASE IV**



**CROSSWIND RANCH
PHASE III**

Prepared For: **HOMES BY WESTBAY**

DESCRIPTION SKETCH
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150
Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-CLD-CR-001

Date: 1-16-24 Dwg: Crosswind PH III-DS.dwg

File Path: P:\Crosswind Ranch-HBWB\Master Plan\Description\Phase III

SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

| No. | Date | Description | Dwn. |
|-----------|------|-------------|------|
| REVISIONS | | | |

SHEET NO. 5 OF 5 SHEETS

EXHIBIT C
PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
BOUNDARY METES AND
BOUNDS DESCRIPTION SKETCH OF
ASSESSMENT AREA #5

CROSSWIND RANCH PHASE IV

DESCRIPTION: A parcel of land lying in Section 21, Township 33 South, Range 19 East, Manatee County, Florida and being more particularly described as follows:

COMMENCE at the Center of said Section 21, run thence along the South boundary of the Northwest 1/4 of said Section 21, the following two (2) courses: 1) N.89°35'26"W., 75.81 feet to the **POINT OF BEGINNING**; 2) continue N.89°35'26"W., 2567.04 feet to the West 1/4 corner of said Section 21; thence along the West boundary of the aforesaid Northwest 1/4 of Section 21, N.00°41'23"E., 1036.42 feet to a point on the Southeasterly boundary of the railroad right-of-way for C.S.X. Transportation Inc. (formerly Seaboard Airline Railroad); thence along said Southeasterly boundary of the railroad right-of-way for C.S.X. Transportation Inc. (formerly Seaboard Airline Railroad), N.37°07'45"E., 2019.28 feet to a point on the North boundary of the aforesaid Northwest 1/4 of Section 21; thence along said North boundary of the Northwest 1/4 of Section 21, S.89°00'47"E., 1456.33 feet to the North 1/4 corner of said Section 21; thence along the North boundary of the Northeast 1/4 of said Section 21, S.89°01'07"E., 180.25 feet to a point on a curve; thence Southerly, 157.09 feet along the arc of a curve to the left having a radius of 1260.00 feet and a central angle of 07°08'36" (chord bearing S.08°40'42"E., 156.99 feet) to a point of tangency; thence S.12°15'00"E., 477.95 feet; thence S.77°45'00"W., 221.00 feet; thence S.12°15'00"E., 27.00 feet; thence S.77°45'00"W., 422.11 feet; thence S.14°07'33"W., 38.78 feet; thence S.00°25'00"W., 57.50 feet; thence N.89°35'00"W., 120.00 feet; thence N.00°25'00"E., 5.00 feet; thence N.89°35'00"W., 192.15 feet; thence S.44°41'05"W., 18.43 feet; thence S.59°25'01"W., 107.05 feet; thence S.00°25'00"W., 46.67 feet; thence N.89°35'00"W., 68.23 feet; thence S.00°25'00"W., 50.00 feet to a point on a curve; thence Southeasterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.44°35'00"E., 35.36 feet) to a point of tangency; thence S.00°25'00"W., 95.00 feet; thence N.89°35'00"W., 225.00 feet; thence S.00°25'00"W., 700.00 feet; thence N.89°35'00"W., 14.00 feet; thence S.00°25'00"W., 170.00 feet; thence S.89°35'00"E., 460.00 feet; thence N.55°13'11"E., 60.99 feet; thence S.34°30'00"E., 526.49 feet to a point on a curve; thence Northeasterly, 40.26 feet along the arc of a curve to the left having a radius of 175.00 feet and a central angle of 13°10'55" (chord bearing N.62°05'27"E., 40.17 feet) to a point of tangency; thence N.55°30'00"E., 45.09 feet; thence S.34°30'00"E., 50.00 feet; thence S.55°30'00"W., 45.09 feet to a point of curvature; thence Southwesterly, 39.27 feet along the arc of said curve to the right having a radius of 225.00 feet and a central angle of 10°00'00" (chord bearing S.60°30'00"W., 39.22 feet); thence S.24°30'00"E., 183.73 feet to the **POINT OF BEGINNING**.

Containing 113.737 acres, more or less.

CROSSWIND RANCH PHASE IV

Prepared For: **HOMES BY WESTBAY**

DESCRIPTION SKETCH (Not a Survey)

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Arthur W. Merritt

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Drawn: WFS Checked: AWM Order No.: AMI-CLD-CR-001

Date: 1-16-24 Dwg: Crosswind PH IV-DS.dwg

File Path: P:\Crosswind Ranch-HBWB\Master Plan\Description\Phase IV

SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

| | | | |
|--------------------------------|------|-------------|------|
| | | | |
| | | | |
| | | | |
| No. | Date | Description | Dwn. |
| REVISIONS | | | |
| SHEET NO. 1 OF 6 SHEETS | | | |

CURVE DATA TABLE

| NO. | RADIUS | DELTA | ARC | CHORD | BEARING |
|-----|---------|-----------|--------|--------|---------------|
| 1 | 225.00 | 10°00'00" | 39.27 | 39.22 | S.60°30'00"W. |
| 2 | 175.00 | 13°10'55" | 40.26 | 40.17 | N.62°05'27"E. |
| 3 | 25.00 | 90°00'00" | 39.27 | 35.36 | S.44°35'00"E. |
| 4 | 1260.00 | 07°08'36" | 157.09 | 156.99 | S.08°40'42"E. |

BASIS OF BEARINGS

The South boundary of the Northwest 1/4 of Section 21, Township 33 South, Range 19 East, Manatee County, Florida, has a Grid bearing of N.89°35'26"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

LEGEND:

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book

CROSSWIND RANCH PHASE IV

Prepared For: **HOMES BY WESTBAY**

DESCRIPTION SKETCH (Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **4498**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-CLD-CR-001

Date: 1-16-24 Dwg: Crosswind PH IV-DS.dwg

File Path: P:\Crosswind Ranch-HBWB\Master Plan\Description\Phase IV

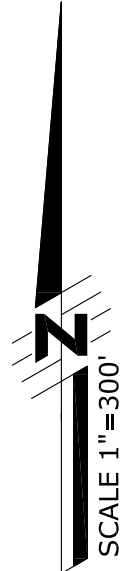
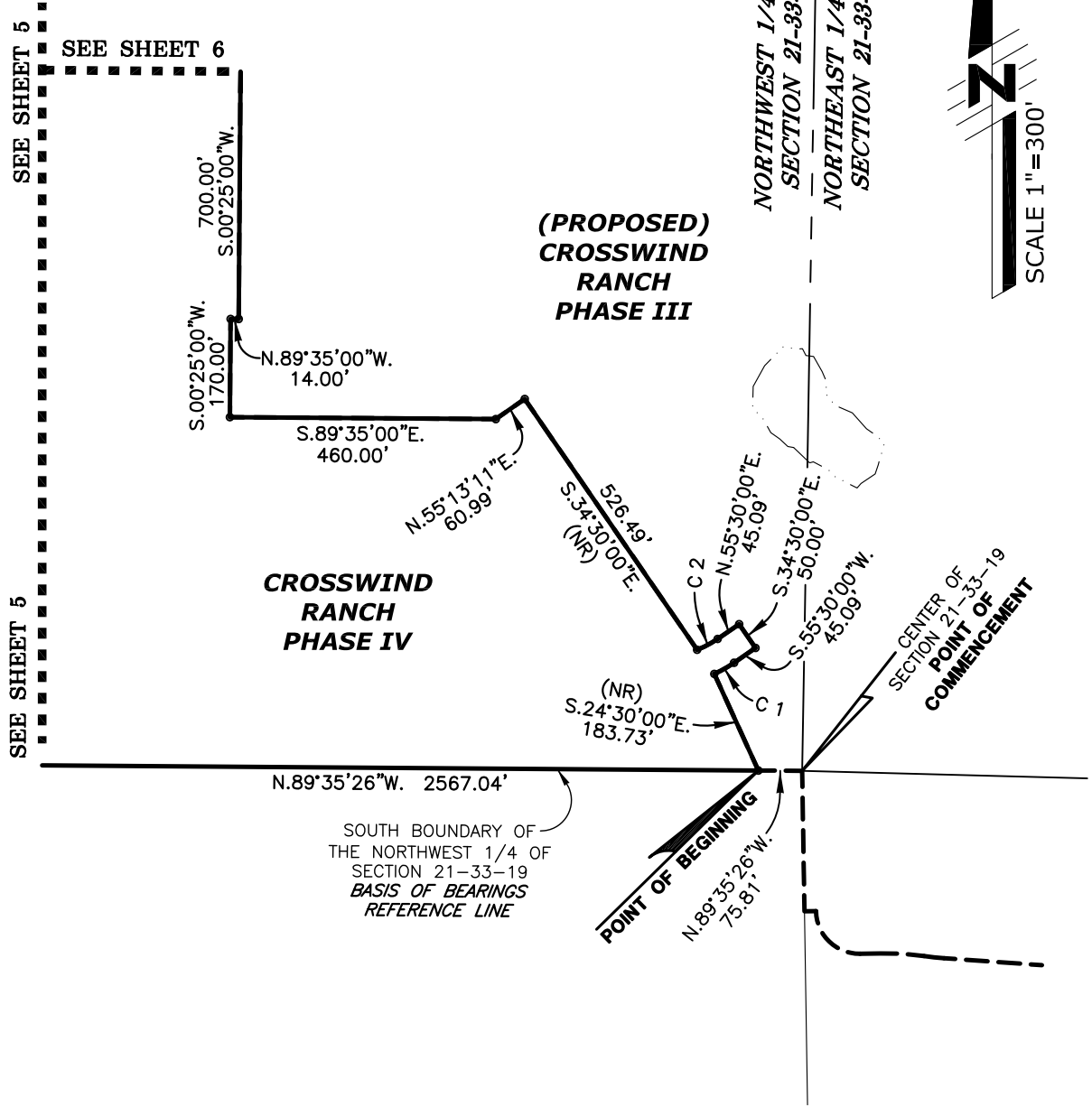
SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

| | | | |
|--------------------------------|------|-------------|------|
| | | | |
| | | | |
| | | | |
| No. | Date | Description | Dwn. |
| REVISIONS | | | |
| SHEET NO. 2 OF 6 SHEETS | | | |

CROSSWIND RANCH PHASE IV

| | | | | |
|-------------------------|------|-------------|------|--|
| | | | | Prepared For: HOMES BY WESTBAY |
| | | | | <div><div><div><div>DESCRIPTION SKETCH (Not a Survey)</div><div>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</div><div>Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <u>4498</u> <small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small></div></div></div><div><div>AMERRITT, INC. LAND SURVEYING AND MAPPING <i>LICENSED BUSINESS NUMBER LB7778</i> 3010 W. Azelee Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200</div><div><div>Drawn: WFS</div><div>Checked: AWM</div><div>Order No.: AMI-CLD-CR-001</div><div>Date: 1-16-24</div><div>Dwg: Crosswind PH IV-DS.dwg</div><div>File Path: P:\Crosswind Ranch-HBWB\Master Plan\Description\Phase IV</div></div><div>SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST</div></div></div> |
| No. | Date | Description | Dwn. | |
| REVISIONS | | | | |
| SHEET NO. 3 OF 6 SHEETS | | | | |

NOTE:
SEE SHEET 1 OF 6 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 2 OF 6 SHEETS FOR:
1) CURVE DATA TABLE
2) BASIS OF BEARINGS NOTE
3) LEGEND



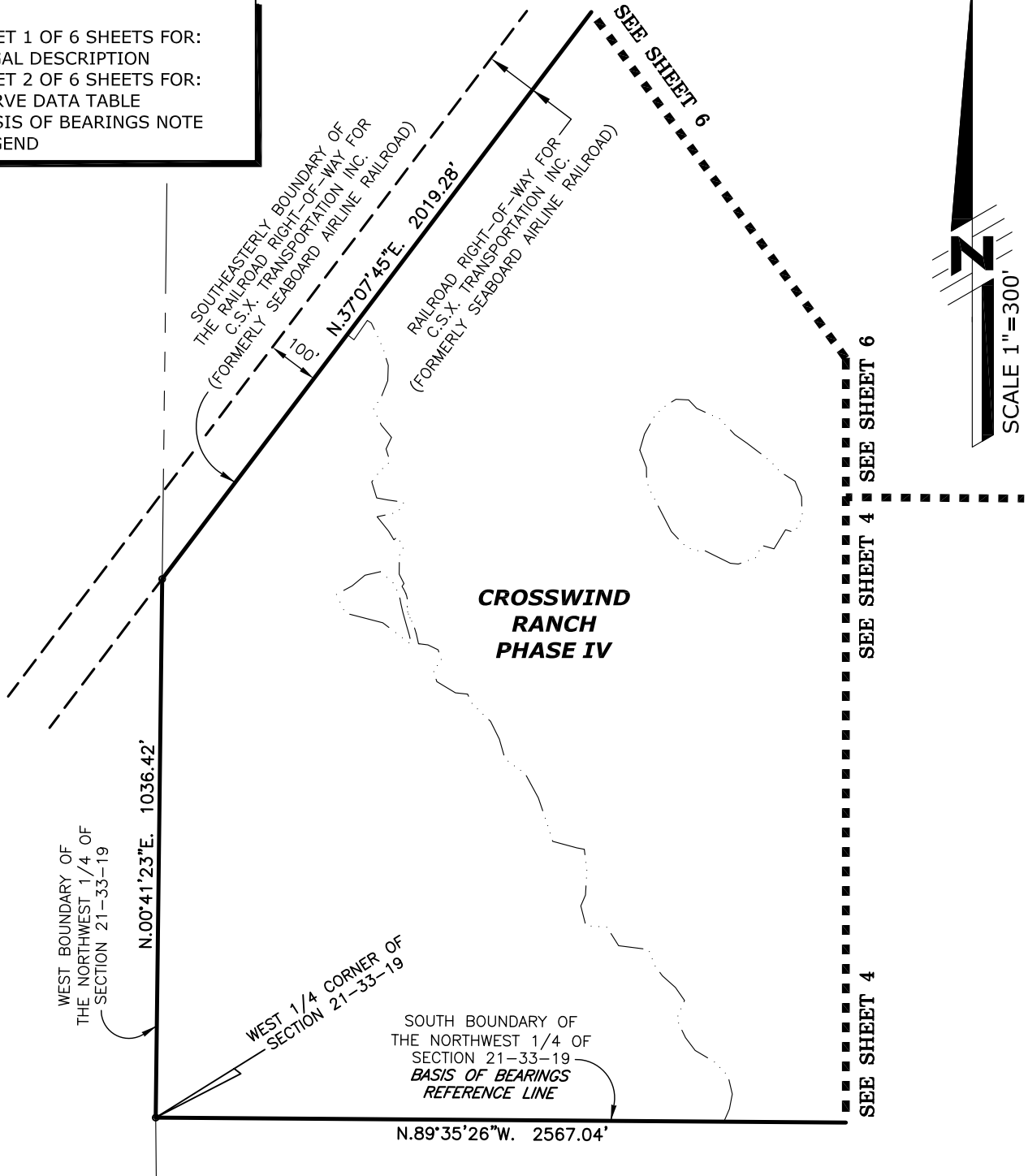
CROSSWIND RANCH PHASE IV

| | |
|---|---------------------------|
| Prepared For: HOMES BY WESTBAY | |
| DESCRIPTION SKETCH (Not a Survey) | |
| SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL. | |
| Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 | |
| NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER | |
| AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200 | |
| Drawn: WFS | Checked: AWM |
| Date: 1-16-24 | Order No.: AMI-CLD-CR-001 |
| Dwg: Crosswind PH IV-DS.dwg | |
| File Path: P:\Crosswind Ranch-HBWB\Master Plan\Description\Phase IV | |
| SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST | |

| | | | |
|-------------------------|------|-------------|------|
| | | | |
| No. | Date | Description | Dwn. |
| REVISIONS | | | |
| SHEET NO. 4 OF 6 SHEETS | | | |

NOTE:

- SEE SHEET 1 OF 6 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 2 OF 6 SHEETS FOR:
1) CURVE DATA TABLE
2) BASIS OF BEARINGS NOTE
3) LEGEND



**CROSSWIND RANCH
PHASE IV**

Prepared For: **HOMES BY WESTBAY**

DESCRIPTION SKETCH
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS | Checked: AWM | Order No.: AMI-CLD-CR-001

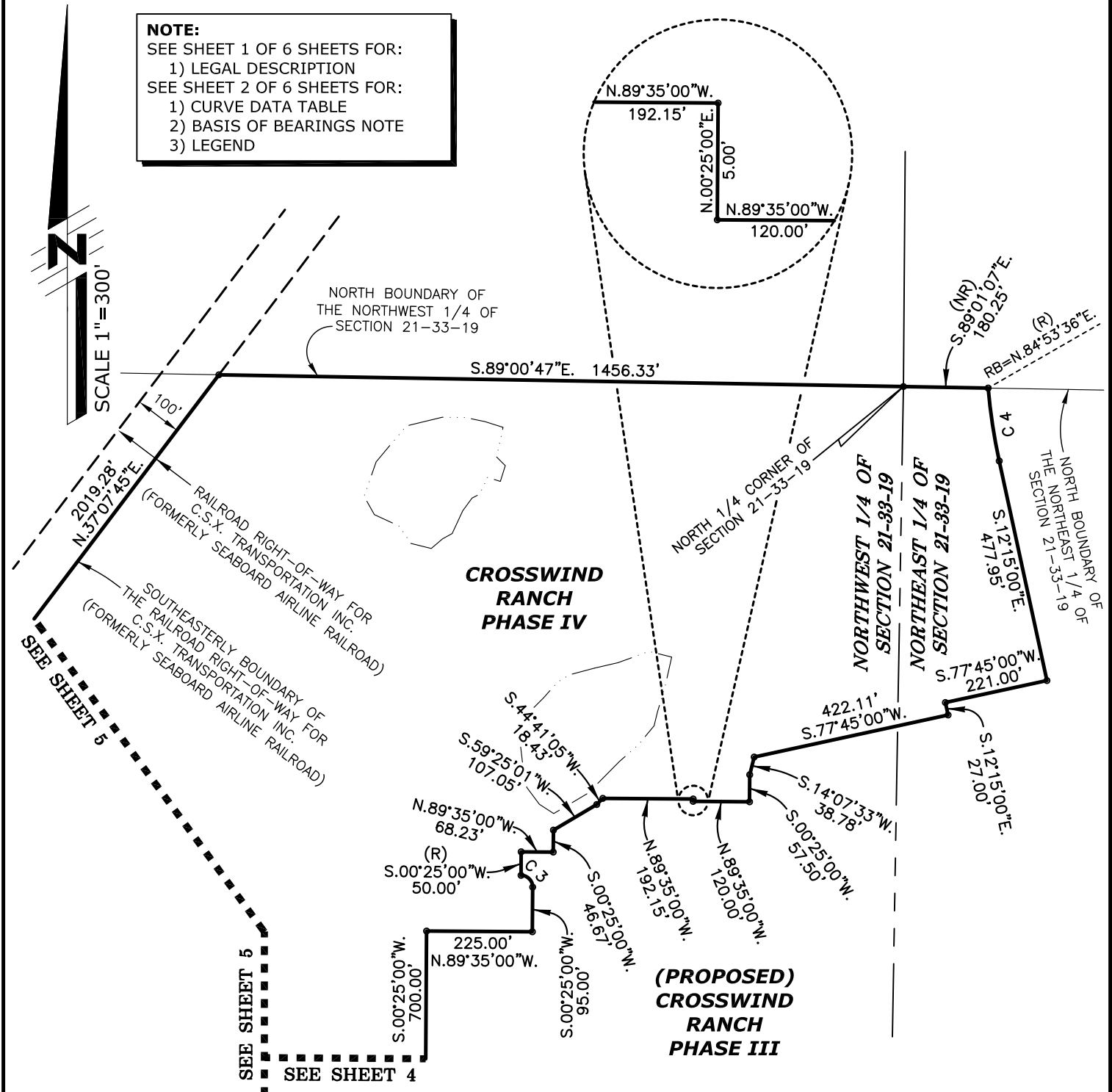
Date: 1-16-24 | Dwg: Crosswind PH IV-DS.dwg

File Path: P:\Crosswind Ranch-HBWB\Master Plan\Description\Phase IV

SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

| No. | Date | Description | Dwn. |
|-----------|------|-------------|------|
| REVISIONS | | | |

SHEET NO. 5 OF 6 SHEETS



**CROSSWIND RANCH
PHASE IV**

| | | | |
|-------------------------|------|-------------|------|
| No. | Date | Description | Dwn. |
| REVISIONS | | | |
| SHEET NO. 6 OF 6 SHEETS | | | |

| | |
|---|---------------------------|
| Prepared For: HOMES BY WESTBAY | |
| DESCRIPTION SKETCH (Not a Survey) | |
| SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL. | |
| Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 | |
| NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER | |
| AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200 | |
| Drawn: WFS | Checked: AWM |
| Date: 1-16-24 | Order No.: AMI-CLD-CR-001 |
| Dwg: Crosswind PH IV-DS.dwg | |
| File Path: P:\Crosswind Ranch-HBWB\Master Plan\Description\Phase IV | |
| SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST | |

EXHIBIT D
SUMMARY OF
ESTIMATED PROJECT COST FOR
ASSESSMENT AREA #4

Summary of Costs

Parrish Plantation Assessment Area #4

Community Development District

| ESTIMATED PROJECT COSTS | |
|--------------------------------|---|
| DISTRICT ELIGIBLE IMPROVEMENTS | |
| | Neighborhood Infrastructure (Phase III) (259 Lots) |
| EARTHWORK (EXCLUDING LOTS) | \$1,945,801.18 |
| STORMWATER | \$1,407,806.42 |
| ROADWAYS & PAVING | \$1,619,008.60 |
| POTABLE WATER | \$947,148.05 |
| RECLAIMED WATER | \$666,078.50 |
| SANITARY SEWER | \$2,113,313.13 |
| DRY UTILITY TRENCHING | \$388,500.00 |
| LANDSCAPE, HARDSCAPE | \$777,000.00 |
| PERMIT FEES & IMPACT FEES | \$50,507.02 |
| SUBTOTAL | \$9,915,162.90 |
| PROFESSIONAL SERVICES: | \$453,131.62 |
| CONTINGENCY: | \$372,547.11 |
| TOTAL: | \$10,740,841.63 |

EXHIBIT E
SUMMARY OF
ESTIMATED PROJECT COST FOR
ASSESSMENT AREA #5

Summary of Costs

Parrish Plantation Assessment Area #5

Community Development District

| ESTIMATED PROJECT COSTS | |
|--------------------------------------|--|
| | |
| DISTRICT ELIGIBLE IMPROVEMENTS | |
| | |
| | Neighborhood Infrastructure (Phase IV) (382 Lots) |
| EARTHWORK (EXCLUDING LOTS) | \$1,013,691.32 |
| STORMWATER | \$2,076,378.58 |
| ROADWAYS & PAVING | \$2,387,881.40 |
| POTABLE WATER | \$1,396,951.95 |
| RECLAIMED WATER | \$982,401.50 |
| SANITARY SEWER | \$1,508,245.62 |
| DRY UTILITY TRENCHING | \$573,000.00 |
| LANDSCAPE, HARDSCAPE | \$1,146,000.00 |
| PERMIT FEES & IMPACT FEES | \$74,492.98 |
| SUBTOTAL | \$11,159,043.35 |
| PROFESSIONAL SERVICES: | \$668,325.40 |
| CONTINGENCY: | \$549,471.03 |
| TOTAL: | \$12,376,839.78 |

EXHIBIT F
PERMIT AND CONSTRUCTION
APPROVAL STATUS OF
ASSESSMENT AREAS #4 AND #5

EXHIBIT F
Parrish Plantation Community Development District

Phase III

| Project Name | Permit ID | Permit Number | Approval Date | Expiration Date | Remarks |
|--|------------------|----------------------|----------------------|------------------------|---|
| Cone Ranch | PDMU/NCO | PDMU-22-19 (G) | 8-18-2023 | - | Zoning Approval from Manatee County |
| Cone Ranch South Phases III & IV | ERP | 842672/42030943.007 | 01-06-2023 | 01-06-2028 | JD Wetland Survey |
| Crosswind Ranch Phase III | PSP/FSP | PLN2310-0036 | - | - | This is for permitting construction plans through Manatee County. Expect Approval second quarter of 2024. |
| Crosswind Ranch Phases III & IV ACOE | 404 | 0437851-002-SFG | - | - | Expect Approval April 2024 |
| Crosswind Ranch Phases III & IV Mass Grade | ERP | 876198 | 01-18-2024 | 01-18-2029 | |
| Crosswind Ranch III Final Plat | | | | | Expect Recorded Plat Q4 of 2024 |
| Crosswind Ranch III Certification | | | | | Expect final certification Q1 of 2025 |

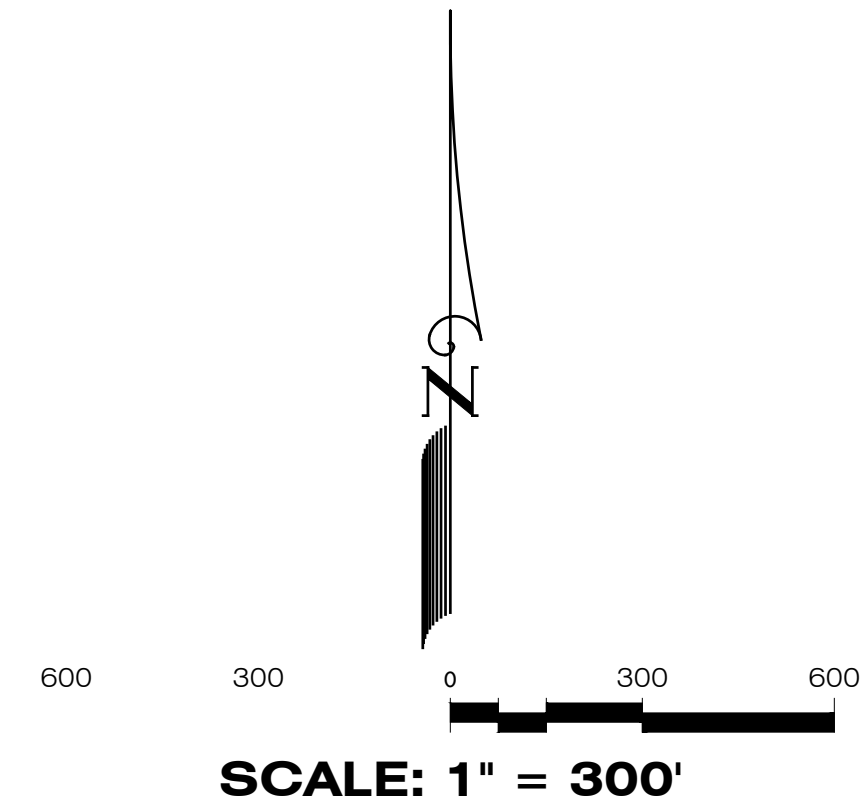
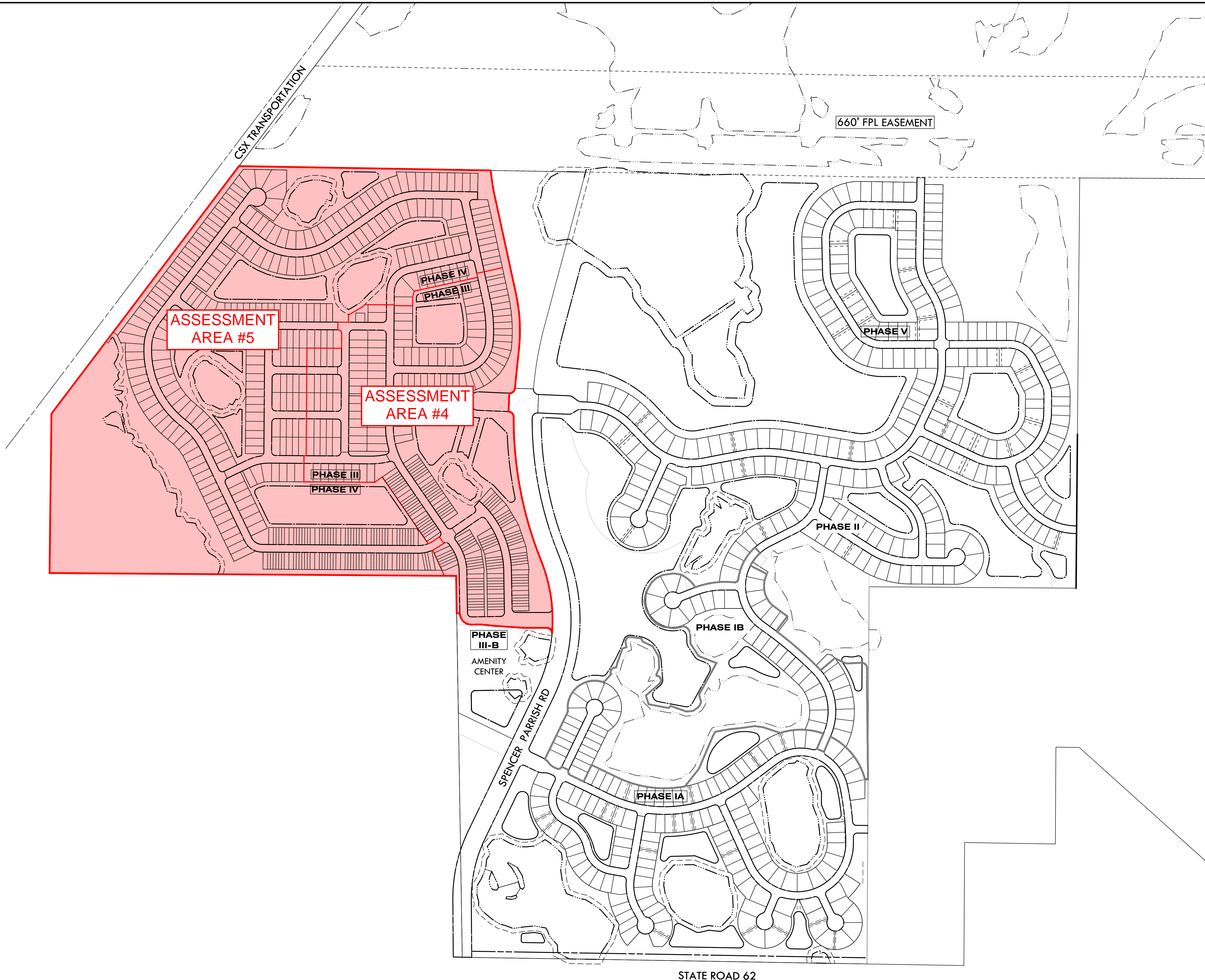
Phase IV

| Project Name | Permit ID | Permit Number | Approval Date | Expiration Date | Remarks |
|--|------------------|----------------------|----------------------|------------------------|---|
| Cone Ranch | PDMU/NCO | PDMU-22-19 (G) | 8-18-2023 | - | Zoning Approval from Manatee County |
| Cone Ranch South Phases III & IV | ERP | 842672/42030943.007 | 01-06-2023 | 01-06-2028 | JD Wetland Survey |
| Cone Ranch Phase IV | PSP/FSP | | | | This is for permitting construction plans through Manatee County. Expect Approval fourth quarter of 2023. |
| Crosswind Ranch Phases III & IV Mass Grade | ERP | 876198 | 01-18-2024 | 01-18-2029 | |
| Crosswind Ranch Phases III & IV ACOE | 404 | 0437851-002-SFG | - | - | Expect Approval February 2024 |
| Crosswind Ranch Phase IV-A Final Plat | | | | | Expect Recorded Plat Q3 of 2025 |
| Crosswind Ranch Phase IV-A Certification | | | | | Expect final certification Q4 of 2025 |
| Crosswind Ranch Phase IV-B Final Plat | | | | | Expect Recorded Plat Q3 of 2026 |
| Crosswind Ranch Phase IV-B Certification | | | | | Expect final certification Q4 of 2026 |
| Crosswind Ranch Phase IV-C Final Plat | | | | | Expect Recorded Plat Q2 of 2027 |
| Crosswind Ranch Phase IV-C Certification | | | | | Expect final certification Q4 of 2027 |

EXHIBIT G

DEVELOPMENT PLAN FOR

ASSESSMENT AREAS #4 AND #5



PARRISH PLANTATION DEVELOPMENT MAP

PREPARED BY:
Clearview
LAND DESIGN, P.L.
Registered Business Number: RY28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975
Date: October 11, 2023

PARISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

MASTER ASSESSMENT METHODOLOGY REPORT ASSESSMENT AREAS III, IV AND V

Report Date:

February 15, 2024

TABLE OF CONTENTS

| <u>SECTION</u> | <u>SUBJECT</u> | <u>Page #</u> |
|----------------|--------------------------------------|---------------|
| I. | Introduction | 2 |
| II. | Defined Terms | 3 |
| III. | District Overview | 4 |
| IV. | Capital Improvement Program | 4 |
| V. | Financing Information | 4 |
| VI. | Allocation Methodology | 5 |
| VII. | Determination Of Special Assessments | 5 |
| VIII. | Assignment of Assessments | 6 |
| IX. | True-Up Modifications | 7 |
| X. | Additional Stipulations | 8 |

| <u>TABLE</u> | <u>ITEM</u> | <u>Page #</u> |
|--------------|---|---------------|
| 1 | Capital Improvement Program/ Offsite Cost Share Summary | 9 |
| 2 | Development Program & EAU Factor Assignment Detail | 9 |
| 3 | Capital Improvement Program per EAU Net Benefit | 10 |
| 4 | Development Plan Benefit Detail | 10 |
| 5 | Finance Information - Maximum Bonds | 11 |
| 6 | Assessment Allocation Detail – Maximum Assessments | 12 |

| <u>EXHIBIT</u> | <u>ITEM</u> | <u>Page #</u> |
|----------------|-----------------------|---------------|
| A | Assessment Plat | 13 |
| B | Legal Description AA3 | 14 |
| C | Legal Description AA4 | 21 |
| D | Legal Description AA5 | 27 |

I. INTRODUCTION

This Master Assessment Methodology Report (the “Master Report”) details the basis of the benefit allocation and assessment methodology to support the financing plan to complete the public infrastructure required within the Parrish Plantation Community Development District (the “District”). The private assessable lands (“Assessable Property”) benefitting from the public infrastructure is generally described within Exhibit A of this Master Report and further described within the Engineer’s Report, dated **January 2024** (the “Engineer’s Report”). The objective of this Master Report is to:

1. Identify the District’s capital improvement program (“CIP”) for the project to be financed, constructed and/or acquired by the District; and
2. Determine a fair and equitable method of spreading the associated costs to the benefiting Assessable Property within the District pre- and post-development completion; and
3. Provide a basis for the placement of a lien on the Assessable Property within the District benefitting from the CIP, as outlined by the Engineer’s Report.

The basis of the benefit received by Assessable Property relates directly to the proposed CIP. It is the District’s CIP that will create the public infrastructure that enables Assessable Property within the District to be developed and improved under current allowable densities. The CIP includes water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation. The Engineers Report identified the estimated cost to complete the CIP, including associated “soft costs” such as legal/engineering services with contingencies to account for commodity and service market fluctuations. This report will further address additional financing costs associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Property could not be undertaken within the current development standards. The main objective of this Master Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the private property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Property within the District based upon the level of proportional benefit received.

This Master Report outlines the assignment of benefits, assessment methodology, and financing structure for bonds to be issued by the District. As a result of the methodology application, the maximum long-term assessment associated with the current CIP is identified. The District will issue Special Assessment Bonds (the “Bonds”), in one or more series consisting of various amounts of principal debt and maturities to finance the construction and/or acquisition of all or a portion of the CIP.

It is anticipated that the methodology consultant will prepare individual supplemental reports applying the allocation methodology contained herein for the imposition and collection of long-term special assessments on a first-platted, first-assigned basis for repayment of a specific series of Bonds. The methodology consultant may

distribute supplemental reports in connection with updates and/or revisions to the finance plan. Such supplemental reports will be created to stipulate amended terms, interest rates, developer contributions if any, and issuance costs and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Properties benefiting from the public improvements within the District. Non-ad valorem assessments will be levied each year to provide the funding necessary to pay debt service on the Bonds and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Master Report will determine the benefit, apportionment, and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

II. DEFINED TERMS

“Assessable Property:” – All private property within the District that receives a special benefit from the CIP.

“Assessment Area Three” (AA3)- Phase I-B, II, and V of the Expansion Area of the District as defined in Exhibit B of this report.

“Assessment Area Four” (AA4)- Phase III of the Expansion Area of the District as defined in Exhibit B of this report.

“Assessment Area Five” (AA5)- Phase IV of the Expansion Area of the District as defined in Exhibit B of this report.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Master Engineer’s Report Phase I-B, II, and V dated November 2023 and Master Engineer’s Report Phase III and IV dated January 2024.

“Developer AA3” – HBWB Development Services, LLC.

“Developer AA4 and AA5” – Mattamy Homes LLC

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District, Table 2.

“District” – Parrish Plantation Community Development District, encompasses 792.295 +/- acres, in Manatee County Florida.

“Engineer Report AA3” –Master Engineer’s Report, dated November 2023.

“Engineer Report AA4/AA5” – Master Engineer’s Report dated January 2024

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate the assignment of benefit and lien values.

“Maximum Assessments” – The maximum number of special assessments and liens to be levied against benefiting assessable properties.

“Platted Units” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of vertical construction. Determined in part as to differentiated sizes, setbacks, and other factors.

“Unplatted Parcels” – Gross acreage intended for subdivision and platting pursuant to the Development Plan.

III. DISTRICT OVERVIEW

The District area encompasses 792.295 +/- acres and is located in Manatee County, Florida, within Sections 28 and 29, Township 33 South, and Ranges 19 East. The District was originally established with 201.053 +/- acres on August 20th 2019, and expanded on August 31st 2021, adding 591.242 +/- Acres. This Report is specific to AA3, AA4, and AA5 which is in the Expansion Area.

IV. CAPITAL IMPROVEMENT PROGRAM

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District’s CIP. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to District lands, i.e.: all benefiting landowners of the Assessable Property within the District benefit the same from the first few feet of infrastructure as they do from the last few feet. The CIP costs within Table 1 of this Master Report reflect costs as further detailed within the Engineer’s Report, these costs are exclusive of any financing-related costs.

V. FINANCING INFORMATION

The District intends to finance only a portion of the CIP through the issuance of the Bonds; however, this report assumes the financing of 100% of the improvements to identify the full benefit and potential. As the Bonds will be issued in one or more series, the Bonds will be sized at an amount rounded to the nearest \$5,000 and will include items such as debt service reserves, capitalized interest, and issuance costs.

For purposes of the Master Report, conservative allowances have been made for a debt service reserve, capitalized interest, issuance costs, and collection costs as shown in Table 5. The methodology consultant will issue supplemental report(s) that outline the provisions specific to each bond issue with the application of the assessment methodology contained herein. The supplemental report(s) will detail the negotiated terms, interest

rates, and costs associated with each series of Bonds representing the market rate at that point in time. The supplemental reports will outline any Developer contributions towards the completion of the CIP applied to prepay any assessments on any one or collective Assessable Properties within the District. The supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the debt service reserve account, the underwriter's discount, issuance, and collection costs. Additionally, the supplemental report(s) will apply the principles set forth in the Master Report to determine the specific assessments required to repay the Bonds.

VI. ALLOCATION METHODOLOGY

The CIP benefits all Assessable Property within the District proportionally. The level of relative benefit can be compared through the use of defining "equivalent" units of measurement by product type to compare dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the CIP. The use of Equivalent Assessment Unit (EAU) methodologies is well established as a fair and reasonable proxy for estimating the benefit received by privately benefiting properties. One (1) EAU has been assigned to the 50' residential use product type as a baseline, with a proportional increase relative to other planned residential product types and sizes. Table 2 outlines EAUs assigned for residential product types under the current Development Plan. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Properties. The CIP benefit and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and Maximum Assessments associated with the CIP are demonstrated in Table 3 through Table 6. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per-parcel basis, thereby reducing the annual debt service assessment associated with any series of Bonds.

VII. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved

and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties especially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District's CIP contains a "system of improvements" including the funding, construction, and/or acquisition of off-site improvements, stormwater management, utilities (water and sewer), roadways, landscape/hardscape, and amenities; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above.

Additionally, the improvements will result in all Assessable Property within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the Assessable Property is equal to or exceeds the cost of the assessments levied on the Assessable Property (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02 and described in the preceding section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable Property, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include but are not limited to, the added use of the property, added enjoyment of the property, the probability of decreased insurance premiums, and the probability of increased marketability and value of the property.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the various Assessable Property. These benefits are derived from the acquisition and/or construction of the District's CIP. The allocation of responsibility for payment of the Bonds has been apportioned according to reasonable estimates of the special benefits provided consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel of the District.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by HOA(s). To the extent it is later determined that the property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to acreage density as demonstrated in other use EAU assignments.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned to the Assessable Property within the District. In general, the assessments will initially be assigned on a gross acreage basis, gradually absorbed, and assigned on a first platted, first assigned priority.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state.” At this point the infrastructure may or may not be installed but none of the units in the development program have been platted. This condition exists when the infrastructure program is financed prior to any development. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within each phase, relative to the special assessment lien levied as identified within Exhibit “A” of this Master Report. Debt will not be solely assigned to properties within each phase that have development rights but will be assigned to undevelopable properties to ensure the integrity of development plans, rights, and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the development program has started to take shape. As lands subject to special assessments within each phase are platted and fully developed, they are assigned specific assessments in relation to the estimated benefit that each unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. This generally describes the flow for a “first platted, first assigned basis” of assessments against product types per parcel. Therefore each fully developed, platted unit would be assigned a par debt assessment as set forth in Table 6. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully developed; if such a condition were to occur; the true-up provisions in section IX of this Master Report would be applicable.

The third condition is the “completed development state.” In this condition, the entire development program for the District has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within each phase of the District based on the methodology described herein.

IX. TRUE-UP MODIFICATION

During the construction period of phases of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of the assessment principal. To ensure the District’s debt does not build up on the unplatted land, the District shall apply the following test as outlined within this “true up methodology”.

The debt per acre remaining on the unplatted land within the District is never allowed to increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of acres encumbered by those Bonds. Thus, every time the test is applied, the debt

encumbering the remaining un-platted acres must remain equal to, or lower than the ceiling level of debt per acre as established by Exhibit A.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses, it is found that the debt per gross acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage in the District to produce the densities required to adequately service Bond debt, the District would require the immediate remittance of a density reduction payment, plus accrued interest as applicable in an amount sufficient to reduce the remaining debt per acre to the ceiling amount per acre, thus allow the remaining gross acreage to adequately service bond debt upon planned development. The final test shall be applied at the platting of 100% of the development units within each phase of the District. Should additional coverage be identified at or prior to the final true-up as a result of changes in the development plan, the District will reserve the right to either use excess to issue more debt or pay down the existing principal amounts within outstanding Bonds proportionally.

True-up payment provisions may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District and bondholders, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in Section VIII.

All assessments levied run with the land, and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

X. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development, and engineering data was provided by members of the District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond the restatement of the factual information necessary for the compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.

TABLE 1

| PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT DEVELOPMENT PROGRAM COSTS | | | | |
|---|------------------------|------------------------|------------------------|------------------------|
| DESCRIPTION | AA3 | AA4 | AA5 | TOTAL PROJECT COSTS |
| Earthwork (excluding lots) | \$5,187,380.85 | \$1,945,801.18 | \$1,013,691.32 | \$8,146,873.35 |
| Stormwater Management | \$4,803,427.38 | \$1,407,806.42 | \$2,076,378.58 | \$8,287,612.38 |
| Roadways & Paving | \$4,802,103.30 | \$1,619,008.60 | \$2,387,881.40 | \$8,808,993.30 |
| Potable Water | \$1,922,049.97 | \$947,148.05 | \$1,396,951.95 | \$4,266,149.97 |
| Reclaimed Water | \$1,388,678.00 | \$666,078.50 | \$982,401.50 | \$3,037,158.00 |
| Sanitary Sewer | \$1,961,281.44 | \$2,113,313.13 | \$1,508,245.62 | \$5,582,840.19 |
| Dry Utility Trenching | \$529,530.00 | \$388,500.00 | \$573,000.00 | \$1,491,030.00 |
| Landscape/Hardscape | \$1,479,000.00 | \$777,000.00 | \$1,146,000.00 | \$3,402,000.00 |
| Permit & Impact Fees | \$97,708.55 | \$50,507.02 | \$74,492.98 | \$222,708.55 |
| Professional Services | \$1,381,857.02 | \$453,131.62 | \$668,325.40 | \$2,503,314.04 |
| Contingency | \$1,356,018.14 | \$372,547.11 | \$549,471.03 | \$2,278,036.28 |
| TOTAL | \$24,909,034.65 | \$10,740,841.63 | \$12,376,839.78 | \$48,026,716.06 |

TABLE 2

| PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT PLANNED DEVELOPMENT PROGRAM | | | | | | | |
|---|----------|------------|------------|------------|------------|-----------------------------|-----------------|
| PRODUCT | LOT SIZE | AA3 | AA4 | AA5 | TOTAL | PER UNIT EAU ⁽²⁾ | TOTAL EAUs |
| Townhomes | 18 | | 94 | 72 | 166 | 0.45 | 74.70 |
| Townhomes | 22 | | 42 | 26 | 68 | 0.55 | 37.40 |
| Single Family | 40 | | 62 | 109 | 171 | 1.00 | 171.00 |
| Single Family | 50 | 21 | 59 | 107 | 187 | 1.25 | 233.75 |
| Single Family | 60 | 147 | 2 | 56 | 205 | 1.50 | 307.50 |
| Single Family | 65 | 9 | | | 9 | 1.63 | 14.63 |
| Single Family | 70 | 142 | | | 142 | 1.75 | 248.50 |
| TOTAL | | 319 | 259 | 370 | 948 | | 1087.475 |

⁽¹⁾ EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.

⁽²⁾ Any development plan changes will require recalculations pursuant to the true-up provisions within this report.

| DEVELOPMENT PROGRAM COST/BENEFIT ANALYSIS | |
|---|------------------------|
| PROJECT COSTS | \$48,026,716 |
| TOTAL PROGRAM EAUS | 1087.475 |
| TOTAL COST/BENEFIT | <u><u>\$44,164</u></u> |

Table 3 Notations:

1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.

TABLE 4

| DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS | | | | | |
|---|------------|---------------|----------|------------------|------------------|
| PRODUCT TYPE | EAU FACTOR | PRODUCT COUNT | EAUs | NET BENEFIT | |
| | | | | PER PRODUCT TYPE | PER PRODUCT UNIT |
| 18 | 0.45 | 166 | 74.70 | \$3,299,014 | \$19,873.58 |
| 22 | 0.55 | 68 | 37.40 | \$1,651,715 | \$24,289.93 |
| 40 | 1.00 | 171 | 171.00 | \$7,551,961 | \$44,163.51 |
| 50 | 1.25 | 187 | 233.75 | \$10,323,221 | \$55,204.39 |
| 60 | 1.50 | 205 | 307.50 | \$13,580,280 | \$66,245.27 |
| 65 | 1.63 | 9 | 14.63 | \$645,891 | \$71,765.71 |
| 70 | 1.75 | 142 | 248.50 | \$10,974,633 | \$77,286.15 |
| | | 948 | 1,087.48 | \$48,026,716 | |

Table 4 Notations:

1) Table 4 determines only the anticipated construction cost, net of finance and other related costs.

TABLE 5

| PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS | | |
|--|-------|--------------|
| FINANCING INFORMATION - FINANCING INFORMATION BOND SERIES | | |
| Coupon Rate ⁽¹⁾ | | 8.00% |
| Term (Years) | | 33 |
| Principal Amortization Installments | | 30 |
| ISSUE SIZE | | \$74,065,000 |
| Construction Fund | | \$48,026,716 |
| Capitalized Interest (Months) ⁽²⁾ | 36 | \$17,775,600 |
| Debt Service Reserve Fund | 100% | \$6,579,004 |
| Underwriter's Discount | 2.00% | \$1,481,300 |
| Cost of Issuance | | \$200,000 |
| Rounding | | \$2,380 |
| ANNUAL ASSESSMENT | | |
| Annual Debt Service (Principal plus Interest) | | \$6,579,004 |
| Collection Costs and Discounts @ | 6.00% | \$419,936 |
| TOTAL ANNUAL ASSESSMENT | | \$6,998,940 |
| ⁽¹⁾ Based on projected interest rate, subject to change based final conditions. | | |
| ⁽²⁾ Based on capitalized interest 36 months. | | |

Table 6

| PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT TOTAL BOND ASSESSMENT | | | | | | | | | |
|---|---------|-------------|---------------|--------------|-------|--------------------|---------------------------------|--------------------|---------------------------------|
| ALLOCATION METHODOLOGY - TOTAL BONDS (1) | | | | | | | | | |
| ASSESSMENT AREA | PRODUCT | PER UNIT | TOTAL EAUs | % OF EAUs | UNITS | PRODUCT TYPE | | PER UNIT | |
| | | | | | | TOTAL PRINCIPAL | ANNUAL ASSMT. ⁽²⁾ | TOTAL PRINCIPAL | ANNUAL ASSMT. ⁽²⁾ |
| AA3 | 50 | 1.25 | 26.3 | 2.41% | 21 | \$1,787,817 | \$158,807 | \$85,134 | \$7,562 |
| | 60 | 1.50 | 220.5 | 20.28% | 147 | \$15,017,662 | \$1,333,980 | \$102,161 | \$9,075 |
| | 65 | 1.63 | 14.6 | 1.34% | 9 | \$996,069 | \$88,478 | \$110,674 | \$9,831 |
| | 70 | 1.75 | 248.5 | 22.85% | 142 | \$16,924,667 | \$1,503,375 | \$119,188 | \$10,587 |
| | | | 509.9 | 46.89% | 319 | 34,726,216 | \$3,084,641 | | |
| AA4 | 18 | 0.45 | 42.3 | 3.89% | 94 | \$2,880,939 | \$255,906 | \$30,648 | \$2,722 |
| | 22 | 0.55 | 23.1 | 2.12% | 42 | \$1,573,279 | \$139,750 | \$37,459 | \$3,327 |
| | 40 | 1.00 | 62.0 | 5.70% | 62 | \$4,222,653 | \$375,087 | \$68,107 | \$6,050 |
| | 50 | 1.25 | 73.8 | 6.78% | 59 | \$5,022,914 | \$446,173 | \$85,134 | \$7,562 |
| | 60 | 1.50 | 3.0 | 0.28% | 2 | \$204,322 | \$18,149 | \$102,161 | \$9,075 |
| | | | 204.2 | 19% | 259 | 13,904,107.91 | \$1,235,066 | | |
| AA5 | 18 | 0.45 | 32.4 | 2.98% | 72 | \$2,206,677 | \$196,013 | \$30,648 | \$2,722 |
| | 22 | 0.55 | 14.3 | 1.31% | 26 | \$973,935 | \$86,512 | \$37,459 | \$3,327 |
| | 40 | 1.00 | 109.0 | 10.02% | 109 | \$7,423,697 | \$659,428 | \$68,107 | \$6,050 |
| | 50 | 1.25 | 133.8 | 12.30% | 107 | \$9,109,353 | \$809,160 | \$85,134 | \$7,562 |
| | 60 | 1.50 | 84.0 | 7.72% | 56 | \$5,721,014 | \$508,183 | \$102,161 | \$9,075 |
| | | | 373.5 | 34% | 370 | 25,434,675.97 | \$2,259,297 | | |
| TOTAL | TOTAL | | 1,087.5 | 100% | 948 | 74,065,000.00 | \$6,579,004 | | |

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis, 12 month Capitalized Interest Period.

⁽²⁾ Includes principal, interest and is NET OF collection costs.

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$74,065,000.00 payable in 30 annual installments of principal of \$15,387.18 per gross acre. The maximum par debt is \$173,225.53 per gross acre and is outlined below.

Prior to platting, the debt associated with the AA3 Capital Improvement Plan will initially be allocated on a per acre basis within AA3 of the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

| ASSESSMENT ROLL | | | |
|---|-------------------------------------|------------------------|-----------------|
| TOTAL ASSESSMENT: | \$74,065,000.00 | | |
| ANNUAL ASSESSMENT: | \$6,579,004 | (30 Installments) | |
| TOTAL GROSS ASSESSABLE ACRES +/-: | 427.56 | | |
| TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE: | \$173,225.53 | | |
| ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE: | \$15,387.18 | (30 Installments) | |
| | Gross Unplatted Assessable Acres | PER PARCEL ASSESSMENTS | |
| | | Total PAR Debt | Total Annual |
| Landowner Name, Manatee County - Legal Description Attach | | | |
| JEN Tampa 4. LLC | 262.07 | \$34,726,216.12 | \$3,084,640.65 |
| SEE ATTACHED AA3 LEGAL DESCRIPTION EXHIBIT B | | | |
| CWR LAC Cone, LLC | 51.76 | \$13,904,107.91 | \$1,235,066.22 |
| SEE ATTACHED AA4 & AA5 LEGAL DESCRIPTION EXHIBIT C | | | |
| CWR LAC Cone, LLC | 113.74 | \$25,434,675.97 | \$2,259,296.99 |
| SEE ATTACHED AA45 LEGAL DESCRIPTION EXHIBIT D | | | |
| Totals: | 427.56 | \$74,065,000 | \$6,579,004 |

EXHIBIT B

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

ASSESSMENT AREA 3

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365**EXHIBIT A**CERTIFICATE OF AUTHORIZATION # LB 6982
1023 MANATEE AVENUE WEST (7TH FLOOR)
BRADENTON, FLORIDA 34205
(941) 748-8080
FAX (941) 748-3747**TO BE REVISED****DESCRIPTION:**

A parcel of Land Lying in Sections 21 and 22, Township 33 South, Range 19 East, Manatee County, Florida and a portion of Crosswind Ranch, Phase IA, recorded in Plat Book 73, Page 96 of the public records of Manatee County Florida; being more particularly described as follows:

BEGIN at the Northwest corner of the aforementioned Section 22; thence S89°43'47"E, along the North line of the aforementioned Section 22, 1,354.09 feet to the Northeast corner of the West Half of the Northwest Quarter of said Section 22; thence S00°30'34"W, along the East line of said West Half, 2,667.84 feet to the South line of the Northwest Quarter of said Section 22; thence N89°36'28"W, along said South line, 1,345.17 feet to the Southwest corner of the Northwest quarter of said Section 22; thence S00°19'08"W, along the West line of the Southwest Quarter of said Section 22, also being the East line of the Southeast Quarter of the aforementioned Section 21, 1,252.43 feet to the Northeast corner of Tract B-3 as shown on the aforementioned plat of Crosswind Ranch, Phase IA; thence along the Northerly line of said Crosswind Ranch, Phase IA the following two (2) courses: (1) N89°40'52"W, 20.00 feet to a point on a non-tangent curve to the left, whose radius point bears S75°35'43"W, 430.00 feet, and having a central angle of 49°02'51"; (2) Northwesterly along the arc of said curve 368.10 feet; to a point on the East right-of-way of Eastwyck Drive of said Crosswind Ranch, Phase IA; thence, S23°12'53"W, along said East right-of-way and its Southerly extension, 107.63 feet; thence N66°47'07"W, 50.00 feet to a point on the Southerly extension of the West right-of-way of said Eastwyck Drive; thence N23°12'53"E, along said West right-of-way and Southerly extension, 107.63 feet to a point on the aforementioned Northerly line of Crosswind Ranch, Phase IA, same being a point on a non-tangent curve to the left, whose radius point bears S19°52'54"W, 430.00 feet, and having a central angle of 38°01'25"; thence along said Northerly line the following eighteen (18) courses: (1) Westerly along the arc of said curve 285.36 feet; (2) N71°38'42"W, 116.87 feet; (3) N81°43'14"W, 54.93 feet; (4) S81°44'05"W, 78.26 feet; (5) S83°50'53"W, 94.91 feet; (6) S79°28'14"W, 87.29 feet; (7) S29°32'25"W, 28.10 feet; (8) S23°10'27"W, 235.37 feet; (9) S38°19'47"W, 145.23 feet to a point on a non-tangent curve to the right, whose radius point bears N10°47'23"W, 705.00 feet, and having a central angle of 36°37'24"; (10) Westerly along the arc of said curve 450.64 feet; (11) N64°09'59"W, 186.38 feet; (12) S25°50'01"W, 120.00 feet; (13) N64°09'59"W, 95.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; (14) Northerly along the arc of said curve 39.27 feet; (15) N64°09'59"W, 50.00 feet to a point on a non-tangent curve to the right, whose radius point bears N64°09'59"W, 25.00 feet, and having a central angle of 90°00'00"; (16) Westerly along the arc of said curve 39.27 feet; (17) N64°09'59"W, 19.72 feet to the point of curvature of a curve to the right having a radius of 87.00 feet and a central angle of 27°44'55"; (18) Northwesterly along the arc of said curve 42.13 feet to a point of reverse curvature of a curve to the left having a radius of 113.00 feet, a central angle of 27°44'54"; thence continue along said Northerly line and the Southerly line of Tracts U-12 and B-8 of said plat the following three (3) courses: (1) Northwesterly along the arc of said curve 54.73 feet; (2) N64°09'59"W, 82.00 feet to the point of curvature of a curve to the right, having a radius of 25.00 feet and a central angle of 90°00'00"; (3) Northerly along the arc of said curve 39.27 feet to a point on the West line of the aforementioned Crosswind Ranch, Phase IA; thence along said West line the following three (3) courses: (1) N25°50'01"E, 356.01 feet to the point of curvature of a curve to the left, having a radius of 1,160.00 feet, and a central angle of 47°44'53"; (2) Northerly along the arc of said curve 966.70 feet to a point of reverse curvature of a curve to the right, having a radius of 2,340.00 feet, and a central angle of 21°04'50"; (3) Northerly along the arc of said curve 860.94 feet to the Northwest corner of the aforementioned Crosswind Ranch, Phase IA; thence continue along said arc through a central angle of 15°47'41", 645.07 feet; thence N14°56'00"E, 1,002.39 feet to the point of curvature of a curve to the left having a radius of 1,260.00 feet and a central angle of 01°38'17"; thence Northerly along the arc of said curve 36.02 feet to the North line of the afore mentioned Section 21; thence S89°00'53"E, along said North line, 1,859.00 feet to the POINT OF BEGINNING.

Containing 11,415,604 square feet or 262.07 acres, more or less.

SKETCH & DESCRIPTION

OF

A PARCEL OF LAND

LOCATED IN

SECTIONS 21 & 22, TOWNSHIP 33 SOUTH, RANGE 19 EAST

DRAWN: DML DATE: 2023.1024

MANATEE COUNTY, FLORIDA

© ZNS ENGINEERING, L.C. THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

NOTE: THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, AN ELECTRONIC COPY MUST HAVE A VERIFIED INDEPENDENT AUTHENTICATED SEAL AFFIXED.

PORTION OF CROSSWIND RANCH IA
& PID 414000069
MANATEE COUNTY, FLORIDA

BY: _____
KAVIN C. WILMOTT, P.S.M.
FLORIDA CERTIFICATE No. PLS 6809

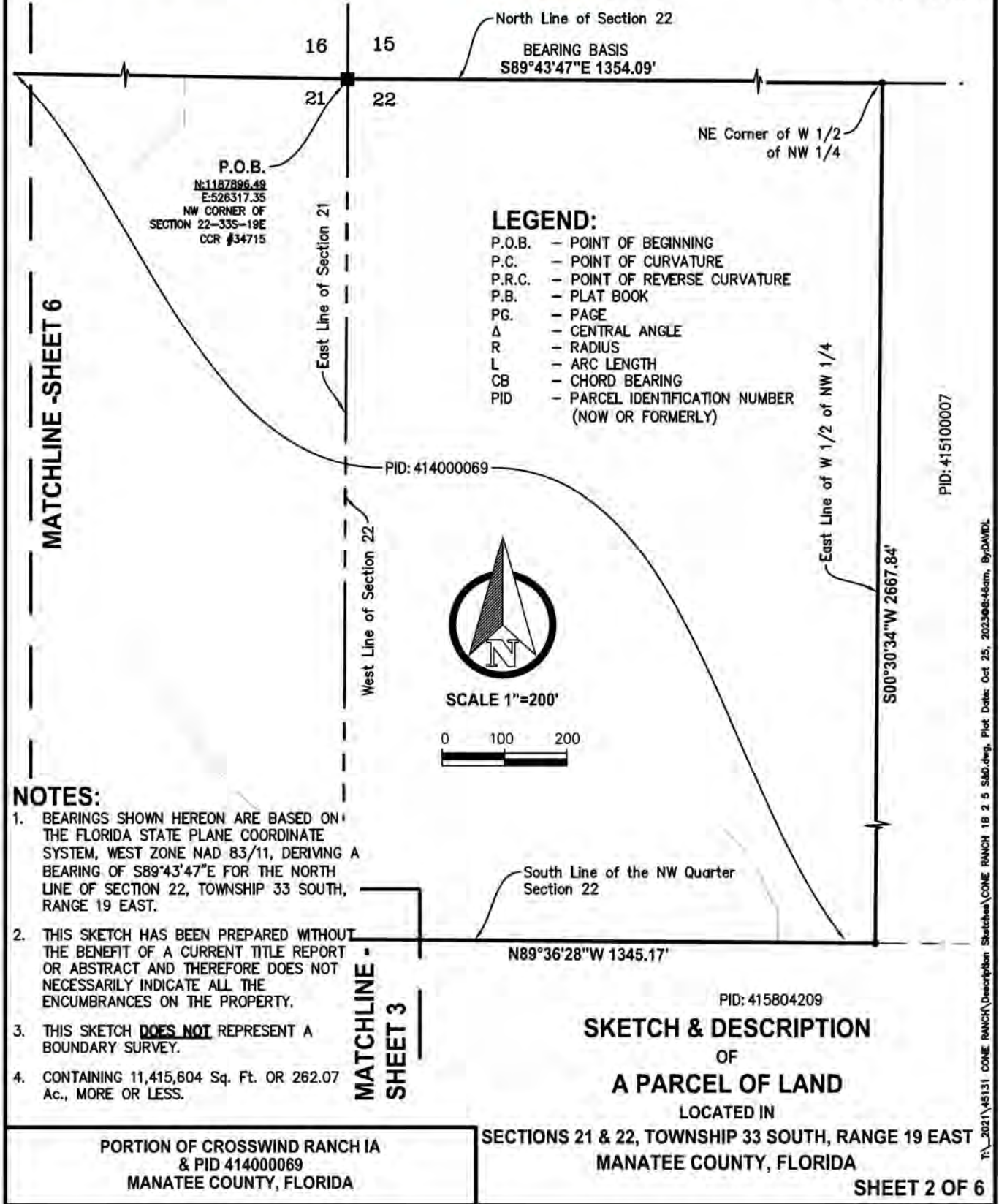
SHEET 1 OF 6

T:\2023\45131 CONE RANCH\Description Sketches\CONE RANCH 1B 2 5 S&D.dwg, Plot Date: Oct 25, 2023 9:45:45am, By: DML

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

EXHIBIT A
TO BE REVISED

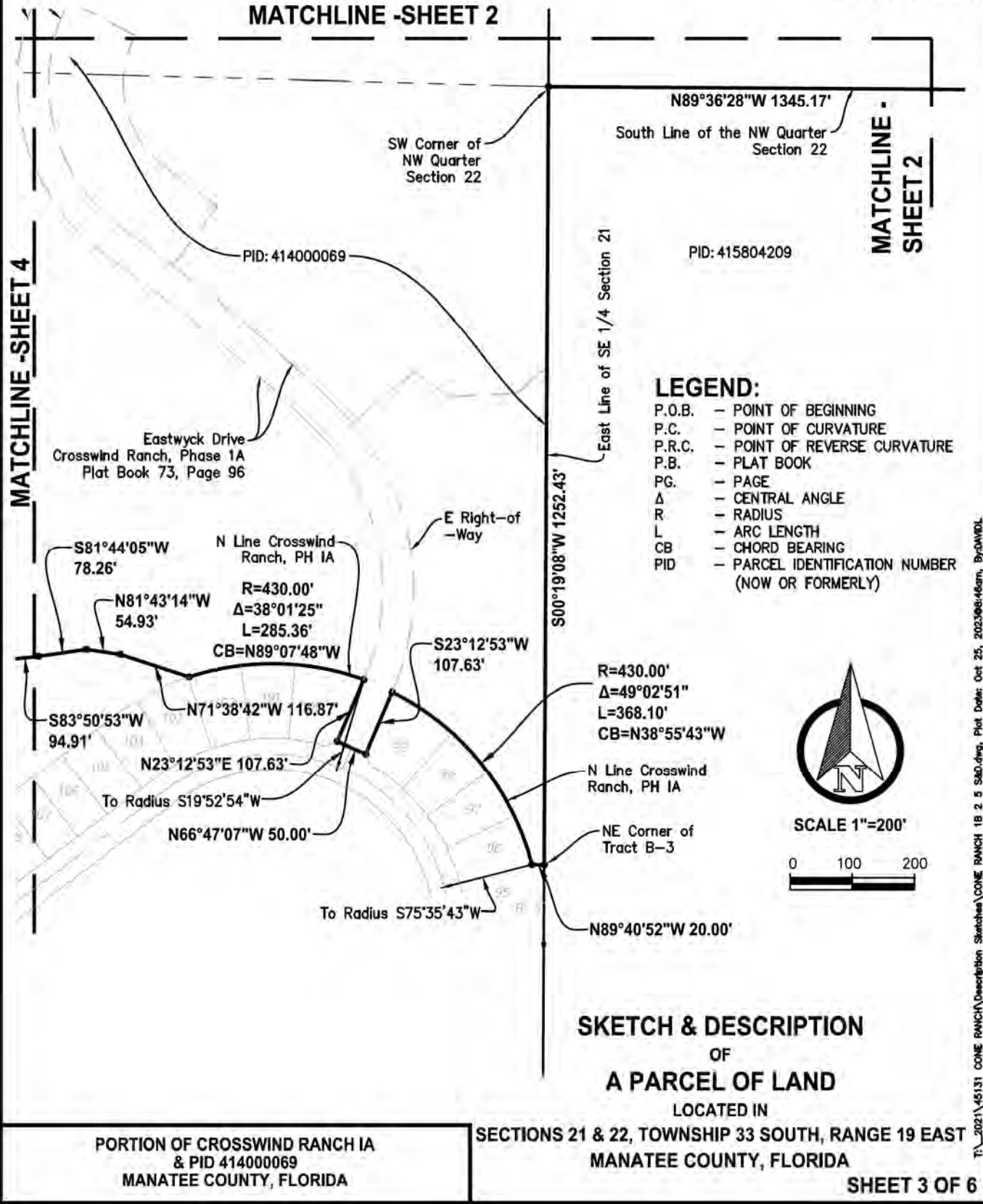
CERTIFICATE OF AUTHORIZATION # LB 6982
1023 MANATEE AVENUE WEST (7TH FLOOR)
BRADENTON, FLORIDA 34205
(941) 748-8080
FAX (941) 748-3747



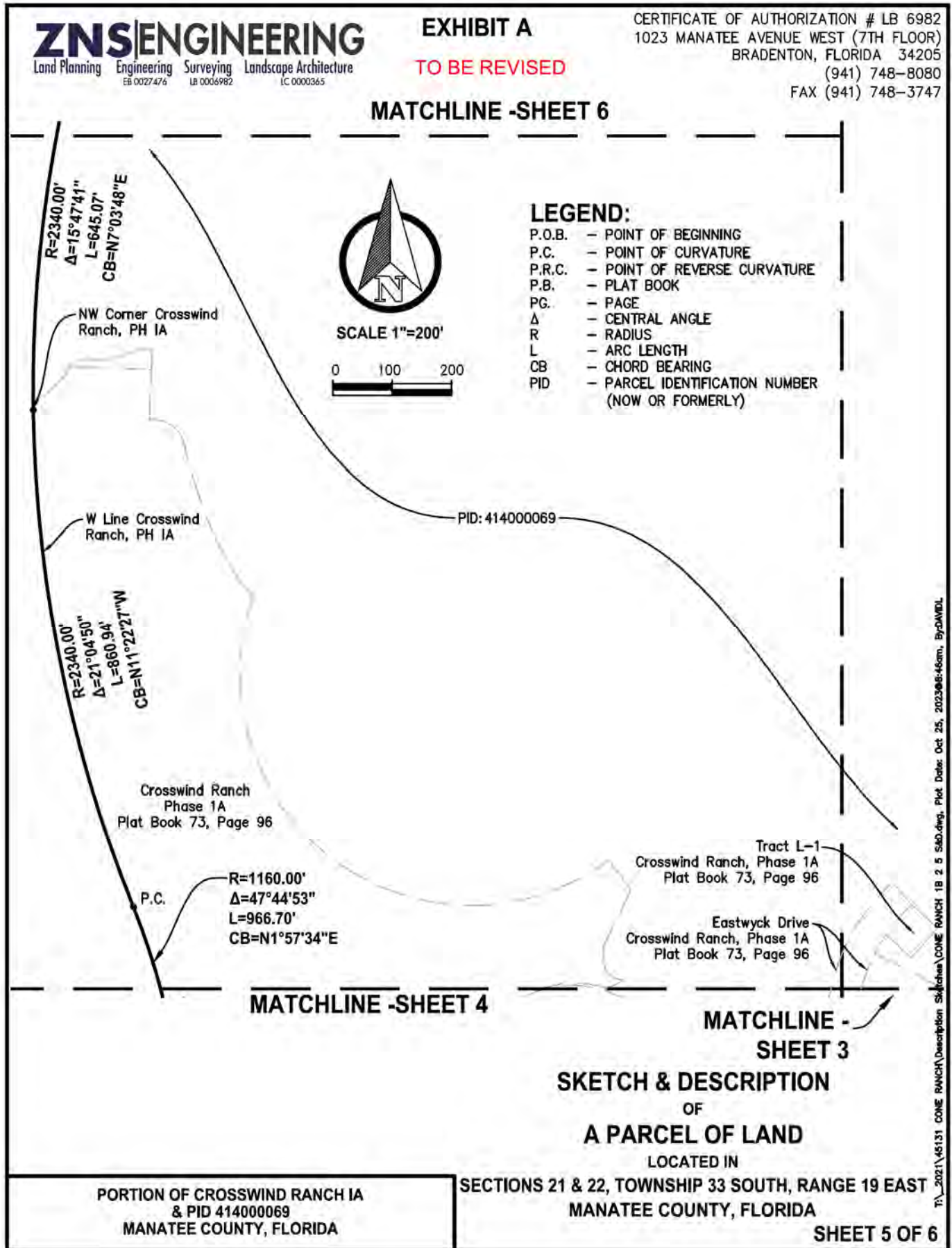
ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

EXHIBIT A
TO BE REVISED

CERTIFICATE OF AUTHORIZATION # LB 6982
1023 MANATEE AVENUE WEST (7TH FLOOR)
BRADENTON, FLORIDA 34205
(941) 748-8080
FAX (941) 748-3747





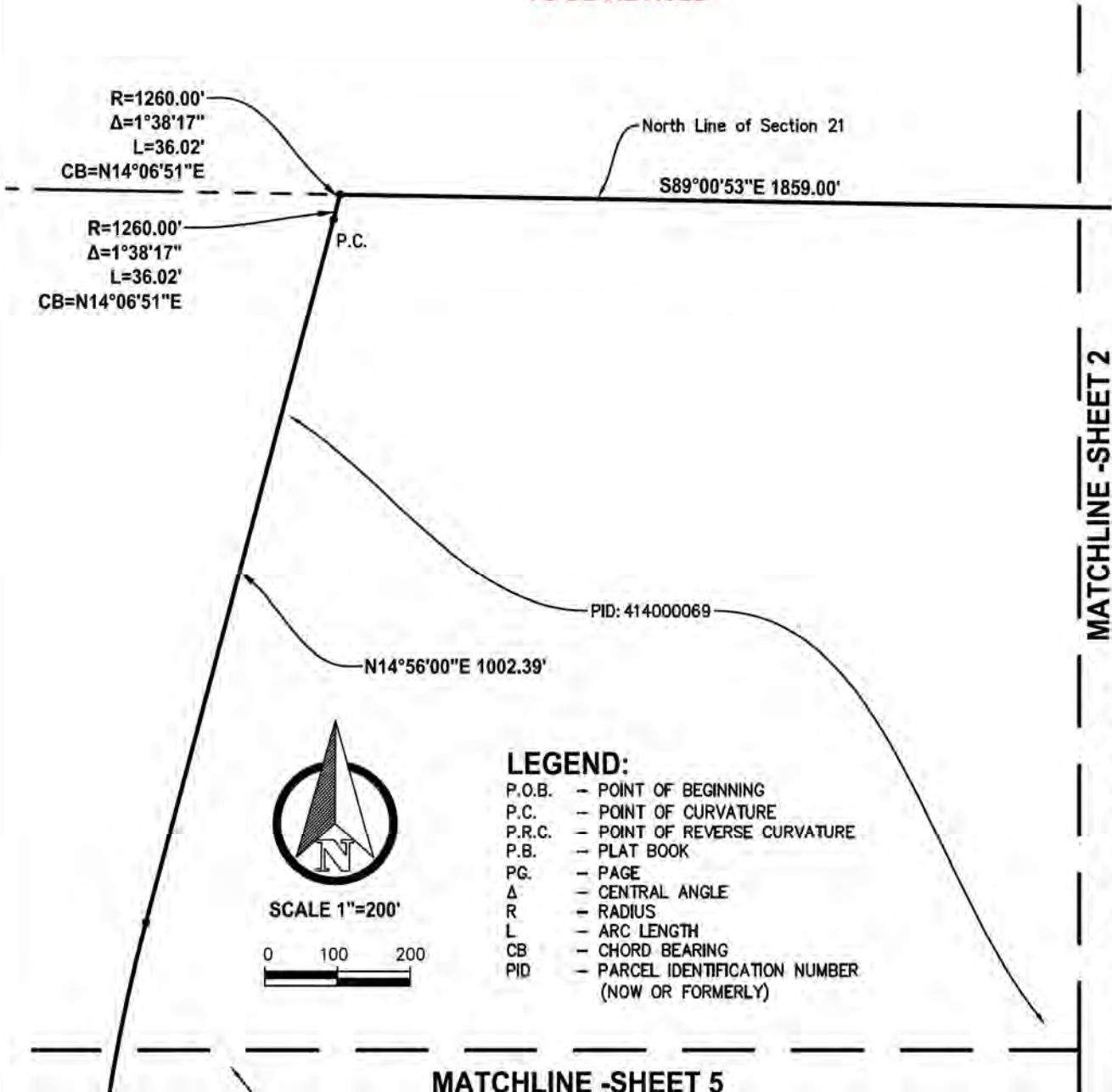


ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982
1023 MANATEE AVENUE WEST (7TH FLOOR)
BRADENTON, FLORIDA 34205
(941) 748-8080
FAX (941) 748-3747

TO BE REVISED



SKETCH & DESCRIPTION

OF

A PARCEL OF LAND

LOCATED IN

PORTION OF CROSSWIND RANCH 1A
& PID 414000069
MANATEE COUNTY, FLORIDA

SECTIONS 21 & 22, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

SHEET 6 OF 6

T:\2021\45131 CONE RANCH\Description Sketches\CONE RANCH 1B 2 5 S&A0.dwg, Plot Date: Oct 25, 2023 08:46am, By: JAVDL

EXHIBIT C

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT AREA 4

CROSSWIND RANCH
PHASE III

DESCRIPTION: A parcel of land lying in Section 21, Township 33 South, Range 19 East, Manatee County, Florida and being more particularly described as follows:

COMMENCE at the Center of said Section 21, for a **POINT OF BEGINNING**, run thence along the South boundary of the Northwest 1/4 of said Section 21, N.89°35'26"W., 75.81 feet; thence N.24°30'00"W., 183.73 feet to a point on a curve; thence Northeasterly, 39.27 feet along the arc of a curve to the left having a radius of 225.00 feet and a central angle of 10°00'00" (chord bearing N.60°30'00"E., 39.22 feet) to a point of tangency; thence N.55°30'00"E., 45.09 feet; thence N.34°30'00"W., 50.00 feet; thence S.55°30'00"W., 45.09 feet to a point of curvature; thence Southwesterly, 40.26 feet along the arc of said curve to the right having a radius of 175.00 feet and a central angle of 13°10'55" (chord bearing S.62°05'27"W., 40.17 feet); thence N.34°30'00"W., 526.49 feet; thence S.55°13'11"W., 60.99 feet; thence N.89°35'00"W., 460.00 feet; thence N.00°25'00"E., 170.00 feet; thence S.89°35'00"E., 14.00 feet; thence N.00°25'00"E., 700.00 feet; thence S.89°35'00"E., 225.00 feet; thence N.00°25'00"E., 95.00 feet to a point of curvature; thence Northwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°35'00"W., 35.36 feet); thence N.00°25'00"E., 50.00 feet; thence S.89°35'00"E., 68.23 feet; thence N.00°25'00"E., 46.67 feet; thence N.59°25'01"E., 107.05 feet; thence N.44°41'05"E., 18.43 feet; thence S.89°35'00"E., 192.15 feet; thence S.00°25'00"W., 5.00 feet; thence S.89°35'00"E., 120.00 feet; thence N.00°25'00"E., 57.50 feet; thence N.14°07'33"E., 38.78 feet; thence N.77°45'00"E., 422.11 feet; thence N.12°15'00"W., 27.00 feet; thence N.77°45'00"E., 221.00 feet; thence S.12°15'00"E., 183.00 feet to a point of curvature; thence Southerly, 363.12 feet along the arc of a curve to the right having a radius of 1140.00 feet and a central angle of 18°15'00" (chord bearing S.03°07'30"E., 361.58 feet) to a point of tangency; thence S.06°00'00"W., 200.00 feet to a point of curvature; thence Southerly, 55.77 feet along the arc of a curve to the left having a radius of 2460.00 feet and a central angle of 01°17'56" (chord bearing S.05°21'02"W., 55.77 feet) to a point of reverse curvature; thence Southwesterly, 53.64 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 87°49'04" (chord bearing S.48°36'36"W., 48.55 feet); thence S.02°31'08"W., 120.00 feet to a point on a curve; thence Southeasterly, 53.64 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 87°49'04" (chord bearing S.43°34'20"E., 48.55 feet) to a point of reverse curvature; thence Southerly, 955.35 feet along the arc of a curve to the left having a radius of 2460.00 feet and a central angle of 22°15'03" (chord bearing S.10°47'19"E., 949.35 feet) to a point of reverse curvature; thence Southerly, 486.13 feet along the arc of a curve to the right having a radius of 1040.00 feet and a central angle of 26°46'54" (chord bearing S.08°31'24"E., 481.71 feet) to a point of cusp; thence Northwesterly, 57.94 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 94°51'06" (chord bearing N.42°33'30"W., 51.55 feet) to a point of tangency; thence N.89°59'03"W., 136.42 feet to a point of curvature; thence Westerly, 35.46 feet along the arc of a curve to the right having a radius of 500.00 feet and a central angle of 04°03'49" (chord bearing N.87°57'08"W., 35.45 feet) to a point of tangency; thence N.85°55'14"W., 171.49 feet to a point of curvature; thence Westerly, 34.79 feet along the arc of a curve to the right having a radius of 513.00 feet and a central angle of 03°53'06" (chord bearing N.83°58'41"W., 34.78 feet) to a point of reverse curvature; thence Westerly, 75.52 feet along the arc of a curve to the left having a radius of 487.00 feet and a central angle of 08°53'06" (chord bearing N.86°28'41"W., 75.45 feet) to a point of tangency; thence S.89°04'46"W., 35.55 feet to a point of curvature; thence Northwesterly, 117.81 feet along the arc of a curve to the right having a radius of 75.00 feet and a central angle of 90°00'00" (chord bearing N.45°55'14"W., 106.07 feet); thence S.89°04'46"W., 20.00 feet to a point on the West boundary of the Southeast 1/4 of the aforesaid Section 21; thence along said West boundary of the Southeast 1/4 of Section 21, N.00°55'14"W., 243.08 feet to the **POINT OF BEGINNING**.

Containing 51.757 acres, more or less.

CROSSWIND RANCH
PHASE III

| | | | | | |
|-------------------------|------|-------------|------|---|--|
| | | | | Prepared For: HOMES BY WESTBAY | |
| | | | | DESCRIPTION SKETCH (Not a Survey) | |
| | | | | AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200 | |
| No. | Date | Description | Dwn. | Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 | |
| REVISIONS | | | | Drawn: WFS Checked: AWM Order No.: AMI-CLD-CR-001 | |
| SHEET NO. 1 OF 5 SHEETS | | | | Date: 1-16-24 Dwg: Crosswind PH III-DS.dwg | |
| | | | | File Path: P:\Crosswind Ranch-HEBID\Master Plan\Description\Phase III | |
| | | | | SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST | |

CURVE DATA TABLE

| NO. | RADIUS | DELTA | ARC | CHORD | BEARING |
|-----|---------|-----------|--------|--------|---------------|
| 1 | 225.00 | 10°00'00" | 39.27 | 39.22 | N.60°30'00"E. |
| 2 | 175.00 | 13°10'55" | 40.26 | 40.17 | S.62°05'27"W. |
| 3 | 25.00 | 90°00'00" | 39.27 | 35.36 | N.44°35'00"W. |
| 4 | 1140.00 | 18°15'00" | 363.12 | 361.58 | S.03°07'30"E. |
| 5 | 2460.00 | 01°17'56" | 55.77 | 55.77 | S.05°21'02"W. |
| 6 | 35.00 | 87°49'04" | 53.64 | 48.55 | S.48°36'36"W. |
| 7 | 35.00 | 87°49'04" | 53.64 | 48.55 | S.43°34'20"E. |
| 8 | 2460.00 | 22°15'03" | 955.35 | 949.35 | S.10°47'19"E. |
| 9 | 1040.00 | 26°46'54" | 486.13 | 481.71 | S.08°31'24"E. |
| 10 | 35.00 | 94°51'06" | 57.94 | 51.55 | N.42°33'30"W. |
| 11 | 500.00 | 04°03'49" | 35.46 | 35.45 | N.87°57'08"W. |
| 12 | 513.00 | 03°53'06" | 34.79 | 34.78 | N.83°58'41"W. |
| 13 | 487.00 | 08°53'06" | 75.52 | 75.45 | N.86°28'41"W. |
| 14 | 75.00 | 90°00'00" | 117.81 | 106.07 | N.45°55'14"W. |

BASIS OF BEARINGS

The West boundary of the Southeast 1/4 of Section 21, Township 33 South, Range 19 East, Manatee County, Florida, has a Grid bearing of N.00°55'14"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

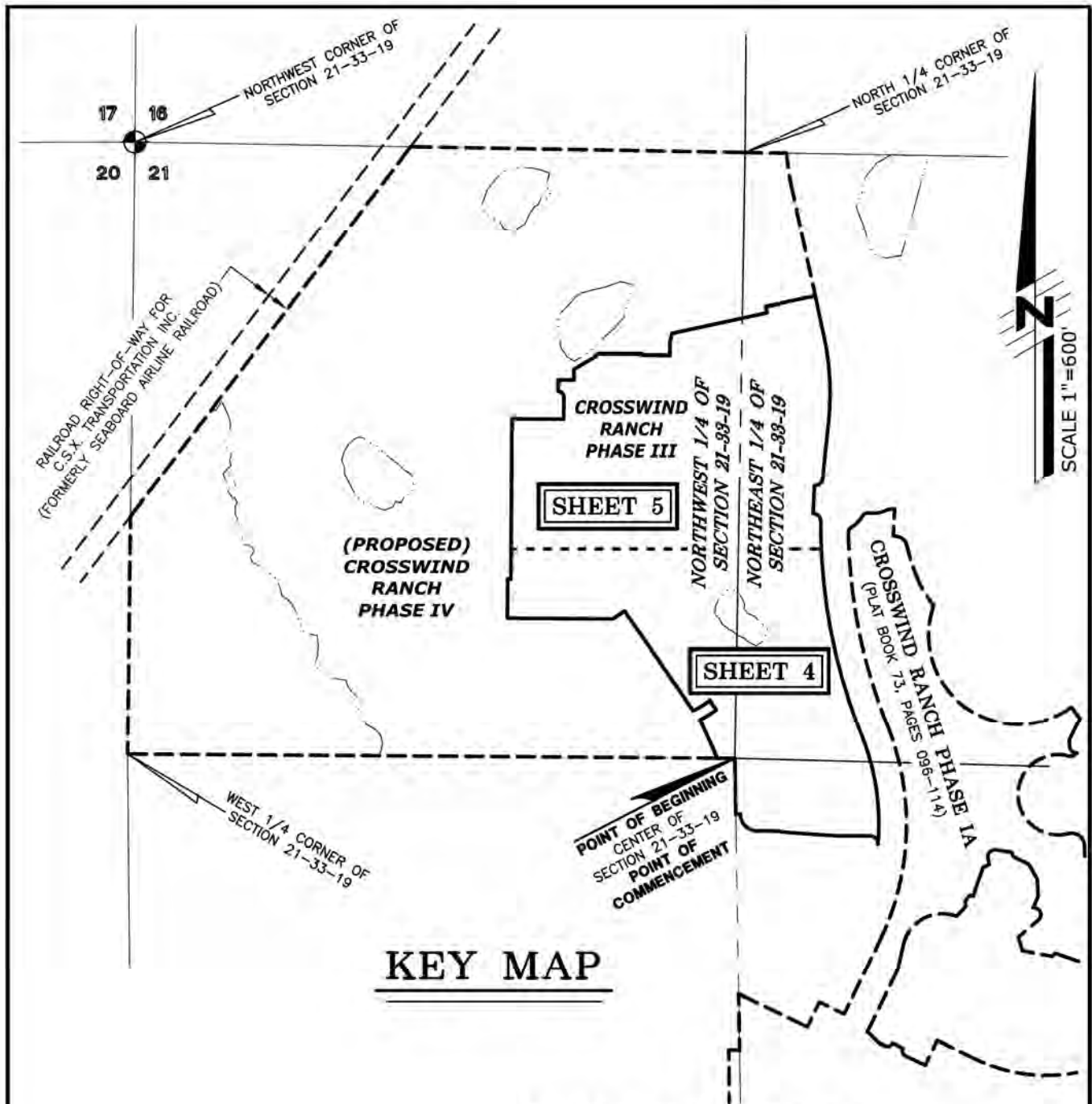
LEGEND:

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book

**CROSSWIND RANCH
 PHASE III**

| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">No.</th> <th style="width: 10%;">Date</th> <th style="width: 70%;">Description</th> <th style="width: 10%;">Dwn.</th> </tr> <tr> <td colspan="4" style="text-align: center;">REVISIONS</td> </tr> </table> | | | | No. | Date | Description | Dwn. | REVISIONS | | | | <p>Prepared For: HOMES BY WESTBAY</p> <p>DESCRIPTION SKETCH (Not a Survey)</p> <p>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</p> <p>Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498</p> <p><small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small></p> | | <p>AMERRITT, INC. LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778</small> 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Drawn: WFS</td> <td>Checked: AWM</td> <td>Order No.: AMI-CLD-CR-001</td> </tr> <tr> <td>Date: 1-16-24</td> <td colspan="2">Dwg: Crosswind PH III-DS.dwg</td> </tr> <tr> <td colspan="3">File Path: P:\Crosswind Ranch-HBWB\Master Plan\Description\Phase III</td> </tr> <tr> <td colspan="3">SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST</td> </tr> </table> | | Drawn: WFS | Checked: AWM | Order No.: AMI-CLD-CR-001 | Date: 1-16-24 | Dwg: Crosswind PH III-DS.dwg | | File Path: P:\Crosswind Ranch-HBWB\Master Plan\Description\Phase III | | | SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST | | |
|--|------------------------------|---------------------------|------|-----|------|-------------|------|-----------|--|--|--|--|--|---|--|------------|--------------|---------------------------|---------------|------------------------------|--|--|--|--|--|--|--|
| No. | Date | Description | Dwn. | | | | | | | | | | | | | | | | | | | | | | | | |
| REVISIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Drawn: WFS | Checked: AWM | Order No.: AMI-CLD-CR-001 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Date: 1-16-24 | Dwg: Crosswind PH III-DS.dwg | | | | | | | | | | | | | | | | | | | | | | | | | | |
| File Path: P:\Crosswind Ranch-HBWB\Master Plan\Description\Phase III | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST | | | | | | | | | | | | | | | | | | | | | | | | | | | |

SHEET NO. 2 OF 5 SHEETS



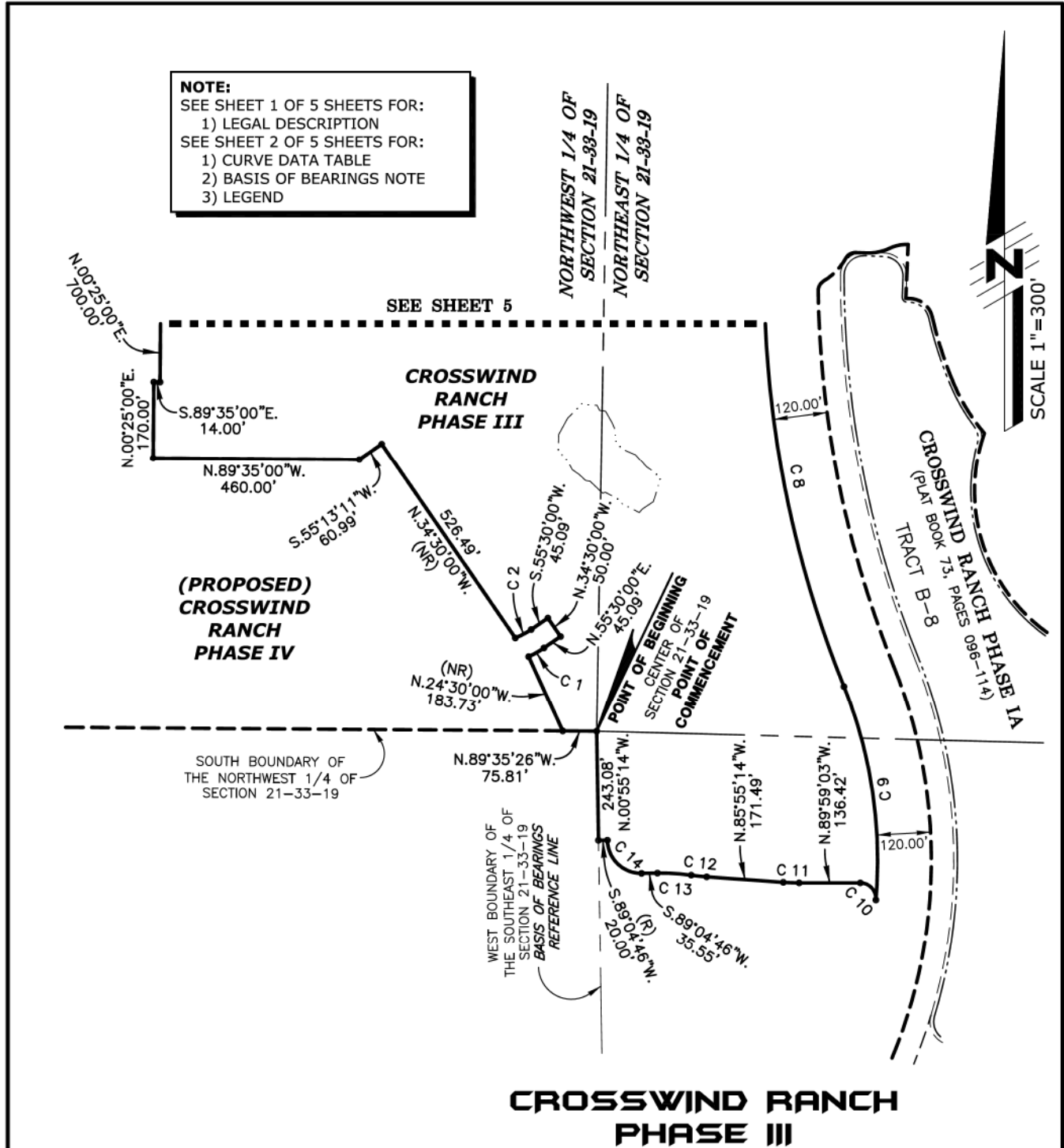
KEY MAP

CROSSWIND RANCH PHASE III

| | | | |
|---|------------------------------|---------------------------|--|
| Prepared For: HOMES BY WESTBAY | | | |
| DESCRIPTION SKETCH (Not a Survey) | | | |
| SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL. | | | |
| Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 | | | |
| NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER | | | |
| AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200 | | | |
| Drawn: WFS | Checked: AWM | Order No.: AMI-CLD-CR-001 | |
| Date: 1-16-24 | Dwg: Crosswind PH III-DS.dwg | | |
| File Path: P:\Crosswind Ranch-NEW\Master Plan\Description\Phase III | | | |
| SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST | | | |

| No. | Date | Description | Dwn. |
|-----------|------|-------------|------|
| REVISIONS | | | |

SHEET NO. 3 OF 5 SHEETS



Prepared For: **HOMES BY WESTBAY**

LAND SURVEYING AND MAPPING
(Professional Survey)

LAND SURVEYING AND MAPPING
INDEPENDENT BUSINESS ASSOCIATION
3010 W. Adams Street, Suite 100
Tampa, FL 33609
PHONE: (813) 721-5100

FOR THE PURPOSE OF THE
SURVEY AND MAP.

No. Date Description
1 10/01/2023
2 10/01/2023

By: **ARTHUR W. MORRIS**
Surveyor
For: **HOMES BY WESTBAY**
10/01/2023

Drawn By: **Charles M. M. Morris**
Date: **10/01/2023**
Scale: **1"=300'**
Sheet: **25 OF 34**

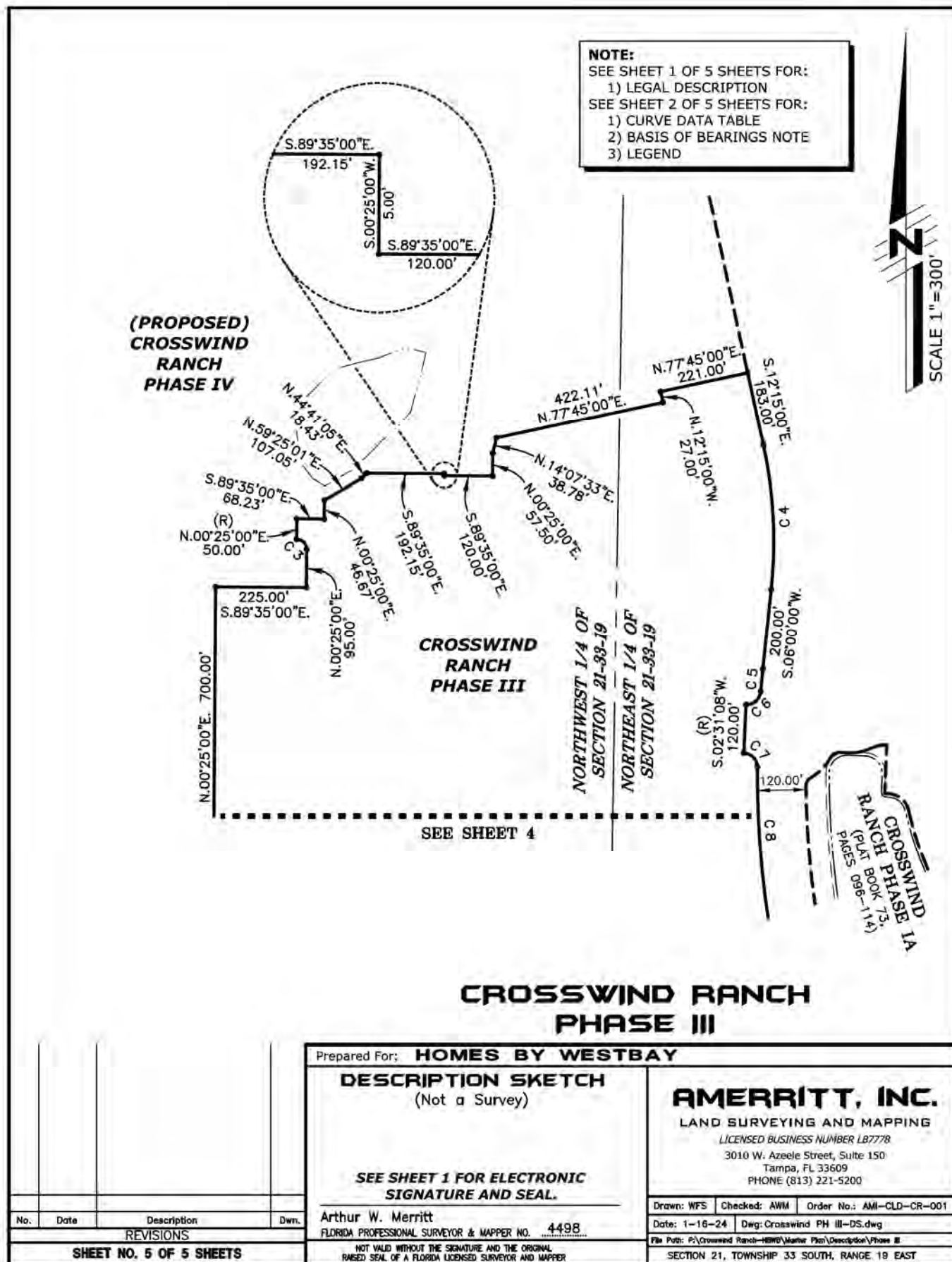


EXHIBIT D

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

ASSESSMENT AREA 5

**CROSSWIND RANCH
PHASE IV**

DESCRIPTION: A parcel of land lying in Section 21, Township 33 South, Range 19 East, Manatee County, Florida and being more particularly described as follows:

COMMENCE at the Center of said Section 21, run thence along the South boundary of the Northwest 1/4 of said Section 21, the following two (2) courses: 1) N.89°35'26"W., 75.81 feet to the **POINT OF BEGINNING**; 2) continue N.89°35'26"W., 2567.04 feet to the West 1/4 corner of said Section 21; thence along the West boundary of the aforesaid Northwest 1/4 of Section 21, N.00°41'23"E., 1036.42 feet to a point on the Southeasterly boundary of the railroad right-of-way for C.S.X. Transportation Inc. (formerly Seaboard Airline Railroad); thence along said Southeasterly boundary of the railroad right-of-way for C.S.X. Transportation Inc. (formerly Seaboard Airline Railroad), N.37°07'45"E., 2019.28 feet to a point on the North boundary of the aforesaid Northwest 1/4 of Section 21; thence along said North boundary of the Northwest 1/4 of Section 21, S.89°00'47"E., 1456.33 feet to the North 1/4 corner of said Section 21; thence along the North boundary of the Northeast 1/4 of said Section 21, S.89°01'07"E., 180.25 feet to a point on a curve; thence Southerly, 157.09 feet along the arc of a curve to the left having a radius of 1260.00 feet and a central angle of 07°08'36" (chord bearing S.08°40'42"E., 156.99 feet) to a point of tangency; thence S.12°15'00"E., 477.95 feet; thence S.77°45'00"W., 221.00 feet; thence S.12°15'00"E., 27.00 feet; thence S.77°45'00"W., 422.11 feet; thence S.14°07'33"W., 38.78 feet; thence S.00°25'00"W., 57.50 feet; thence N.89°35'00"W., 120.00 feet; thence N.00°25'00"E., 5.00 feet; thence N.89°35'00"W., 192.15 feet; thence S.44°41'05"W., 18.43 feet; thence S.59°25'01"W., 107.05 feet; thence S.00°25'00"W., 46.67 feet; thence N.89°35'00"W., 68.23 feet; thence S.00°25'00"W., 50.00 feet to a point on a curve; thence Southeasterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.44°35'00"E., 35.36 feet) to a point of tangency; thence S.00°25'00"W., 95.00 feet; thence N.89°35'00"W., 225.00 feet; thence S.00°25'00"W., 700.00 feet; thence N.89°35'00"W., 14.00 feet; thence S.00°25'00"W., 170.00 feet; thence S.89°35'00"E., 460.00 feet; thence N.55°13'11"E., 60.99 feet; thence S.34°30'00"E., 526.49 feet to a point on a curve; thence Northeasterly, 40.26 feet along the arc of a curve to the left having a radius of 175.00 feet and a central angle of 13°10'55" (chord bearing N.62°05'27"E., 40.17 feet) to a point of tangency; thence N.55°30'00"E., 45.09 feet; thence S.34°30'00"E., 50.00 feet; thence S.55°30'00"W., 45.09 feet to a point of curvature; thence Southwesterly, 39.27 feet along the arc of said curve to the right having a radius of 225.00 feet and a central angle of 10°00'00" (chord bearing S.60°30'00"W., 39.22 feet); thence S.24°30'00"E., 183.73 feet to the **POINT OF BEGINNING**.

Containing 113.737 acres, more or less.

**CROSSWIND RANCH
PHASE IV**

| | | | | | | | |
|-------------------------|------|-------------|------|--|--|--|--|
| | | | | Prepared For: HOMES BY WESTBAY | | | |
| | | | | DESCRIPTION SKETCH (Not a Survey) | | | |
| | | | | AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200 | | | |
| No. | Date | Description | Dwn. | Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER | | | |
| REVISIONS | | | | Drawn: WFS Checked: AWM Order No.: AMI-CLD-CR-001 Date: 1-16-24 Dwg: Crosswind PH IV-DS.dwg File Path: P:\Crosswind Ranch-HBWB\Master Plan\Description\Phase IV SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST | | | |
| SHEET NO. 1 OF 6 SHEETS | | | | | | | |

CURVE DATA TABLE

| NO. | RADIUS | DELTA | ARC | CHORD | BEARING |
|-----|---------|-----------|--------|--------|---------------|
| 1 | 225.00 | 10°00'00" | 39.27 | 39.22 | S.60°30'00"W. |
| 2 | 175.00 | 13°10'55" | 40.26 | 40.17 | N.62°05'27"E. |
| 3 | 25.00 | 90°00'00" | 39.27 | 35.36 | S.44°35'00"E. |
| 4 | 1260.00 | 07°08'36" | 157.09 | 156.99 | S.08°40'42"E. |

BASIS OF BEARINGS

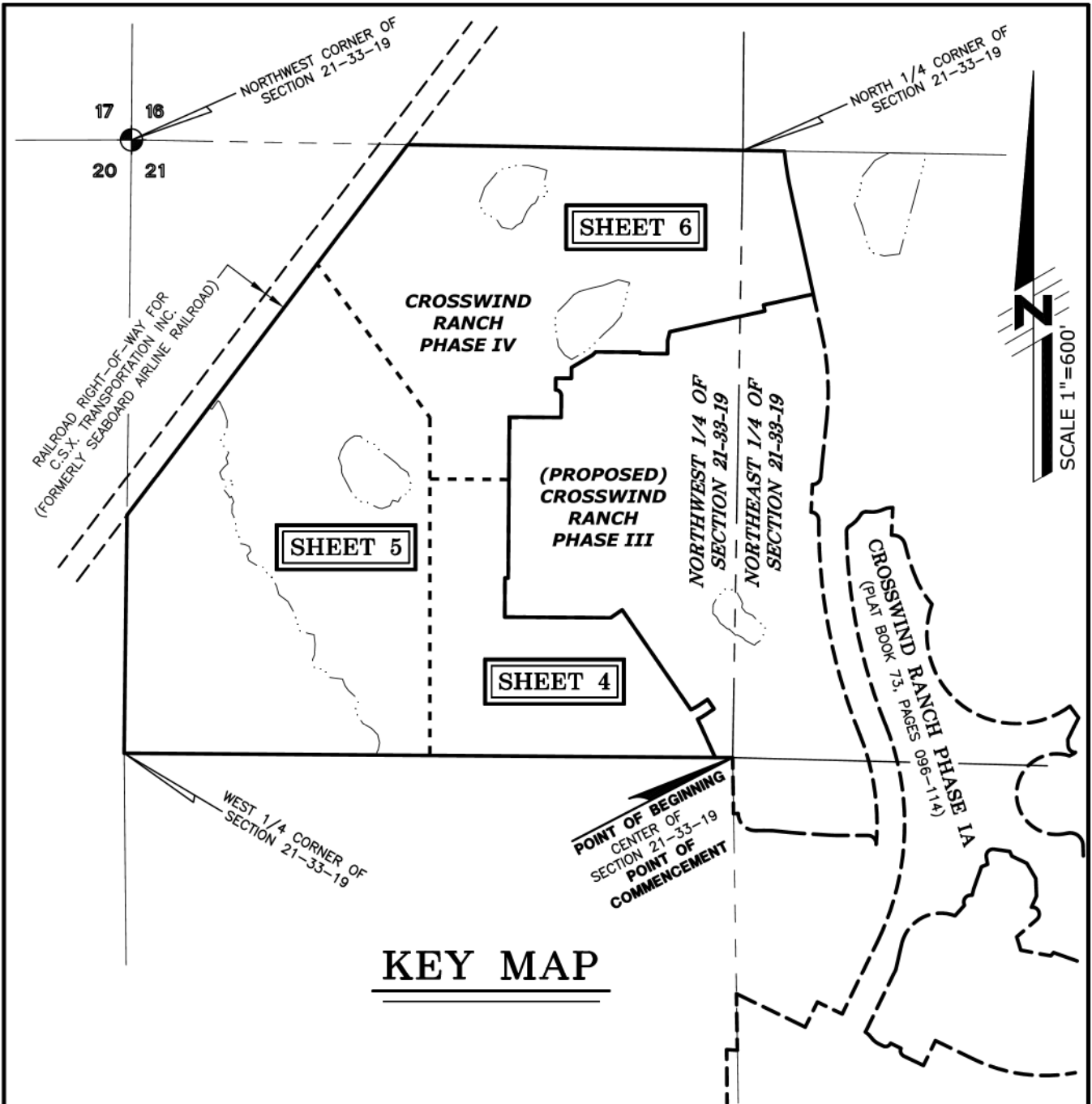
The South boundary of the Northwest 1/4 of Section 21, Township 33 South, Range 19 East, Manatee County, Florida, has a Grid bearing of N.89°35'26"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

LEGEND:

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book

CROSSWIND RANCH PHASE IV

| | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | Prepared For: HOMES BY WESTBAY | | | | | | | |
| | | | | DESCRIPTION SKETCH (Not a Survey) SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL. | | | | AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200 | | | |
| | | | | | | | | | | | |
| | | | | No. Date Description Dwn. | | | | Drawn: WFS Checked: AWM Order No.: AMI-CLD-CR-001 Date: 1-16-24 Dwg: Crosswind PH IV-DS.dwg File Path: P:\Crosswind Ranch-HBWB\Master Plan\Description\Phase IV | | | |
| REVISIONS SHEET NO. 2 OF 6 SHEETS | | | | Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 <small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small> | | | | | | | |
| | | | | SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST | | | | | | | |

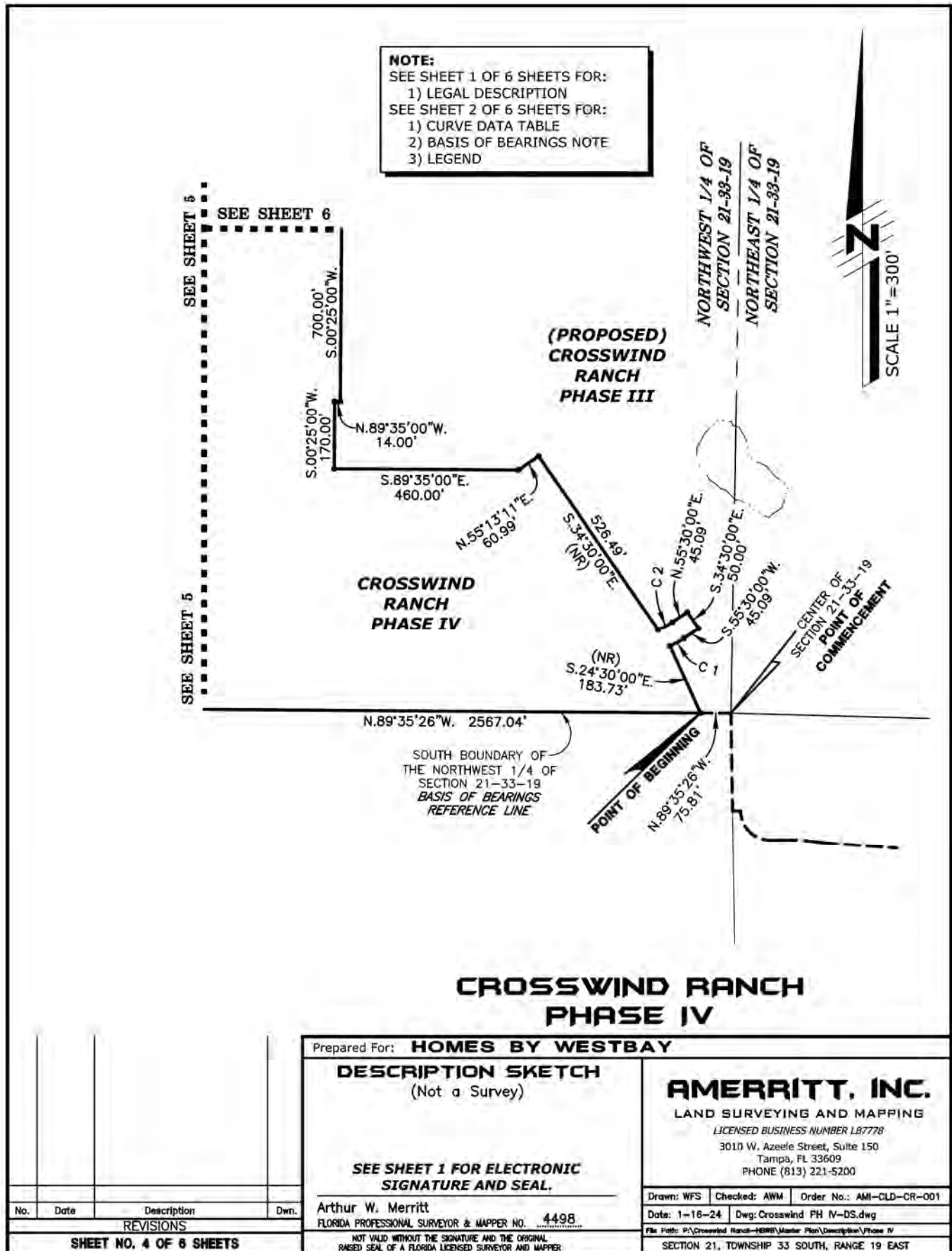


KEY MAP

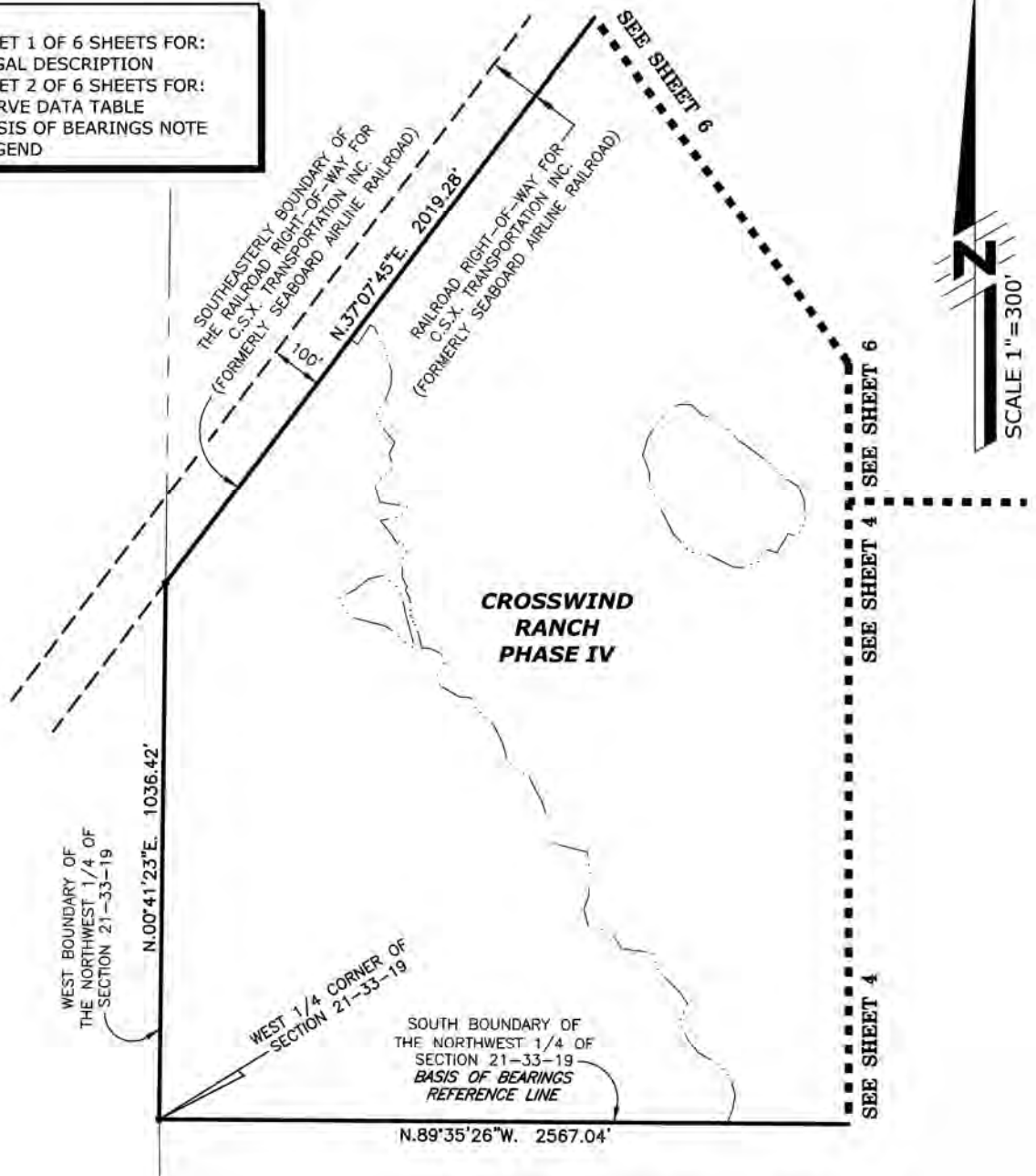
**CROSSWIND RANCH
PHASE IV**

| No. | Date | Description | Dwn. |
|-------------------------|------|-------------|------|
| REVISIONS | | | |
| SHEET NO. 3 OF 6 SHEETS | | | |

| | |
|---|---------------------------|
| Prepared For: HOMES BY WESTBAY | |
| DESCRIPTION SKETCH (Not a Survey) | |
| SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL. | |
| Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 | |
| NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER | |
| AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200 | |
| Drawn: WFS | Checked: AWM |
| Date: 1-16-24 | Order No.: AMI-CLD-CR-001 |
| Dwg: Crosswind PH IV-DS.dwg | |
| File Path: P:\Crosswind Ranch-HWB\Master Plan\Description\Phase IV | |
| SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST | |



NOTE:
SEE SHEET 1 OF 6 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 2 OF 6 SHEETS FOR:
1) CURVE DATA TABLE
2) BASIS OF BEARINGS NOTE
3) LEGEND



CROSSWIND RANCH PHASE IV

Prepared For: **HOMES BY WESTBAY**

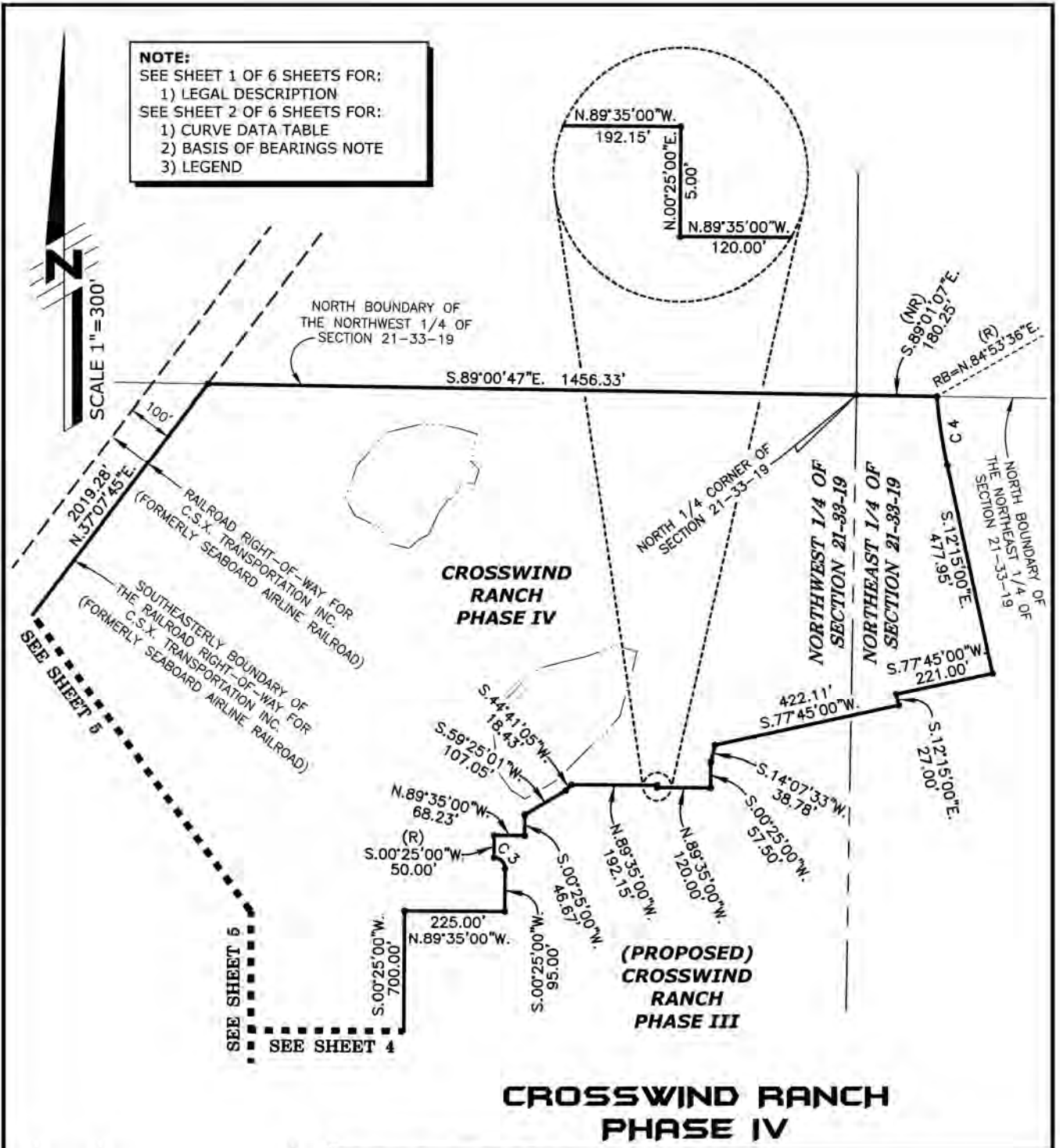
DATE: 12/11/2023
FILE: 12/11/23

THIS DOCUMENT IS THE PROPERTY OF
PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

DATE: 12/11/2023
FILE: 12/11/23
PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

CONCRETE, INC.
LAND SURVEYING & MAPPING
LICENSED BUSINESS NUMBER 10778
10110 W. Highway 90, Suite 100
Arlington, TX 76010
P: 817.331.5100

CONCRETE, INC. is a professional land surveying and mapping firm. We are licensed by the State of Texas and are members of the National Society of Professional Surveyors (NSPS) and the Texas Society of Professional Surveyors (TSPS).



Prepared For: **HOMES BY WESTBAY**

DATE: 02/15/2024
BY: [Signature]

AMERICAN
LAND SURVEYING AND MAPPING
BUSINESS NUMBER 10778
1013 W. Highway 10, Suite 110
Apt. 1, Tallahassee, FL 32310
P: (904) 833-4330

THIS DOCUMENT IS THE PROPERTY OF AMERICAN LAND SURVEYING AND MAPPING, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND DATE SPECIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM AMERICAN LAND SURVEYING AND MAPPING, INC.

ENCLOSURE: CROSSWIND RANCH PHASE IV DEED OR DEED
COPY 1 OF 2. Copyright © 2024 by American Land Surveying and Mapping, Inc.
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM AMERICAN LAND SURVEYING AND MAPPING, INC.

RESOLUTION NO. 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "**Board**") of the Parrish Plantation Community Development District (the "**District**") has determined to construct and/or acquire certain public improvements (the "**Project**") set forth in the plans and specifications described in the Master Report of the District Engineer Assessment Area 3 ("AA3") dated February 2024 and the Master Report of the district Engineer Assessment Areas 4 ("AA4") and 5 ("AA5") dated January 2024 (collectively the "**Engineer's Report**"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 (the "**District Office**"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "**Debt Assessments**"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report Assessment Areas 3, 4, and 5 dated February 15, 2024, (the "**Assessment Report**") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.

3. The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, water distribution, sanitary sewer system, recreational amenities, parks, landscaping, and hardscaping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. As stated in the Engineer's Report, the estimated cost of the Project is approximately \$24,909,034.65 for AA3, \$10,740,841.63 for AA4, and \$12,376,839.78 for AA5 (collectively hereinafter referred to as the "**Estimated Cost**").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$34,726,216 for AA3, \$13,904,107.91 for AA4, and \$25,434,675.97 for AA5 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.
7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.

12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on February 15, 2024.

Attest:

**Parrish Plantation Community
Development District**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair/Vice Chair of the Board of Supervisors

RESOLUTION NO. 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON MARCH 21, 2024 AT 2:00 P.M. AT THE PARRISH PLANTATION MODEL HOME LOCATED AT 12594 OAK HILL WAY, PARRISH, FLORIDA 34219, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190, AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors (the "**Board**") of the Parrish Plantation Community Development District (the "**District**") has previously adopted Resolution No. 2024-01 entitled

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Resolution No. 2024-01, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190, and 197, Florida Statutes; to the holding of the aforementioned public hearing have been satisfied, and the preliminary assessment roll and related documents are available for public inspection at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 (the "**District Office**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DISTRICT THAT:

1. There is hereby declared a public hearing to be held on March 21, 2024, at 2:00 p.m. at the Parrish Plantation Model Home located at 12594 Oak Hill Way, Parrish FL, 34219, for the purpose of hearing comment and objection to the proposed non-ad valorem special assessments for District public improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Office. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager at the District Office at the address listed above.
2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190, and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Manatee County (by 2 publications 1 week apart with the first

publication at least 20 days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give 30 days written notice by first class United States mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

Passed and Adopted on February 15, 2024.

Attest:

**Parrish Plantation Community
Development District**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair/Vice Chair of the Board of Supervisors

PARRISH
PLANTATION
COMMUNITY
DEVELOPMENT DISTRICT

FIRST SUPPLEMENTAL
METHODOLOGY REPORT
ASSESSMENT AREA THREE

Report Date:

February 15, 2024

TABLE OF CONTENTS

| <u>SECTION</u> | <u>SUBJECT</u> | <u>Page #</u> |
|----------------|-------------------------------------|---------------|
| I. | Introduction | 1 |
| II. | Defined Terms | 1 |
| III. | Objective | 2 |
| IV. | District & Assessment Area Project | 3 |
| V. | Capital Improvement Program | 3 |
| VI. | Determination of Special Assessment | 3 |
| VII. | Allocation Methodology | 5 |
| VIII. | Assignment of Maximum Assessments | 5 |
| IX. | Financing Information | 6 |
| X. | True-Up Modifications | 6 |
| XI. | Additional Stipulations | 6 |

| <u>TABLE</u> | <u>ITEM</u> | <u>Page #</u> |
|--------------|--|---------------|
| 1 | Development Program & EAU Factor Assignment Detail | 7 |
| 2 | Capital Improvement Program Cost Summary | 7 |
| 3 | Finance Information - Maximum Bonds | 8 |
| 4 | Assessment Allocation Detail – Maximum Assessments | 9 |

| <u>EXHIBIT</u> | <u>ITEM</u> | <u>Page #</u> |
|----------------|----------------------|---------------|
| A | Assessment Plat/Roll | 10 |

I. INTRODUCTION

This *First Supplemental Methodology Report – Assessment Area Three* (the “First Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the “Master Report”) dated February 2024 specifically to support the issuance of the Bonds (as defined below) which will fund a portion of Assessment Area of the District’s Capital Infrastructure Program.

II. DEFINED TERMS

“Assessable Property:” – All property within Assessment Area Three of the District that receives a special benefit from the CIP.

“Assessment Area Three” (AA3) – Phase I-B, II, V. as defined in Exhibit A of this report.

“AA3 Capital Improvement Program” (AA3 CIP) – The public infrastructure development program as outlined by the Engineer Supplemental Report for AA3.

“Developer” – HBWB Development Services, LLC, a Florida limited liability company.

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Parrish Plantation Community Development District, encompasses 792.295 +/- acres, in Manatee County Florida.

“AA3 Engineer Report” – Assessment Area Three *Engineer’s Report for Parrish Plantation Community Development District*, dated February 2024.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate the assignment of benefit and lien values.

“Expansion Area” – The District was expanded to include a parcel formerly known as Cone Ranch South on August 31st, 2021, adding 591.242 +/- Acres.

“Master Report” or “Report” – The *Master Assessment Methodology Report*, dated February 15, 2024, as provided to support benefit and maximum assessments on private developable property within the District.

“Maximum Assessments” – The maximum amount of special assessments and liens to be levied against benefiting assessable properties.

“Platted Units” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of vertical construction. Determined in part due to differentiated sizes, setbacks, and other factors.

“Unplatted Parcels” – Gross acreage intended for subdivision and platting pursuant to the Development Plan.



“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

“AA3 Series 2024” or “Report” – This AA3 *First Supplemental Methodology Report*, dated February 15, 2024 as provided to support benefits and Liens on private developable property within Assessment Area Three of the District.

III. OBJECTIVE

The objective of this First Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to Assessment Area Three;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within Assessment Area Three that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within Assessment Area Three within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within Assessment Area Three within the District that benefit from the AA3 Capital Improvement Program, as outlined by the Engineer’s Report.

The basis of benefit received by properties within Assessment Area Three of the District relates directly to the AA3 Capital Improvement Program allocable to Assessable Property within Assessment Area Three within the District. It is the District’s AA3 Capital Improvement Program that will create the public infrastructure that enables the assessable properties within Assessment Area Three of the District to be developed and improved. Without these public improvements, which include off-site improvements, stormwater, utilities (water and sewer), roadways, landscape, and hardscape, the development of lands within the District could not be undertaken within the current legal development standards. This First Supplemental Report applies the methodology described in the Master Report to assign assessments to assessable properties within Assessment Area Three within the District as a result of the benefit received from the AA3 Capital Improvement Program and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2024 (Assessment Area Three) (the “Bonds”) to finance the construction and/or acquisition of a portion of the AA3 Capital Improvement Program which will provide special benefit to the assessable parcels within Assessment Area Three of the District after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within Assessment Area Three within the District. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment, and financing structure for the Bonds to be issued by the District per Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.



IV. DISTRICT OVERVIEW

The District area encompasses 792.295 +/- acres and is located in Manatee County, Florida, within Sections 28 and 29, Township 33 South, and Ranges 19 East. The primary developer of the Assessable Properties is HBWB Development Services, LLC (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District contemplates 1,518 single-family lots. The public improvements as described in the Engineer’s Report include off-site improvements, stormwater, utilities (water and sewer), roadways, and landscape/hardscape.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop Assessment Area Three of the District. As designed, the AA3 Capital Improvement Program representing a portion of the total CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefits to assessable lands within Assessment Area Three of the District. The drainage and surface water management system are an example of a system that provides benefits to all planned residential lots within the District. As a system of improvements, all privately benefiting landowners within Assessment Area Three within the District benefit the same from the first few feet of pipe as they do from the last few feet. The stormwater management system; is an interrelated facility that, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within the District will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the AA3 Capital Improvement Program. The AA3 Capital Improvement Program includes off-site improvements, stormwater, utilities (water and sewer), roadways, amenities, landscape, and hardscape. The cost of the AA3 Capital Improvement Program is estimated to be \$24,909,034 approximately \$12,014,579 of which will be funded by the issuance of the Bonds as generally described within Tables 2 and 3 of this First Supplemental Report with further detail provided in the Engineer’s Report.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The AA3 Capital Improvement Program contains a “system of improvements” for the Development except for common improvements that benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally,



the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish a valid special assessment requires a more analytical examination. As required by F.S. 170.02 and described in the next section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceeds the cost of providing the improvements. These special benefits include but are not limited to, the added use of the property, added enjoyment of the property, the probability of decreased insurance premiums, and the probability of increased marketability and value of the property. The Development Plan for Assessment Area Three contains a mix of single-family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefits.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the AA3 Capital Improvement Program of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering Assessment Area Three because of the AA3 Capital Improvement Program, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the Assessment Area within the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Developer and other community property. To the extent it is later determined that the property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.



VII. ALLOCATION METHODOLOGY

Table 2 outlines EAUs assigned for residential product types under the current Development Plan for Assessment Area Three. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within Assessment Area Three of the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable properties. The CIP benefit concerning the AA3 Capital Improvement Program and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the AA3 Capital Improvement Program are demonstrated in Table 3 through Table 4. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per-parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out how special assessments will be assigned and to establish a lien on land within Assessment Area Three within the District. Concerning the Assessable Property, the special assessments are assigned to all properties within Assessment Area Three of the District on a gross acreage basis until the developable acreage is platted in Assessment Area Three. The platted parcels will then be reviewed as to use and product types. Under Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes, and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point, the infrastructure may or may not be installed and none of the units in the Development Plan have been platted. This condition exists when the infrastructure program is financed before any development. Assessment Area Three of the District has already been platted, and as such does not fall within this category.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development Plan has started to take shape. As lands subject to special assessments are platted and fully developed, they are assigned specific special assessments concerning the estimated benefit that each platted unit within Assessment Area Three receives from the AA3 Capital Improvement Program, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully developed, platted unit will be assigned a special assessment according to its Product Type classification as outlined in Table 4.



The third condition is the “completed development state.” In this condition, all of the Assessable Property within the Development plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the portion of the District representing 509.88 EAUs. Assessment Area Three of the District has already been platted and as such falls within this category.

IX. FINANCING INFORMATION

The District will finance a portion of the AA3 Capital Improvement Program through the issuance of the Bonds secured ultimately by benefiting properties within Assessment Area Three of the Development Plan (i.e., Assessment Area Three) within the District. Several items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs, and rounding as shown in Table 5.

X. TRUE-UP MODIFICATION

During the construction period of phases of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of the assessment principal. In order to ensure the District’s debt does not build up on the unplatted land, the District shall apply the following test as outlined within this “true up methodology”.

The debt per acre remaining on the unplatted developable land within the District is never allowed to increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of developable acres encumbered by those Bonds. Thus, every time the test is applied, the debt encumbering the remaining un-platted developable acres must remain equal to, or lower than the ceiling level of debt per acre as established by Exhibit A.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses, it is found that the debt per gross acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage in the District to produce the densities required to adequately service Bond debt, the District would require the immediate remittance of a density reduction payment, plus accrued interest as applicable in an amount sufficient to reduce the remaining debt per acre to the ceiling amount per acre, thus allow the remaining gross acreage to adequately service bond debt upon planned development. The final test shall be applied at the platting of 100% of the development units within each phase of the District. Should additional coverage be identified at or before the final true-up as a result of changes in the development plan, the District will reserve the right to either use excess to issue more debt or pay down the existing principal amounts within outstanding Bonds proportionally.

True-up payment provisions may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District and bondholders, that there is sufficient development potential in the remaining acreage



within the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in Section VIII.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

XI. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP relating to the AA3 Capital Improvement Program. Certain financing, development, and engineering data was provided by members of the District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond the restatement of the factual information necessary for the compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.



TABLE 1

| PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT AA3 DEVELOPMENT PROGRAM COSTS | | | |
|---|---------------------|---|---------------------------|
| DESCRIPTION | PH I-B, II, & V | SPENCER PARRISH ROAD EXTENSION | TOTAL PROJECT COSTS |
| Earthwork (excluding lots) | \$4,437,381 | \$750,000 | \$5,187,381 |
| Stormwater Management | \$4,308,427 | \$495,000 | \$4,803,427 |
| Roadways & Paving | \$3,052,103 | \$1,750,000 | \$4,802,103 |
| Potable Water | \$1,547,050 | \$375,000 | \$1,922,050 |
| Reclaimed Water | \$1,138,678 | \$250,000 | \$1,388,678 |
| Sanitary Sewer | \$1,761,281 | \$200,000 | \$1,961,281 |
| Dry Utility Trenching | \$454,530 | \$75,000 | \$529,530 |
| Landscape/Hardscape | \$1,054,000 | \$425,000 | \$1,479,000 |
| Permit & Impact Fees | \$77,709 | \$20,000 | \$97,709 |
| Professional Services | \$1,121,457 | \$260,400 | \$1,381,857 |
| Contingency | \$922,018 | \$434,000 | \$1,356,018 |
| TOTAL | \$19,874,635 | \$5,034,400 | \$24,909,035 |
| | | | \$12,079,579 |
| | | | \$12,829,456 |



TABLE 2

| PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT AA3 PLANNED DEVELOPMENT PROGRAM | | | | | | | |
|--|----------|-----------|------------|------------|------------|--------------------------------|---------------|
| PRODUCT | LOT SIZE | PHASE I-B | PHASE II | PHASE V | TOTAL | PER UNIT EAU ⁽²⁾ | TOTAL EAUs |
| Single Family | 50 | 21 | | | 21 | 1.25 | 26.25 |
| Single Family | 60 | 17 | 12 | 118 | 147 | 1.50 | 220.50 |
| Single Family | 65 | 9 | | | 9 | 1.63 | 14.63 |
| Single Family | 70 | 10 | 97 | 35 | 142 | 1.75 | 248.50 |
| TOTAL | | 57 | 109 | 153 | 319 | | 509.88 |
| ⁽¹⁾ EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots. ⁽²⁾ Any development plan changes will require recalculations pursuant to the true-up provisions within this report. | | | | | | | |



TABLE 3

| DEVELOPMENT PROGRAM COST/BENEFIT ANALYSIS | |
|---|-----------------|
| PROJECT COSTS | \$24,909,035 |
| TOTAL PROGRAM EAUS | 509.875 |
| TOTAL COST/BENEFIT | <u>\$48,853</u> |

Table 3 Notations:

1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.

TABLE 4

| DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS | | | | | |
|---|------------|---------------|---------------|---------------------|------------------|
| PRODUCT TYPE | EAU FACTOR | PRODUCT COUNT | EAUs | NET BENEFIT | |
| | | | | PER PRODUCT TYPE | PER PRODUCT UNIT |
| 50 | 1.25 | 21 | 26.25 | \$1,282,397 | \$61,067 |
| 60 | 1.50 | 147 | 220.50 | \$10,772,135 | \$73,280 |
| 65 | 1.63 | 9 | 14.63 | \$714,478 | \$79,386 |
| 70 | 1.75 | 142 | 248.50 | \$12,140,025 | \$85,493 |
| | | <u>319</u> | <u>509.88</u> | <u>\$24,909,035</u> | |

Table 4 Notations:

1) Table 4 determines only the anticipated construction cost, net of finance and other related costs.



Table 5

| PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT TOTAL BOND ASSESSMENT AA3 | | | | | | | | |
|---|-------------|---------------|--------------|-------|--------------------|----------------------|--------------------|----------------------|
| ALLOCATION METHODOLOGY - TOTAL BONDS (1) | | | | | | | | |
| PRODUCT | PER UNIT | TOTAL EAUs | % OF EAUs | UNITS | PRODUCT TYPE | | PER UNIT | |
| | | | | | TOTAL PRINCIPAL | ANNUAL ASSMT. (2) | TOTAL PRINCIPAL | ANNUAL ASSMT. (2) |
| 50 | 1.25 | 26.25 | 5.15% | 21 | \$738,269 | \$52,208 | \$35,156 | \$2,486 |
| 60 | 1.50 | 220.50 | 43.25% | 147 | \$6,201,461 | \$438,544 | \$42,187 | \$2,983 |
| 65 | 1.63 | 14.63 | 2.87% | 9 | \$411,321 | \$29,087 | \$45,702 | \$3,232 |
| 70 | 1.75 | 248.50 | 48.74% | 142 | \$6,988,948 | \$494,232 | \$49,218 | \$3,481 |
| TOTAL | | 509.88 | 100% | 319 | \$14,340,000 | \$1,014,071 | | |

(1) Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis, 12 month Capitalized Interest Period.

(2) Includes principal, interest and is NET OF collection costs.



TABLE 6

| PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS | | |
|--|-------|--------------|
| FINANCING INFORMATION - FINANCING INFORMATION BOND SERIES | | |
| Coupon Rate ⁽¹⁾ | | 5.75% |
| Term (Years) | | 31 |
| Principal Amortization Installments | | 30 |
| ISSUE SIZE | | \$14,340,000 |
| General Fund Subaccount | | \$7,079,579 |
| Roadway Improvement Subaccount | | \$5,000,000 |
| Capitalized Interest (Months) ⁽²⁾ | 12 | \$824,550 |
| Debt Service Reserve Fund | 100% | \$1,014,071 |
| Cost of Issuance | | \$421,800 |
| ANNUAL ASSESSMENT | | |
| Annual Debt Service (Principal plus Interest) | | \$1,014,071 |
| Collection Costs and Discounts @ | 6.00% | \$64,728 |
| TOTAL ANNUAL ASSESSMENT | | \$1,078,799 |
| ⁽¹⁾ Based on projected interest rate, subject to change based final conditions. | | |
| ⁽²⁾ Based on capitalized interest 12 months. | | |



EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$14,340,000.00 payable in 30 annual installments of principal of \$3,869.47 per gross acre. The maximum par debt is \$54,718.21 per gross acre and is outlined below.

Prior to platting, the debt associated with the AA3 Capital Improvement Plan will initially be allocated on a per acre basis within AA3 of the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

| ASSESSMENT ROLL | | | |
|--|-------------------------------------|------------------------|--------------------------|
| TOTAL ASSESSMENT: | \$14,340,000 | | |
| ANNUAL ASSESSMENT: | \$1,014,071 | (30 Installments) | |
| TOTAL GROSS ASSESSABLE ACRES +/-: | 262 | | |
| TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE: | \$54,718 | | |
| ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE: | \$3,869 | (30 Installments) | |
| Landowner Name, Manatee County - Legal Description Attached JEN Tampa 4, LLC SEE ATTACHED AA3 LEGAL DESCRIPTION EXHIBIT B | Gross Unplatted Assessable Acres | PER PARCEL ASSESSMENTS | |
| | | Total PAR Debt | Total Annual |
| | 262 | \$14,340,000 | \$1,014,071 |
| | Totals: | 262 | \$14,340,000 \$1,014,071 |



EXHIBIT B

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

ASSESSMENT AREA III





EXHIBIT A

TO BE REVISED

CERTIFICATE OF AUTHORIZATION # LB 6982
1023 MANATEE AVENUE WEST (7TH FLOOR)
BRADENTON, FLORIDA 34205
(941) 748-8080
FAX (941) 748-3747

DESCRIPTION:

A parcel of Land Lying in Sections 21 and 22, Township 33 South, Range 19 East, Manatee County, Florida and a portion of Crosswind Ranch, Phase IA, recorded in Plat Book 73, Page 96 of the public records of Manatee County Florida; being more particularly described as follows:

BEGIN at the Northwest corner of the aforementioned Section 22; thence $589^{\circ}43'47''$ E, along the North line of the aforementioned Section 22, 1,354.09 feet to the Northeast corner of the West Half of the Northwest Quarter of said Section 22; thence $S00^{\circ}30'34''$ W, along the East line of said West Half, 2,667.84 feet to the South line of the Northwest Quarter of said Section 22; thence $N89^{\circ}36'28''$ W, along said South line, 1,345.17 feet to the Southwest corner of the Northwest quarter of said Section 22; thence $S00^{\circ}19'08''$ W, along the West line of the Southwest Quarter of said Section 22, also being the East line of the Southeast Quarter of the aforementioned Section 21, 1,252.43 feet to the Northeast corner of Tract B-3 as shown on the aforementioned plat of Crosswind Ranch, Phase IA; thence along the Northerly line of said Crosswind Ranch, Phase IA the following two (2) courses: (1) $N89^{\circ}40'52''$ W, 20.00 feet to a point on a non-tangent curve to the left, whose radius point bears $S75^{\circ}35'43''$ W, 430.00 feet, and having a central angle of $49^{\circ}02'51''$; (2) Northwest along the arc of said curve 368.10 feet; to a point on the East right-of-way of Eastwyck Drive of said Crosswind Ranch, Phase IA; thence, $S23^{\circ}12'53''$ W, along said East right-of-way and its Southerly extension, 107.63 feet; thence $N66^{\circ}47'07''$ W, 50.00 feet to a point on the Southerly extension of the West right-of-way of said Eastwyck Drive; thence $N23^{\circ}12'53''$ E, along said West right-of-way and Southerly extension, 107.63 feet to a point on the aforementioned Northerly line of Crosswind Ranch, Phase IA, same being a point on a non-tangent curve to the left, whose radius point bears $S19^{\circ}52'54''$ W, 430.00 feet, and having a central angle of $38^{\circ}01'25''$; thence along said Northerly line the following eighteen (18) courses: (1) Westerly along the arc of said curve 285.36 feet; (2) $N71^{\circ}38'42''$ W, 116.87 feet; (3) $N81^{\circ}43'14''$ W, 54.93 feet; (4) $S81^{\circ}44'05''$ W, 78.26 feet; (5) $S83^{\circ}50'53''$ W, 94.91 feet; (6) $S79^{\circ}28'14''$ W, 87.29 feet; (7) $S29^{\circ}32'25''$ W, 28.10 feet; (8) $S23^{\circ}10'27''$ W, 235.37 feet; (9) $S38^{\circ}19'47''$ W, 145.23 feet to a point on a non-tangent curve to the right, whose radius point bears $N10^{\circ}47'23''$ W, 705.00 feet, and having a central angle of $36^{\circ}37'24''$; (10) Westerly along the arc of said curve 450.64 feet; (11) $N64^{\circ}09'59''$ W, 186.38 feet; (12) $S25^{\circ}50'01''$ W, 120.00 feet; (13) $N64^{\circ}09'59''$ W, 95.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of $90^{\circ}00'00''$; (14) Northerly along the arc of said curve 39.27 feet; (15) $N64^{\circ}09'59''$ W, 50.00 feet to a point on a non-tangent curve to the right, whose radius point bears $N64^{\circ}09'59''$ W, 25.00 feet, and having a central angle of $90^{\circ}00'00''$; (16) Westerly along the arc of said curve 39.27 feet; (17) $N64^{\circ}09'59''$ W, 19.72 feet to the point of curvature of a curve to the right having a radius of 67.00 feet and a central angle of $27^{\circ}44'55''$; (18) Northwest along the arc of said curve 42.13 feet to a point of reverse curvature of a curve to the left having a radius of 113.00 feet, a central angle of $27^{\circ}44'54''$; thence continue along said Northerly line and the Southerly line of Tracts U-12 and B-8 of said plat the following three (3) courses: (1) Northwest along the arc of said curve 54.73 feet; (2) $N64^{\circ}09'59''$ W, 82.00 feet to the point of curvature of a curve to the right, having a radius of 25.00 feet and a central angle of $90^{\circ}00'00''$; (3) Northerly along the arc of said curve 39.27 feet to a point on the West line of the aforementioned Crosswind Ranch, Phase IA; thence along said West line the following three (3) courses: (1) $N25^{\circ}50'01''$ E, 358.01 feet to the point of curvature of a curve to the left, having a radius of 1,160.00 feet, and a central angle of $47^{\circ}44'53''$; (2) Northerly along the arc of said curve 986.70 feet to a point of reverse curvature of a curve to the right, having a radius of 2,340.00 feet, and a central angle of $21^{\circ}04'50''$; (3) Northerly along the arc of said curve 860.94 feet to the Northwest corner of the aforementioned Crosswind Ranch, Phase IA; thence continue along said arc through a central angle of $15^{\circ}47'41''$, 645.07 feet; thence $N14^{\circ}56'00''$ E, 1,002.39 feet to the point of curvature of a curve to the left having a radius of 1,260.00 feet and a central angle of $01^{\circ}38'17''$; thence Northerly along the arc of said curve 36.02 feet to the North line of the aforementioned Section 21; thence $S89^{\circ}00'53''$ E, along said North line, 1,859.00 feet to the POINT OF BEGINNING.

Containing 11,415,604 square feet or 262.07 acres, more or less.

SKETCH & DESCRIPTION

OF

A PARCEL OF LAND

LOCATED IN

SECTIONS 21 & 22, TOWNSHIP 33 SOUTH, RANGE 19 EAST

DRAWN: DML DATE: 2023.1024

MANATEE COUNTY, FLORIDA

© ZNS ENGINEERING, L.C. THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

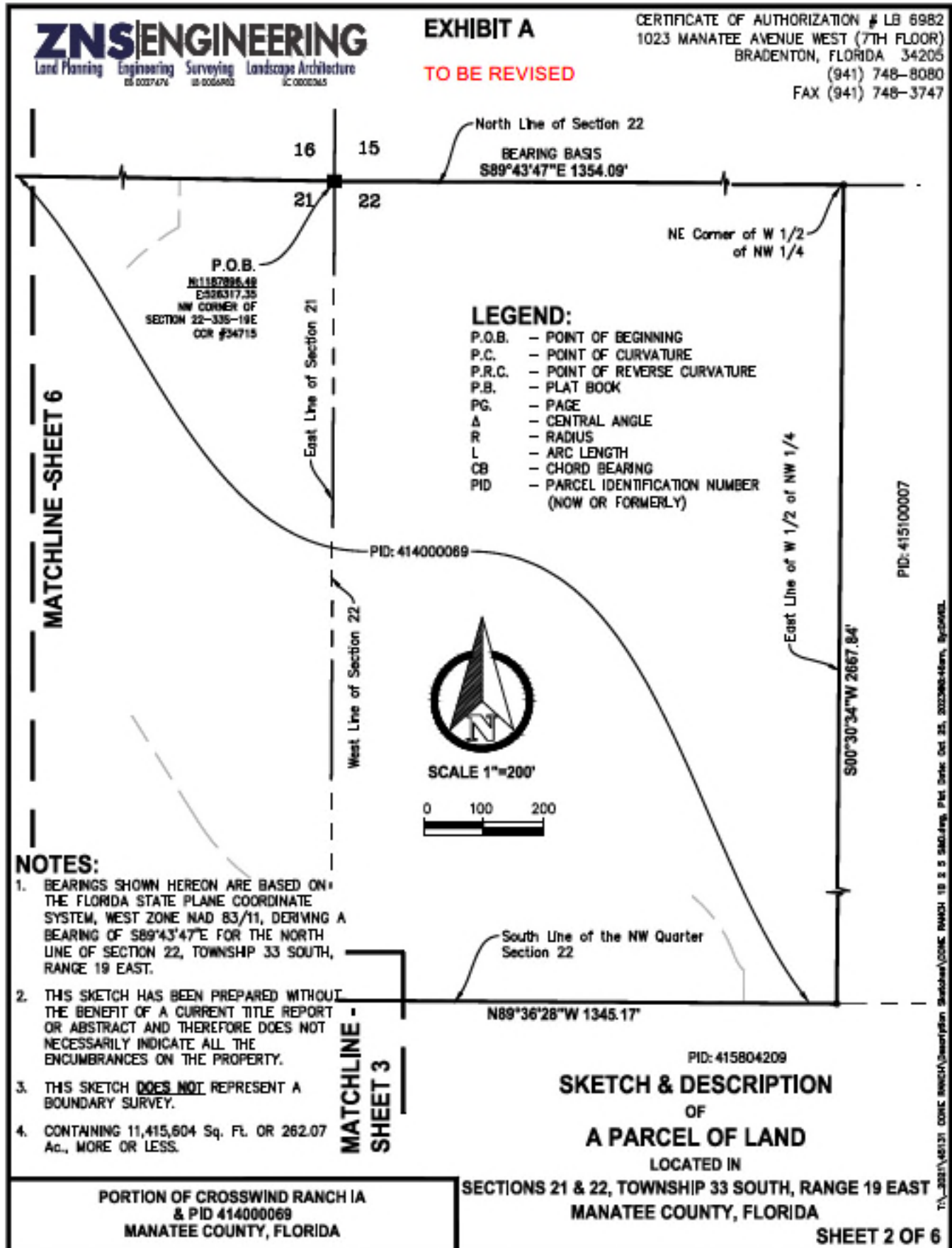
NOTE: THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER. AN ELECTRONIC COPY MUST HAVE A VERIFIED INDEPENDENT AUTHENTICATED SEAL AFFIXED.

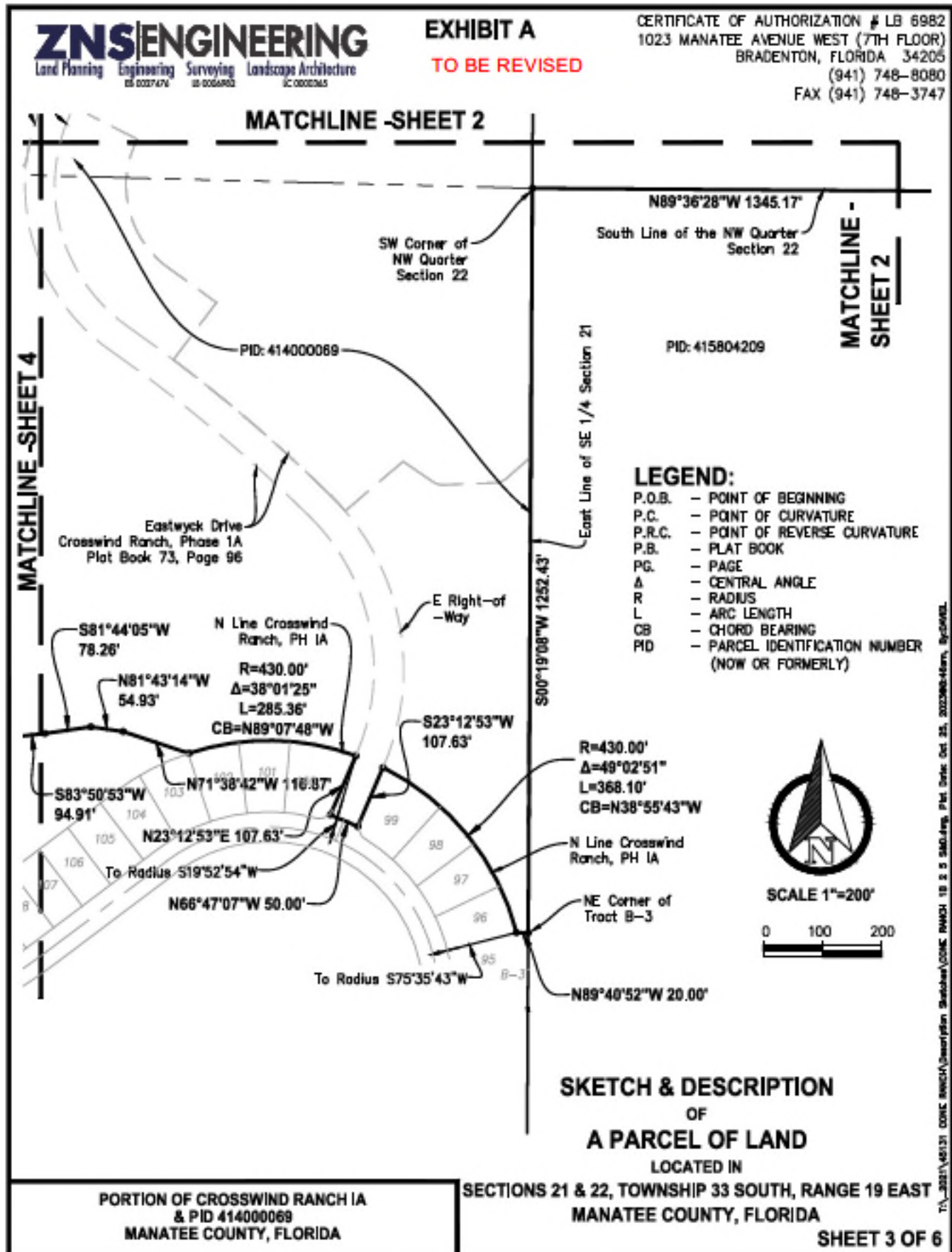
PORTION OF CROSSWIND RANCH IA
& PID 414000069
MANATEE COUNTY, FLORIDA

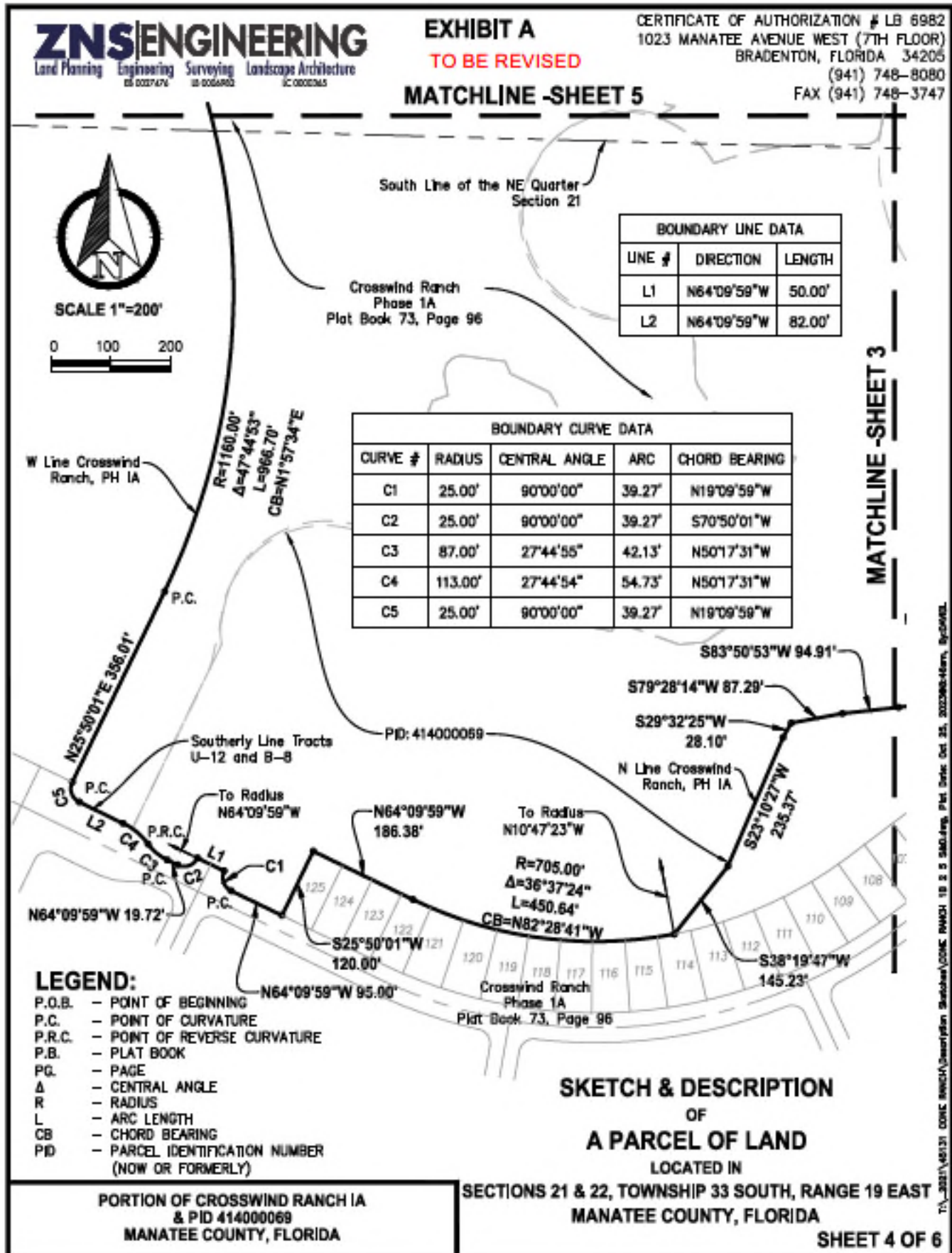
BY: _____
KAVIN C. WILMOTT, P.S.M.
FLORIDA CERTIFICATE No. PLS 6809

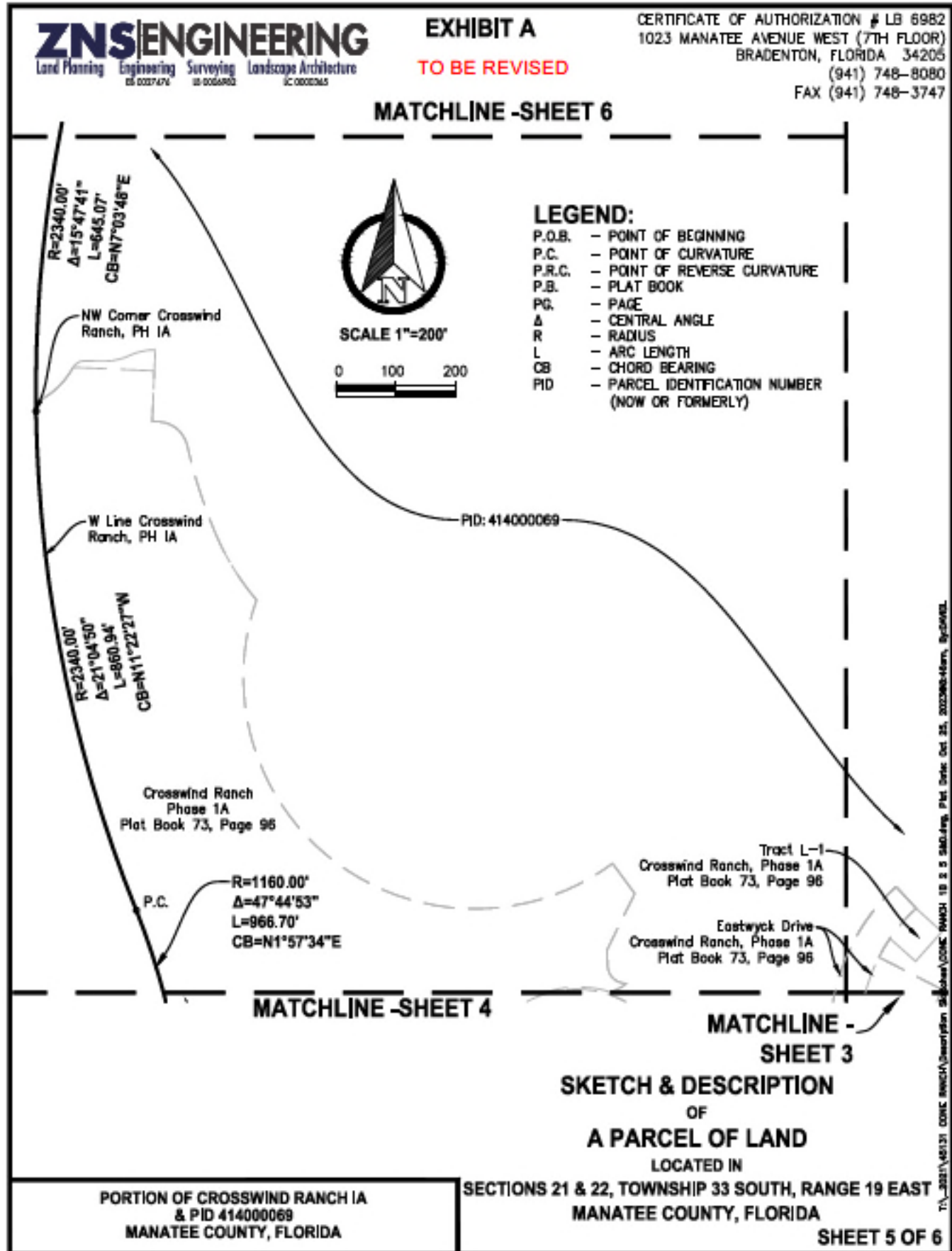
SHEET 1 OF 6

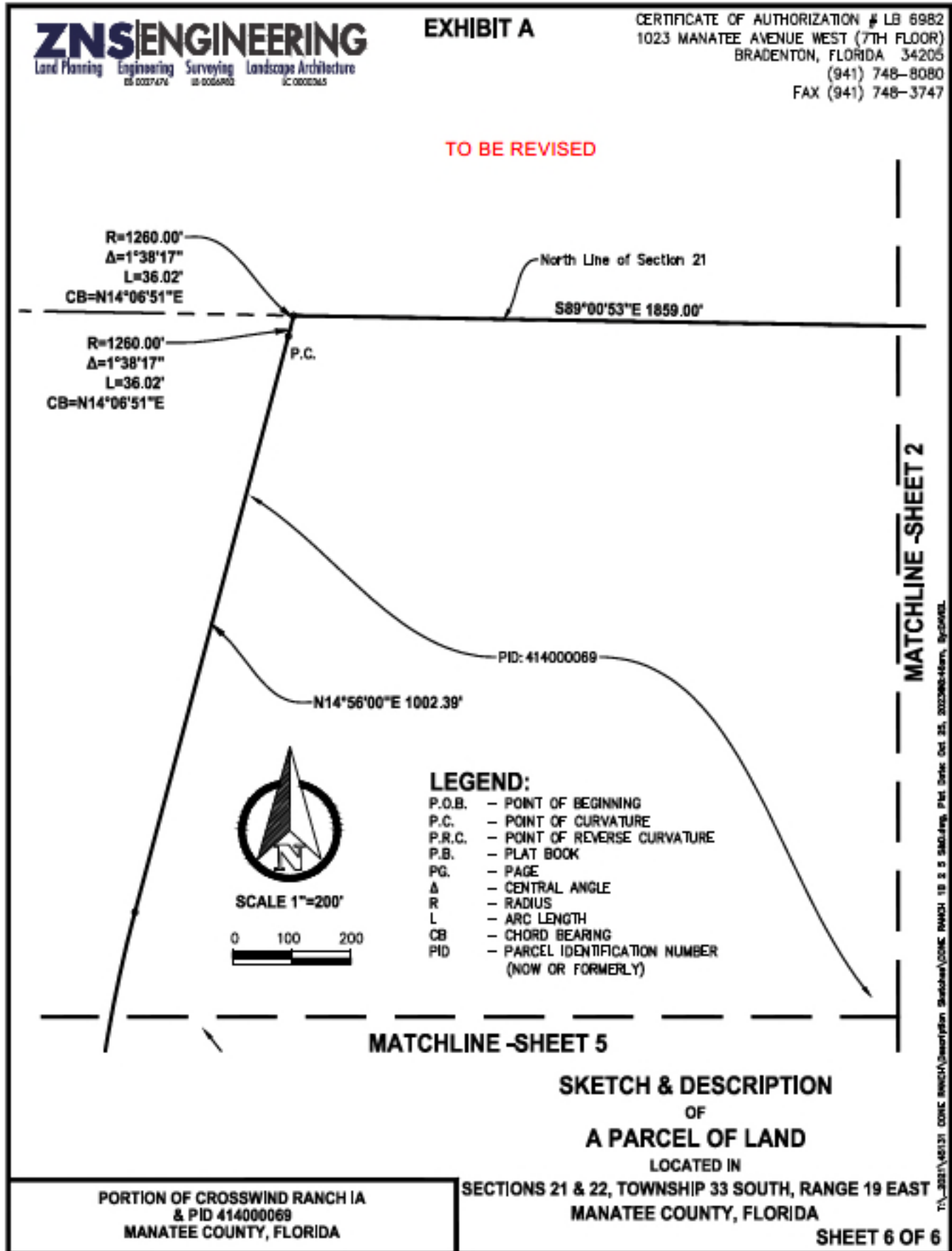












PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT ASSESSMENT AREA FOUR

Report Date:

FEBRUARY 15, 2024

TABLE OF CONTENTS

| <u>SECTION</u> | <u>SUBJECT</u> | <u>Page #</u> |
|----------------|-------------------------------------|---------------|
| I. | Introduction | 1 |
| II. | Defined Terms | 2 |
| III. | District Overview | 3 |
| IV. | Capital Improvement Program | 3 |
| V. | Determination of Special Assessment | 3 |
| VI. | Allocation Methodology | 4 |
| VII. | Assignment of Maximum Assessments | 5 |
| VIII. | Financing Information | 6 |
| IX. | True-Up Modifications | 6 |
| X. | Additional Stipulations | 7 |

| <u>TABLE</u> | <u>ITEM</u> | <u>Page #</u> |
|--------------|--|---------------|
| 1 | Capital Improvement Program Cost Summary | 8 |
| 2 | Development Program & EAU Factor Assignment Detail | 8 |
| 3 | Capital Improvement Program Cost Summary | 9 |
| 4 | District Benefit Detail | 9 |
| 5 | Construction Cost Net Benefit Detail | 10 |
| 6 | Construction Cost Funding Sources | 10 |
| 7 | Finance Information - Maximum Bonds | 11 |
| 8 | Assessment Allocation Detail – Maximum Assessments | 12 |

| <u>EXHIBIT</u> | <u>ITEM</u> | <u>Page #</u> |
|----------------|----------------------|---------------|
| A | Assessment Plat/Roll | 12 |

I. INTRODUCTION

This *First Supplemental Methodology Report – Assessment Area Four* (the “First Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the “Master Report”) dated February 2024 specifically to support the issuance of the Bonds (as defined below) which will fund a portion of Assessment Area of the District’s Capital Infrastructure Program.

II. DEFINED TERMS

“Assessable Property:” – All property within Assessment Area Four of the District that receives a special benefit from the CIP.

“Assessment Area Four” (AA4) – Phase III of the Expansion Area of the District. Defined in Exhibit B of this report.

“AA4 Capital Improvement Program” (AA4 CIP) – The public infrastructure development program as outlined by the Engineer Report for AA4.

“Developer” – Mattamy Homes

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Parrish Plantation Community Development District, encompasses 792.295 +/- acres, in Manatee County Florida.

“AA4 Engineer Report” – *Master Report Phases III and IV* Engineer’s Report for Parrish Plantation Community Development District, dated January 2024.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate the assignment of benefit and lien values.

“Expansion Area” – The District was expanded to include a parcel fka Cone Ranch South on August 31st, 2021, adding 591.242 +/- Acres.

“Maximum Assessments” – The maximum amount of special assessments and liens to be levied against benefiting assessable properties.

“Platted Units” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of vertical construction. This was determined in part due to differentiated sizes, setbacks, and other factors.

“Unplatted Parcels” – Gross acreage intended for subdivision and platting pursuant to the Development Plan.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.



“AA4 Series 2024” or “Report” – This AA4 Second Supplemental Methodology Report, dated February 15, 2024 is provided to support benefits and liens on private developable property within Assessment Area Four of the District.

III. OBJECTIVE

The objective of this Second Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to Assessment Area Four;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within Assessment Area Four that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within Assessment Area Four within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within Assessment Area Four within the District that benefit from the AA4 Capital Improvement Program, as outlined by the Engineer’s Report.

The basis of benefit received by properties within Assessment Area Four of the District relates directly to the AA4 Capital Improvement Program allocable to Assessable Property within Assessment Area Four within the District. It is the District’s AA4 Capital Improvement Program that will create the public infrastructure that enables the assessable properties within Assessment Area Four of the District to be developed and improved. Without these public improvements, which include off-site improvements, stormwater, utilities (water and sewer), roadways, landscape, and hardscape, the development of lands within the District could not be undertaken within the current legal development standards. This First Supplemental Report applies the methodology described in the Master Report to assign assessments to assessable properties within Assessment Area Four within the District as a result of the benefit received from the AA4 Capital Improvement Program and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2024 (Assessment Area Four) (the “Bonds”) to finance the construction and/or acquisition of a portion of the AA4 Capital Improvement Program which will provide special benefit to the assessable parcels within Assessment Area Four of the District after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within Assessment Area Four within the District. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment, and financing structure for the Bonds to be issued by the District per Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.



III. DISTRICT OVERVIEW

The District area encompasses 792.295 +/- acres and is located in Manatee County, Florida, within Sections 28 and 29, Township 33 South, and Ranges 19 East. The primary developer of the Assessable Properties is Mattamy Homes Inc. (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District contemplates 1,518 single-family lots. The public improvements as described in the Engineer’s Report include off-site improvements, stormwater, utilities (water and sewer), roadways, and landscape/hardscape.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop Assessment Area Four of the District. As designed, the AA4 Capital Improvement Program representing a portion of the total CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefits to assessable lands within Assessment Area Four of the District. The drainage and surface water management system are an example of a system that provides benefits to all planned residential lots within the District. As a system of improvements, all privately benefiting landowners within Assessment Area Four within the District benefit the same from the first few feet of pipe as they do from the last few feet. The stormwater management system; is an interrelated facility that, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within the District will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the AA4 Capital Improvement Program. The AA4 Capital Improvement Program includes off-site improvements, stormwater, utilities (water and sewer), roadways, amenities, landscape, and hardscape. The cost of the AA4 Capital Improvement Program is estimated to be \$10,740,842 with approximately \$4,689,239 of which will be funded by the issuance of the Bonds as generally described within Tables 2 and 3 of this Second Supplemental Report with further detail provided in the Engineer’s Report.

V. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The AA4 Capital Improvement Program contains a “system of improvements” for the Development except for common improvements that benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making



those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish a valid special assessment requires a more analytical examination. As required by F.S. 170.02 and described in the next section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceeds the cost of providing the improvements. These special benefits include but are not limited to, the added use of the property, added enjoyment of the property, the probability of decreased insurance premiums, and the probability of increased marketability and value of the property. The Development Plan for Assessment Area Four contains a mix of single-family and Townhome sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefits.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the AA4 Capital Improvement Program of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering Assessment Area Four because of the AA4 Capital Improvement Program, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the Assessment Area within the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Developer and other community property. To the extent it is later determined that the property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.



VI. ALLOCATION METHODOLOGY

Table 2 outlines EAUs assigned for residential product types under the current Development Plan for Assessment Area Four. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such a change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within Assessment Area Four of the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable properties. The CIP benefit concerning the AA4 Capital Improvement Program and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the AA4 Capital Improvement Program are demonstrated in Table 3 through Table 4. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per-parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

VII. ASSIGNMENT OF MAXIMUM ASSESSMENTS

This section sets out how special assessments will be assigned and to establish a lien on land within Assessment Area Four within the District. Concerning the Assessable Property, the special assessments are assigned to all properties within Assessment Area Four of the District on a gross acreage basis until the developable acreage is platted in Assessment Area Four. The platted parcels will then be reviewed as to use and product types. Under Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes, and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point, the infrastructure may or may not be installed and none of the units in the Development Plan have been platted. This condition exists when the infrastructure program is financed before any development. Assessment Area Four of the District has already been platted, and as such does not fall within this category.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development Plan has started to take shape. As lands subject to special assessments are platted and fully developed, they are assigned specific special assessments concerning the estimated benefit that each platted unit within Assessment Area Four receives from the AA4 Capital Improvement Program, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully developed, platted unit will be assigned a special assessment according to its Product Type classification as outlined in Table 4.



The third condition is the “completed development state.” In this condition, all of the Assessable Property within the Development plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the portion of the District representing 204.15 EAUs. Assessment Area Four of the District has already been platted and as such falls within this category.

IX. FINANCING INFORMATION

The District will finance a portion of the AA4 Capital Improvement Program through the issuance of the Bonds secured ultimately by benefiting properties within Assessment Area Four of the Development Plan (i.e., Assessment Area Four) within the District. Several items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs, and rounding as shown in Table 5.

IX. TRUE-UP MODIFICATION

During the construction period of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per-unit allocation of the special assessment principal. In order to ensure the District’s debt does not build up on the unplatted developable land, the District shall apply the following test as outlined within this “true-up methodology.”

The debt per acre remaining on the unplatted land within AA4 of the District may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of gross acres for such phase. Thus, every time the test is applied, the debt encumbering the remaining undivided land must remain equal to or lower than the ceiling level of debt per gross acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, the Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within AA4 of the District. If upon the completion of any true-up analyses, it is found the debt per acre exceeds the established maximum ceiling debt per gross acre, or there is not sufficient development potential in the remaining acreage of AA4 of the District to produce the EAU densities required to adequately service Bond debt, the District shall require the immediate remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within AA4 the District.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within the District to produce the



densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land, and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on the AA4 property for which true-up payments are due, until provision for such payment has been satisfactorily made.

X. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the Districts CIP. Certain financing, development, and engineering data was provided by members of the District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond the restatement of the factual information necessary for the compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.



TABLE 1

| PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT AA4 DEVELOPMENT PROGRAM COSTS | |
|---|---------------------------|
| DESCRIPTION | TOTAL PROJECT COSTS |
| Earthwork (excluding lots) | \$1,945,801 |
| Stormwater Management | \$1,407,806 |
| Roadways & Paving | \$1,619,009 |
| Potable Water | \$947,148 |
| Reclaimed Water | \$666,079 |
| Sanitary Sewer | \$2,113,313 |
| Dry Utility Trenching | \$388,500 |
| Landscape/Hardscape | \$777,000 |
| Permit & Impact Fees | \$50,507 |
| Professional Services | \$453,132 |
| Contingency | \$372,547 |
| TOTAL | \$10,740,842 |
| Net Construction Proceeds From Series 2024 Bonds | <u>\$2,681,655</u> |
| Other sources to Complete Construction | <u>\$8,059,187</u> |



TABLE 2

| PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT AA4 PLANNED DEVELOPMENT PROGRAM | | | | |
|--|----------|------------|--------------------------------|---------------|
| PRODUCT | LOT SIZE | PHASE I-B | PER UNIT EAU ⁽²⁾ | TOTAL EAUs |
| Townhome | 18 | 94 | 0.45 | 42.30 |
| Townhome | 22 | 42 | 0.55 | 23.10 |
| Single Family | 40 | 62 | 1.00 | 62.00 |
| Single Family | 50 | 59 | 1.25 | 73.75 |
| Single Family | 60 | 2 | 1.50 | 3.00 |
| TOTAL | | 259 | | 204.15 |
| ⁽¹⁾ EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots. | | | | |
| ⁽²⁾ Any development plan changes will require recalculations pursuant to the true-up provisions within this report. | | | | |



TABLE 3

| DEVELOPMENT PROGRAM COST/BENEFIT ANALYSIS | |
|---|-----------------|
| PROJECT COSTS | \$10,740,842 |
| TOTAL PROGRAM EAUS | 204.150 |
| TOTAL COST/BENEFIT | <u>\$52,612</u> |

Table 3 Notations:

1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.

TABLE 4

| DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS | | | | | |
|---|------------|---------------|---------------|---------------------|------------------|
| PRODUCT TYPE | EAU FACTOR | PRODUCT COUNT | EAUs | NET BENEFIT | |
| | | | | PER PRODUCT TYPE | PER PRODUCT UNIT |
| 18 | 0.45 | 94 | 42.30 | \$2,225,509 | \$23,675.62 |
| 22 | 0.55 | 42 | 23.10 | \$1,215,349 | \$28,936.87 |
| 40 | 1.00 | 62 | 62.00 | \$3,261,975 | \$52,612.50 |
| 50 | 1.25 | 59 | 73.75 | \$3,880,172 | \$65,765.62 |
| 60 | 1.50 | 2 | 3.00 | \$157,837 | \$78,918.75 |
| | | <u>259</u> | <u>204.15</u> | <u>\$10,740,842</u> | |

Table 4 Notations:

1) Table 4 determines only the anticipated construction cost, net of finance and other related costs.



TABLE 5

| PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS | | |
|--|-------|--------------------|
| FINANCING INFORMATION - FINANCING INFORMATION BOND SERIES 2024 | | |
| Coupon Rate ⁽¹⁾ | | 5.75% |
| Term (Years) | | 31 |
| Principal Amortization Installments | | 30 |
| ISSUE SIZE | | \$3,175,000 |
| Construction Fund | | \$2,681,655 |
| Capitalized Interest (Months) ⁽²⁾ | 12 | \$182,563 |
| Debt Service Reserve Fund | 50% | \$112,283 |
| Cost of Issuance | | \$198,500 |
| ANNUAL ASSESSMENT | | |
| Annual Debt Service (Principal plus Interest) | | \$224,565 |
| Collection Costs and Discounts @ | 6.00% | \$14,334 |
| TOTAL ANNUAL ASSESSMENT | | \$238,899 |
| ⁽¹⁾ Based on projected interest rate, subject to change based final conditions. | | |
| ⁽²⁾ Based on capitalized interest 12 months. | | |



Table 6

| PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT TOTAL BOND ASSESSMENT AA4 | | | | | | | | |
|---|-------------|---------------|--------------|------------|--------------------|----------------------|--------------------|----------------------|
| ALLOCATION METHODOLOGY - TOTAL BONDS (1) | | | | | | | | |
| PRODUCT | PER UNIT | TOTAL EAUs | % OF EAUs | UNITS | PRODUCT TYPE | | PER UNIT | |
| | | | | | TOTAL PRINCIPAL | ANNUAL ASSMT. (2) | TOTAL PRINCIPAL | ANNUAL ASSMT. (2) |
| 18 | 0.45 | 42.30 | 20.72% | 94 | \$657,862 | \$46,530 | \$6,999 | \$495 |
| 22 | 0.55 | 23.10 | 11.32% | 42 | \$359,258 | \$25,410 | \$8,554 | \$605 |
| 40 | 1.00 | 62.00 | 30.37% | 62 | \$964,242 | \$68,200 | \$15,552 | \$1,100 |
| 50 | 1.25 | 73.75 | 36.13% | 59 | \$1,146,981 | \$81,125 | \$19,440 | \$1,375 |
| 60 | 1.50 | 3.00 | 1.47% | 2 | \$46,657 | \$3,300 | \$23,328 | \$1,650 |
| TOTAL | | 204.15 | 100% | 259 | \$3,175,000 | \$224,565 | | |

(1) Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis, 12 month Capitalized Interest Period.

(2) Includes principal, interest and is NET OF collection costs.



EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$3,175,000.00 payable in 30 annual installments of principal of \$4,338.58 per gross acre. The maximum par debt is \$61,340.80 per gross acre and is outlined below.

Prior to platting, the debt associated with the AA3 Capital Improvement Plan will initially be allocated on a per acre basis within AA3 of the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL

| | | | |
|---|--|-------------------------------------|------------------------|
| TOTAL ASSESSMENT: | | <u>\$3,175,000.00</u> | |
| ANNUAL ASSESSMENT: | | <u>\$224,565.00</u> | (30 Installments) |
| TOTAL GROSS ASSESSABLE ACRES +/-: | | <u>51.76</u> | |
| TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE: | | <u>\$61,340.80</u> | |
| ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE: | | <u>\$4,338.58</u> | (30 Installments) |
| | | | PER PARCEL ASSESSMENTS |
| | | Gross Unplatted Assessable Acres | Total PAR Debt |
| Landowner Name, Manatee County - Legal Description Attached | | | Total Annual |
| JEN Tampa 4, LLC | | 51.76 | \$3,175,000.00 |
| SEE ATTACHED AA3 LEGAL DESCRIPTION | | | \$224,565.00 |
| EXHIBIT B | | | |
| Totals: | | <u>51.76</u> | <u>\$3,175,000.00</u> |
| | | | <u>\$224,565.00</u> |



**CROSSWIND RANCH
PHASE III**

DESCRIPTION: A parcel of land lying in Section 21, Township 33 South, Range 19 East, Manatee County, Florida and being more particularly described as follows:

COMMENCE at the Center of said Section 21, for a **POINT OF BEGINNING**, run thence along the South boundary of the Northwest 1/4 of said Section 21, N.89°35'26"W., 75.81 feet; thence N.24°30'00"W., 183.73 feet to a point on a curve; thence Northeasterly, 39.27 feet along the arc of a curve to the left having a radius of 225.00 feet and a central angle of 10°00'00" (chord bearing N.60°30'00"E., 39.22 feet) to a point of tangency; thence N.55°30'00"E., 45.09 feet; thence N.34°30'00"W., 50.00 feet; thence S.55°30'00"W., 45.09 feet to a point of curvature; thence Southwesterly, 40.26 feet along the arc of said curve to the right having a radius of 175.00 feet and a central angle of 13°10'55" (chord bearing S.62°05'27"W., 40.17 feet); thence N.34°30'00"W., 526.49 feet; thence S.55°13'11"W., 60.99 feet; thence N.89°35'00"W., 460.00 feet; thence N.00°25'00"E., 170.00 feet; thence S.89°35'00"E., 14.00 feet; thence N.00°25'00"E., 700.00 feet; thence S.89°35'00"E., 225.00 feet; thence N.00°25'00"E., 95.00 feet to a point of curvature; thence Northwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°35'00"W., 35.36 feet); thence N.00°25'00"E., 50.00 feet; thence S.89°35'00"E., 68.23 feet; thence N.00°25'00"E., 46.67 feet; thence N.59°25'01"E., 107.05 feet; thence N.44°41'05"E., 18.43 feet; thence S.89°35'00"E., 192.15 feet; thence S.00°25'00"W., 5.00 feet; thence S.89°35'00"E., 120.00 feet; thence N.00°25'00"E., 57.50 feet; thence N.14°07'33"E., 38.78 feet; thence N.77°45'00"E., 422.11 feet; thence N.12°15'00"W., 27.00 feet; thence N.77°45'00"E., 221.00 feet; thence S.12°15'00"E., 183.00 feet to a point of curvature; thence Southerly, 363.12 feet along the arc of a curve to the right having a radius of 1140.00 feet and a central angle of 18°15'00" (chord bearing S.03°07'30"E., 361.58 feet) to a point of tangency; thence S.06°00'00"W., 200.00 feet to a point of curvature; thence Southerly, 55.77 feet along the arc of a curve to the left having a radius of 2460.00 feet and a central angle of 01°17'56" (chord bearing S.05°21'02"W., 55.77 feet) to a point of reverse curvature; thence Southwesterly, 53.64 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 87°49'04" (chord bearing S.48°36'36"W., 48.55 feet); thence S.02°31'08"W., 120.00 feet to a point on a curve; thence Southeasterly, 53.64 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 87°49'04" (chord bearing S.43°34'20"E., 48.55 feet) to a point of reverse curvature; thence Southerly, 955.35 feet along the arc of a curve to the left having a radius of 2460.00 feet and a central angle of 22°15'03" (chord bearing S.10°47'19"E., 949.35 feet) to a point of reverse curvature; thence Southerly, 486.13 feet along the arc of a curve to the right having a radius of 1040.00 feet and a central angle of 26°46'54" (chord bearing S.08°31'24"E., 481.71 feet) to a point of cusp; thence Northwesterly, 57.94 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 94°51'06" (chord bearing N.42°33'30"W., 51.55 feet) to a point of tangency; thence N.89°59'03"W., 136.42 feet to a point of curvature; thence Westerly, 35.46 feet along the arc of a curve to the right having a radius of 500.00 feet and a central angle of 04°03'49" (chord bearing N.87°57'08"W., 35.45 feet) to a point of tangency; thence N.85°55'14"W., 171.49 feet to a point of curvature; thence Westerly, 34.79 feet along the arc of a curve to the right having a radius of 513.00 feet and a central angle of 03°53'06" (chord bearing N.83°58'41"W., 34.78 feet) to a point of reverse curvature; thence Westerly, 75.52 feet along the arc of a curve to the left having a radius of 487.00 feet and a central angle of 08°53'06" (chord bearing N.86°28'41"W., 75.45 feet) to a point of tangency; thence S.89°04'46"W., 35.55 feet to a point of curvature; thence Northwesterly, 117.81 feet along the arc of a curve to the right having a radius of 75.00 feet and a central angle of 90°00'00" (chord bearing N.45°55'14"W., 106.07 feet); thence S.89°04'46"W., 20.00 feet to a point on the West boundary of the Southeast 1/4 of the aforesaid Section 21; thence along said West boundary of the Southeast 1/4 of Section 21, N.00°55'14"W., 243.08 feet to the **POINT OF BEGINNING**.

Containing 51.757 acres, more or less.

**CROSSWIND RANCH
PHASE III**

| | | | | | |
|--------------------------------|------|-------------|------|---|--|
| | | | | Prepared For: HOMES BY WESTBAY | |
| | | | | DESCRIPTION SKETCH (Not a Survey) | |
| | | | | AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200 | |
| | | | | Drawn: WFS Checked: AWM Order No.: AMI-CLD-CR-001 | |
| | | | | Date: 1-16-24 Dwg: Crosswind PH III-DS.dwg | |
| | | | | File Path: P:\Crosswind Ranch-III\Master Plan\Description\Phase II | |
| | | | | SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST | |
| No. | Date | Description | Dwn. | Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER | |
| REVISIONS | | | | | |
| SHEET NO. 1 OF 5 SHEETS | | | | | |



CURVE DATA TABLE

| NO. | RADIUS | DELTA | ARC | CHORD | BEARING |
|-----|---------|-----------|--------|--------|---------------|
| 1 | 225.00 | 10°00'00" | 39.27 | 39.22 | N.60°30'00"E. |
| 2 | 175.00 | 13°10'55" | 40.26 | 40.17 | S.62°05'27"W. |
| 3 | 25.00 | 90°00'00" | 39.27 | 35.36 | N.44°35'00"W. |
| 4 | 1140.00 | 18°15'00" | 363.12 | 361.58 | S.03°07'30"E. |
| 5 | 2460.00 | 01°17'56" | 55.77 | 55.77 | S.05°21'02"W. |
| 6 | 35.00 | 87°49'04" | 53.64 | 48.55 | S.48°36'36"W. |
| 7 | 35.00 | 87°49'04" | 53.64 | 48.55 | S.43°34'20"E. |
| 8 | 2460.00 | 22°15'03" | 955.35 | 949.35 | S.10°47'19"E. |
| 9 | 1040.00 | 26°46'54" | 486.13 | 481.71 | S.08°31'24"E. |
| 10 | 35.00 | 94°51'06" | 57.94 | 51.55 | N.42°33'30"W. |
| 11 | 500.00 | 04°03'49" | 35.46 | 35.45 | N.87°57'08"W. |
| 12 | 513.00 | 03°53'06" | 34.79 | 34.78 | N.83°58'41"W. |
| 13 | 487.00 | 08°53'06" | 75.52 | 75.45 | N.86°28'41"W. |
| 14 | 75.00 | 90°00'00" | 117.81 | 106.07 | N.45°55'14"W. |

BASIS OF BEARINGS

The West boundary of the Southeast 1/4 of Section 21, Township 33 South, Range 19 East, Manatee County, Florida, has a Grid bearing of N.00°55'14"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

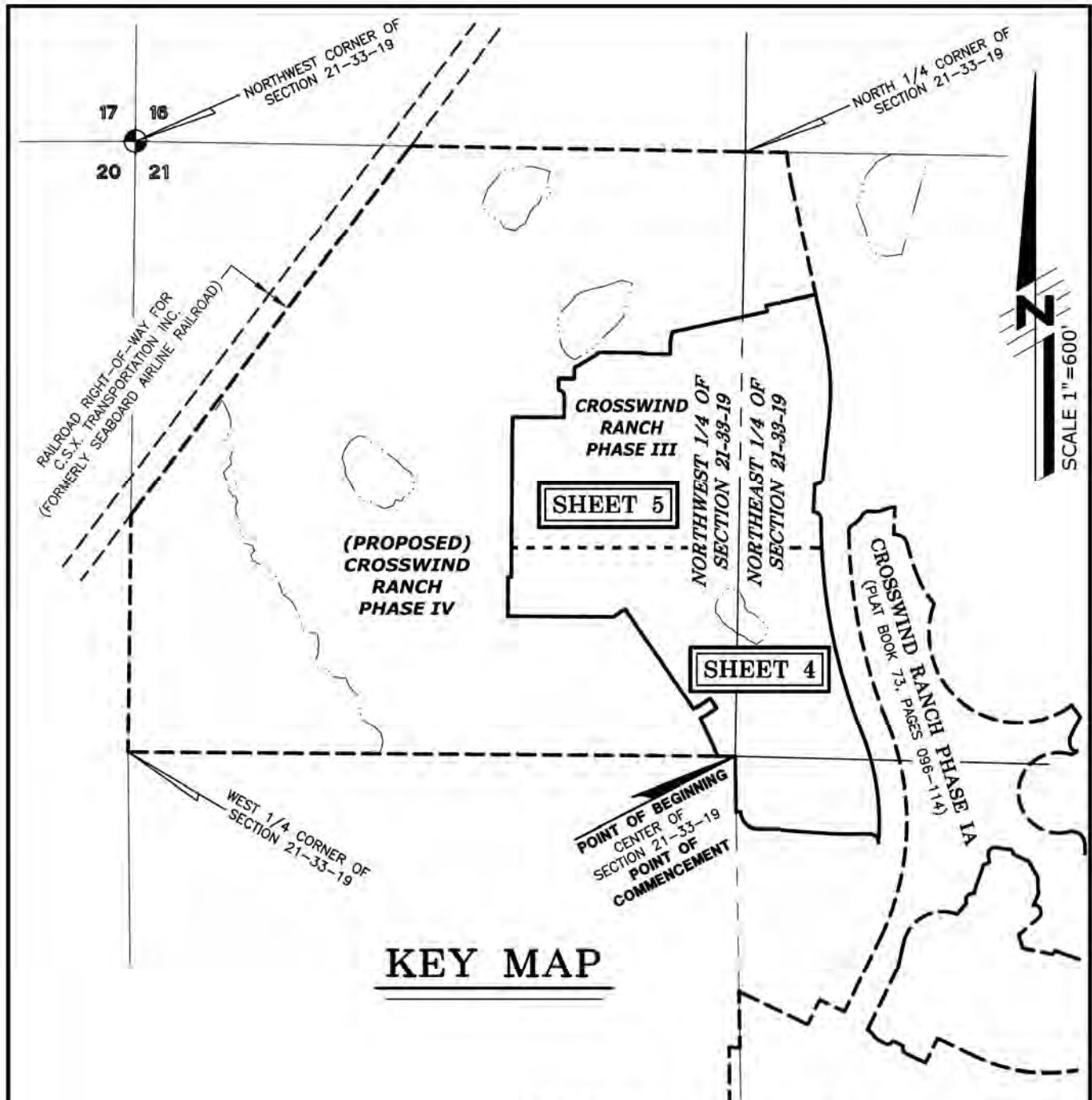
LEGEND:

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book

CROSSWIND RANCH PHASE III

| | | | | | |
|--|------|-------------|------|---|--|
| | | | | Prepared For: HOMES BY WESTBAY | |
| DESCRIPTION SKETCH (Not a Survey) SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL. | | | | AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200 | |
| | | | | | |
| No. | Date | Description | Dwn. | Drawn: WFS Checked: AWM Order No.: AMI-CLD-CR-001 Date: 1-16-24 Dwg: Crosswind PH III-DS.dwg File Path: P:\Crosswind Ranch-HBWP\Master Plan\Description\Phase III | |
| REVISIONS SHEET NO. 2 OF 5 SHEETS | | | | Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 <small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small> | |





CROSSWIND RANCH PHASE III

Prepared For: **HOMES BY WESTBAY**

DESCRIPTION SKETCH
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-CLD-CR-001

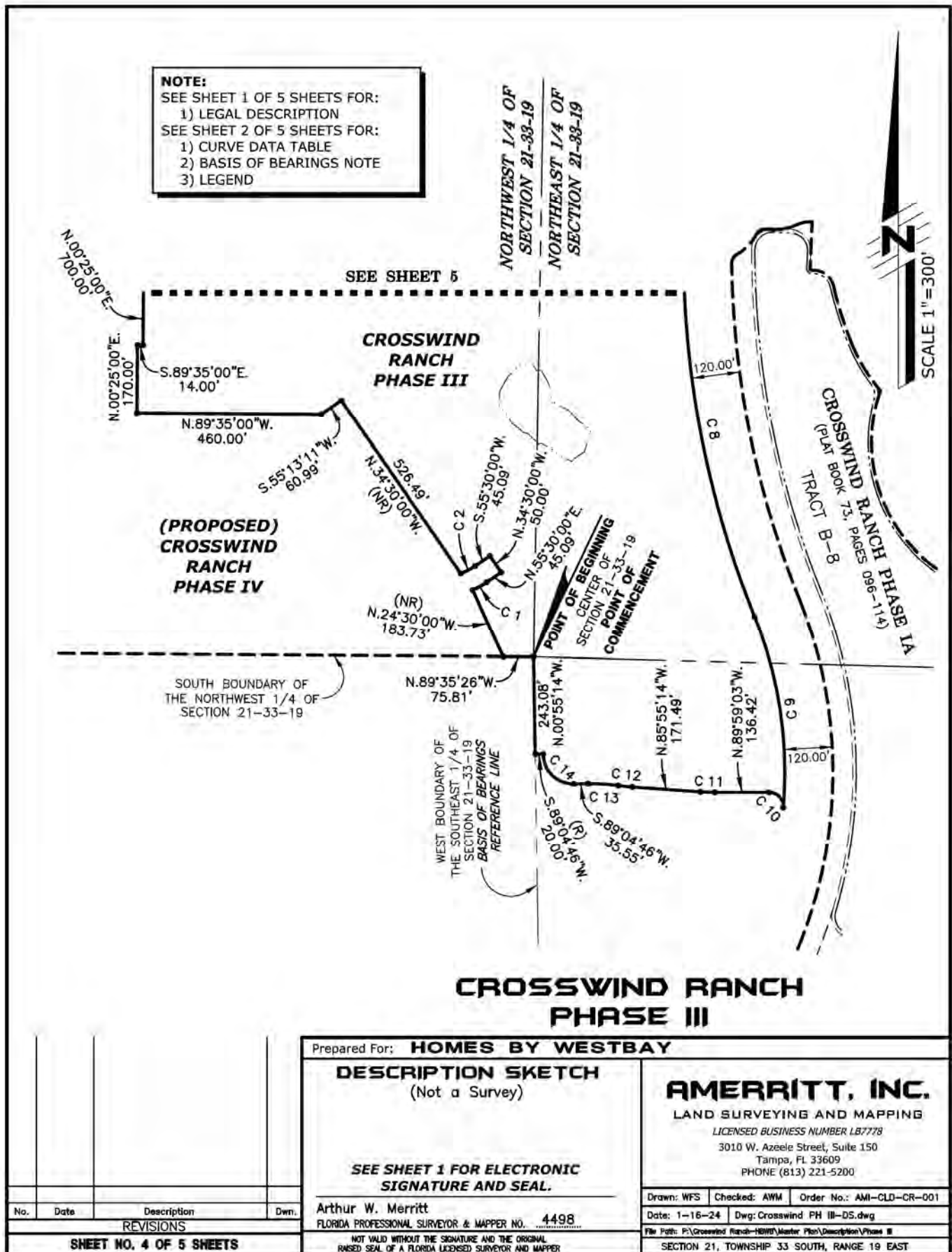
Date: 1-16-24 Dwg: Crosswind PH III-DS.dwg

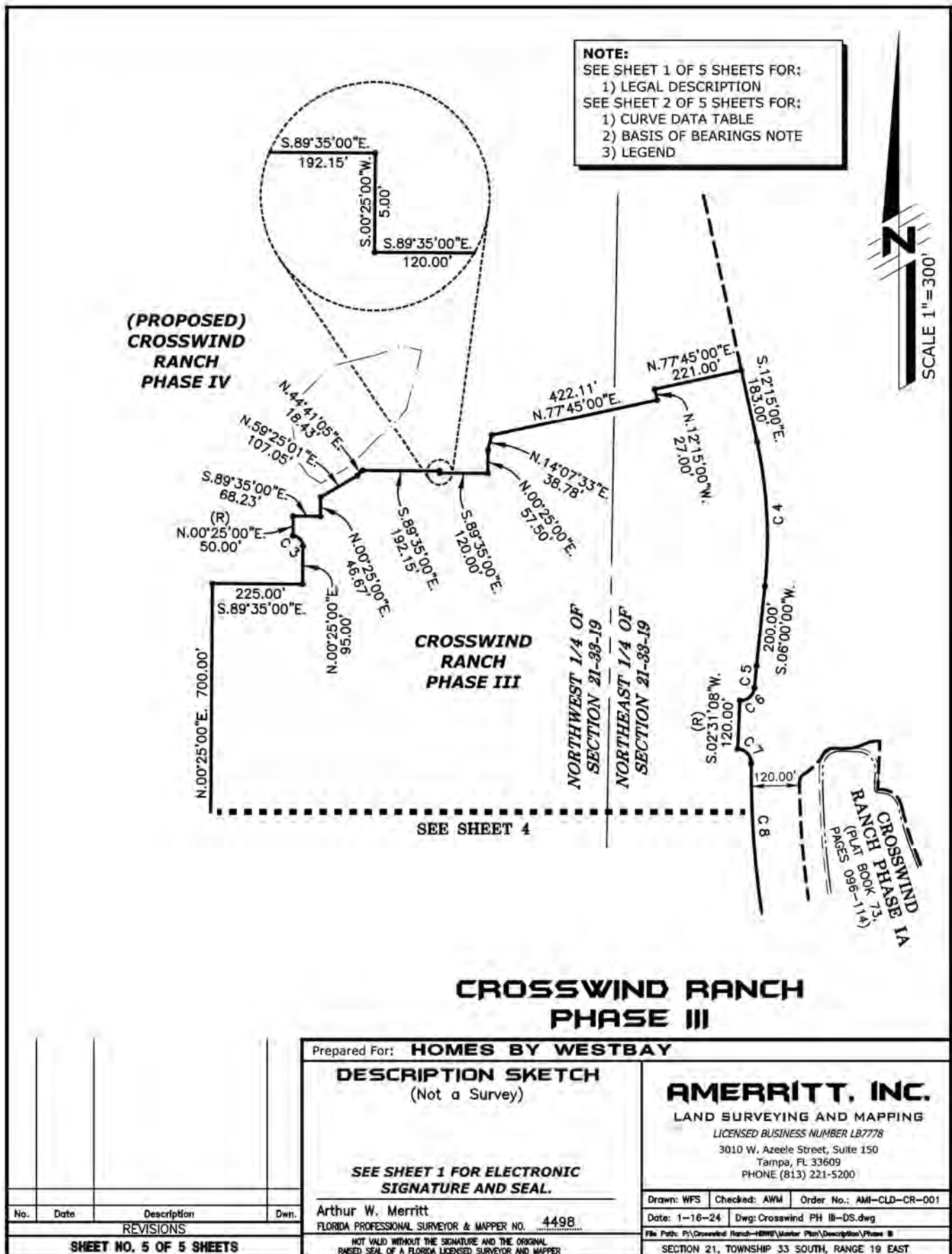
File Path: P:\Crosswind Ranch-HEWA\Master Plan\Description\Phase III

SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

| No. | Date | Description | Dwn. |
|-------------------------|------|-------------|------|
| REVISIONS | | | |
| SHEET NO. 3 OF 5 SHEETS | | | |







PARRISH
PLANTATION
COMMUNITY
DEVELOPMENT DISTRICT

FIRST SUPPLEMENTAL
METHODOLOGY REPORT
ASSESSMENT AREA THREE

Report Date:

February 15, 2024

TABLE OF CONTENTS

| <u>SECTION</u> | <u>SUBJECT</u> | <u>Page #</u> |
|----------------|-------------------------------------|---------------|
| I. | Introduction | 1 |
| II. | Defined Terms | 1 |
| III. | Objective | 2 |
| IV. | District & Assessment Area Project | 3 |
| V. | Capital Improvement Program | 3 |
| VI. | Determination of Special Assessment | 3 |
| VII. | Allocation Methodology | 5 |
| VIII. | Assignment of Maximum Assessments | 5 |
| IX. | Financing Information | 6 |
| X. | True-Up Modifications | 6 |
| XI. | Additional Stipulations | 6 |

| <u>TABLE</u> | <u>ITEM</u> | <u>Page #</u> |
|--------------|--|---------------|
| 1 | Development Program & EAU Factor Assignment Detail | 7 |
| 2 | Capital Improvement Program Cost Summary | 7 |
| 3 | Finance Information - Maximum Bonds | 8 |
| 4 | Assessment Allocation Detail – Maximum Assessments | 9 |

| <u>EXHIBIT</u> | <u>ITEM</u> | <u>Page #</u> |
|----------------|----------------------|---------------|
| A | Assessment Plat/Roll | 10 |

I. INTRODUCTION

This *First Supplemental Methodology Report – Assessment Area Three* (the “First Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the “Master Report”) dated February 2024 specifically to support the issuance of the Bonds (as defined below) which will fund a portion of Assessment Area of the District’s Capital Infrastructure Program.

II. DEFINED TERMS

“Assessable Property:” – All property within Assessment Area Three of the District that receives a special benefit from the CIP.

“Assessment Area Three” (AA3) – Phase I-B, II, V. as defined in Exhibit A of this report.

“AA3 Capital Improvement Program” (AA3 CIP) – The public infrastructure development program as outlined by the Engineer Supplemental Report for AA3.

“Developer” – HBWB Development Services, LLC, a Florida limited liability company.

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Parrish Plantation Community Development District, encompasses 792.295 +/- acres, in Manatee County Florida.

“AA3 Engineer Report” – Assessment Area Three *Engineer’s Report for Parrish Plantation Community Development District*, dated February 2024.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate the assignment of benefit and lien values.

“Expansion Area” – The District was expanded to include a parcel formerly known as Cone Ranch South on August 31st, 2021, adding 591.242 +/- Acres.

“Master Report” or “Report” – The *Master Assessment Methodology Report*, dated February 15, 2024, as provided to support benefit and maximum assessments on private developable property within the District.

“Maximum Assessments” – The maximum amount of special assessments and liens to be levied against benefiting assessable properties.

“Platted Units” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of vertical construction. Determined in part due to differentiated sizes, setbacks, and other factors.

“Unplatted Parcels” – Gross acreage intended for subdivision and platting pursuant to the Development Plan.



“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

“AA3 Series 2024” or “Report” – This AA3 *First Supplemental Methodology Report*, dated February 15, 2024 as provided to support benefits and Liens on private developable property within Assessment Area Three of the District.

III. OBJECTIVE

The objective of this First Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to Assessment Area Three;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within Assessment Area Three that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within Assessment Area Three within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within Assessment Area Three within the District that benefit from the AA3 Capital Improvement Program, as outlined by the Engineer’s Report.

The basis of benefit received by properties within Assessment Area Three of the District relates directly to the AA3 Capital Improvement Program allocable to Assessable Property within Assessment Area Three within the District. It is the District’s AA3 Capital Improvement Program that will create the public infrastructure that enables the assessable properties within Assessment Area Three of the District to be developed and improved. Without these public improvements, which include off-site improvements, stormwater, utilities (water and sewer), roadways, landscape, and hardscape, the development of lands within the District could not be undertaken within the current legal development standards. This First Supplemental Report applies the methodology described in the Master Report to assign assessments to assessable properties within Assessment Area Three within the District as a result of the benefit received from the AA3 Capital Improvement Program and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2024 (Assessment Area Three) (the “Bonds”) to finance the construction and/or acquisition of a portion of the AA3 Capital Improvement Program which will provide special benefit to the assessable parcels within Assessment Area Three of the District after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within Assessment Area Three within the District. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment, and financing structure for the Bonds to be issued by the District per Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.



IV. DISTRICT OVERVIEW

The District area encompasses 792.295 +/- acres and is located in Manatee County, Florida, within Sections 28 and 29, Township 33 South, and Ranges 19 East. The primary developer of the Assessable Properties is HBWB Development Services, LLC (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District contemplates 1,518 single-family lots. The public improvements as described in the Engineer’s Report include off-site improvements, stormwater, utilities (water and sewer), roadways, and landscape/hardscape.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop Assessment Area Three of the District. As designed, the AA3 Capital Improvement Program representing a portion of the total CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefits to assessable lands within Assessment Area Three of the District. The drainage and surface water management system are an example of a system that provides benefits to all planned residential lots within the District. As a system of improvements, all privately benefiting landowners within Assessment Area Three within the District benefit the same from the first few feet of pipe as they do from the last few feet. The stormwater management system; is an interrelated facility that, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within the District will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the AA3 Capital Improvement Program. The AA3 Capital Improvement Program includes off-site improvements, stormwater, utilities (water and sewer), roadways, amenities, landscape, and hardscape. The cost of the AA3 Capital Improvement Program is estimated to be \$24,909,034 approximately \$12,014,579 of which will be funded by the issuance of the Bonds as generally described within Tables 2 and 3 of this First Supplemental Report with further detail provided in the Engineer’s Report.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The AA3 Capital Improvement Program contains a “system of improvements” for the Development except for common improvements that benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally,



the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish a valid special assessment requires a more analytical examination. As required by F.S. 170.02 and described in the next section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceeds the cost of providing the improvements. These special benefits include but are not limited to, the added use of the property, added enjoyment of the property, the probability of decreased insurance premiums, and the probability of increased marketability and value of the property. The Development Plan for Assessment Area Three contains a mix of single-family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefits.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the AA3 Capital Improvement Program of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering Assessment Area Three because of the AA3 Capital Improvement Program, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the Assessment Area within the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Developer and other community property. To the extent it is later determined that the property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.



VII. ALLOCATION METHODOLOGY

Table 2 outlines EAUs assigned for residential product types under the current Development Plan for Assessment Area Three. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within Assessment Area Three of the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable properties. The CIP benefit concerning the AA3 Capital Improvement Program and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the AA3 Capital Improvement Program are demonstrated in Table 3 through Table 4. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per-parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out how special assessments will be assigned and to establish a lien on land within Assessment Area Three within the District. Concerning the Assessable Property, the special assessments are assigned to all properties within Assessment Area Three of the District on a gross acreage basis until the developable acreage is platted in Assessment Area Three. The platted parcels will then be reviewed as to use and product types. Under Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes, and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point, the infrastructure may or may not be installed and none of the units in the Development Plan have been platted. This condition exists when the infrastructure program is financed before any development. Assessment Area Three of the District has already been platted, and as such does not fall within this category.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development Plan has started to take shape. As lands subject to special assessments are platted and fully developed, they are assigned specific special assessments concerning the estimated benefit that each platted unit within Assessment Area Three receives from the AA3 Capital Improvement Program, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully developed, platted unit will be assigned a special assessment according to its Product Type classification as outlined in Table 4.



The third condition is the “completed development state.” In this condition, all of the Assessable Property within the Development plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the portion of the District representing 509.88 EAUs. Assessment Area Three of the District has already been platted and as such falls within this category.

IX. FINANCING INFORMATION

The District will finance a portion of the AA3 Capital Improvement Program through the issuance of the Bonds secured ultimately by benefiting properties within Assessment Area Three of the Development Plan (i.e., Assessment Area Three) within the District. Several items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs, and rounding as shown in Table 5.

X. TRUE-UP MODIFICATION

During the construction period of phases of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of the assessment principal. In order to ensure the District’s debt does not build up on the unplatted land, the District shall apply the following test as outlined within this “true up methodology”.

The debt per acre remaining on the unplatted developable land within the District is never allowed to increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of developable acres encumbered by those Bonds. Thus, every time the test is applied, the debt encumbering the remaining un-platted developable acres must remain equal to, or lower than the ceiling level of debt per acre as established by Exhibit A.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses, it is found that the debt per gross acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage in the District to produce the densities required to adequately service Bond debt, the District would require the immediate remittance of a density reduction payment, plus accrued interest as applicable in an amount sufficient to reduce the remaining debt per acre to the ceiling amount per acre, thus allow the remaining gross acreage to adequately service bond debt upon planned development. The final test shall be applied at the platting of 100% of the development units within each phase of the District. Should additional coverage be identified at or before the final true-up as a result of changes in the development plan, the District will reserve the right to either use excess to issue more debt or pay down the existing principal amounts within outstanding Bonds proportionally.

True-up payment provisions may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District and bondholders, that there is sufficient development potential in the remaining acreage



within the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in Section VIII.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

XI. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP relating to the AA3 Capital Improvement Program. Certain financing, development, and engineering data was provided by members of the District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond the restatement of the factual information necessary for the compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.



TABLE 1

| PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT AA3 DEVELOPMENT PROGRAM COSTS | | | |
|---|---------------------|---|---------------------------|
| DESCRIPTION | PH I-B, II, & V | SPENCER PARRISH ROAD EXTENSION | TOTAL PROJECT COSTS |
| Earthwork (excluding lots) | \$4,437,381 | \$750,000 | \$5,187,381 |
| Stormwater Management | \$4,308,427 | \$495,000 | \$4,803,427 |
| Roadways & Paving | \$3,052,103 | \$1,750,000 | \$4,802,103 |
| Potable Water | \$1,547,050 | \$375,000 | \$1,922,050 |
| Reclaimed Water | \$1,138,678 | \$250,000 | \$1,388,678 |
| Sanitary Sewer | \$1,761,281 | \$200,000 | \$1,961,281 |
| Dry Utility Trenching | \$454,530 | \$75,000 | \$529,530 |
| Landscape/Hardscape | \$1,054,000 | \$425,000 | \$1,479,000 |
| Permit & Impact Fees | \$77,709 | \$20,000 | \$97,709 |
| Professional Services | \$1,121,457 | \$260,400 | \$1,381,857 |
| Contingency | \$922,018 | \$434,000 | \$1,356,018 |
| TOTAL | \$19,874,635 | \$5,034,400 | \$24,909,035 |
| | | | \$12,079,579 |
| | | | \$12,829,456 |



TABLE 2

| PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT AA3 PLANNED DEVELOPMENT PROGRAM | | | | | | | |
|--|----------|-----------|------------|------------|------------|--------------------------------|---------------|
| PRODUCT | LOT SIZE | PHASE I-B | PHASE II | PHASE V | TOTAL | PER UNIT EAU ⁽²⁾ | TOTAL EAUs |
| Single Family | 50 | 21 | | | 21 | 1.25 | 26.25 |
| Single Family | 60 | 17 | 12 | 118 | 147 | 1.50 | 220.50 |
| Single Family | 65 | 9 | | | 9 | 1.63 | 14.63 |
| Single Family | 70 | 10 | 97 | 35 | 142 | 1.75 | 248.50 |
| TOTAL | | 57 | 109 | 153 | 319 | | 509.88 |
| ⁽¹⁾ EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots. ⁽²⁾ Any development plan changes will require recalculations pursuant to the true-up provisions within this report. | | | | | | | |



TABLE 3

| DEVELOPMENT PROGRAM COST/BENEFIT ANALYSIS | |
|---|-----------------|
| PROJECT COSTS | \$24,909,035 |
| TOTAL PROGRAM EAUS | 509.875 |
| TOTAL COST/BENEFIT | <u>\$48,853</u> |

Table 3 Notations:

1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.

TABLE 4

| DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS | | | | | |
|---|------------|---------------|---------------|---------------------|------------------|
| PRODUCT TYPE | EAU FACTOR | PRODUCT COUNT | EAUs | NET BENEFIT | |
| | | | | PER PRODUCT TYPE | PER PRODUCT UNIT |
| 50 | 1.25 | 21 | 26.25 | \$1,282,397 | \$61,067 |
| 60 | 1.50 | 147 | 220.50 | \$10,772,135 | \$73,280 |
| 65 | 1.63 | 9 | 14.63 | \$714,478 | \$79,386 |
| 70 | 1.75 | 142 | 248.50 | \$12,140,025 | \$85,493 |
| | | <u>319</u> | <u>509.88</u> | <u>\$24,909,035</u> | |

Table 4 Notations:

1) Table 4 determines only the anticipated construction cost, net of finance and other related costs.



Table 5

| PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT TOTAL BOND ASSESSMENT AA3 | | | | | | | | |
|---|-------------|---------------|--------------|-------|--------------------|----------------------|--------------------|----------------------|
| ALLOCATION METHODOLOGY - TOTAL BONDS (1) | | | | | | | | |
| PRODUCT | PER UNIT | TOTAL EAUs | % OF EAUs | UNITS | PRODUCT TYPE | | PER UNIT | |
| | | | | | TOTAL PRINCIPAL | ANNUAL ASSMT. (2) | TOTAL PRINCIPAL | ANNUAL ASSMT. (2) |
| 50 | 1.25 | 26.25 | 5.15% | 21 | \$738,269 | \$52,208 | \$35,156 | \$2,486 |
| 60 | 1.50 | 220.50 | 43.25% | 147 | \$6,201,461 | \$438,544 | \$42,187 | \$2,983 |
| 65 | 1.63 | 14.63 | 2.87% | 9 | \$411,321 | \$29,087 | \$45,702 | \$3,232 |
| 70 | 1.75 | 248.50 | 48.74% | 142 | \$6,988,948 | \$494,232 | \$49,218 | \$3,481 |
| TOTAL | | 509.88 | 100% | 319 | \$14,340,000 | \$1,014,071 | | |

(1) Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis, 12 month Capitalized Interest Period.

(2) Includes principal, interest and is NET OF collection costs.



TABLE 6

| PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS | | |
|--|-------|--------------|
| FINANCING INFORMATION - FINANCING INFORMATION BOND SERIES | | |
| Coupon Rate ⁽¹⁾ | | 5.75% |
| Term (Years) | | 31 |
| Principal Amortization Installments | | 30 |
| ISSUE SIZE | | \$14,340,000 |
| General Fund Subaccount | | \$7,079,579 |
| Roadway Improvement Subaccount | | \$5,000,000 |
| Capitalized Interest (Months) ⁽²⁾ | 12 | \$824,550 |
| Debt Service Reserve Fund | 100% | \$1,014,071 |
| Cost of Issuance | | \$421,800 |
| ANNUAL ASSESSMENT | | |
| Annual Debt Service (Principal plus Interest) | | \$1,014,071 |
| Collection Costs and Discounts @ | 6.00% | \$64,728 |
| TOTAL ANNUAL ASSESSMENT | | \$1,078,799 |
| ⁽¹⁾ Based on projected interest rate, subject to change based final conditions. | | |
| ⁽²⁾ Based on capitalized interest 12 months. | | |



EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$14,340,000.00 payable in 30 annual installments of principal of \$3,869.47 per gross acre. The maximum par debt is \$54,718.21 per gross acre and is outlined below.

Prior to platting, the debt associated with the AA3 Capital Improvement Plan will initially be allocated on a per acre basis within AA3 of the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

| ASSESSMENT ROLL | | | |
|--|-------------------------------------|-------------------|--------------------------|
| TOTAL ASSESSMENT: | \$14,340,000 | | |
| ANNUAL ASSESSMENT: | \$1,014,071 | (30 Installments) | |
| TOTAL GROSS ASSESSABLE ACRES +/-: | 262 | | |
| TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE: | \$54,718 | | |
| ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE: | \$3,869 | (30 Installments) | |
| Landowner Name, Manatee County - Legal Description Attached JEN Tampa 4, LLC SEE ATTACHED AA3 LEGAL DESCRIPTION EXHIBIT B | PER PARCEL ASSESSMENTS | | |
| | Gross Unplatted Assessable Acres | Total PAR Debt | Total Annual |
| | 262 | \$14,340,000 | \$1,014,071 |
| | Totals: | 262 | \$14,340,000 \$1,014,071 |



EXHIBIT B

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

ASSESSMENT AREA III





EXHIBIT A

TO BE REVISED

CERTIFICATE OF AUTHORIZATION # LB 6982
1023 MANATEE AVENUE WEST (7TH FLOOR)
BRADENTON, FLORIDA 34205
(941) 748-8080
FAX (941) 748-3747

DESCRIPTION:

A parcel of Land Lying in Sections 21 and 22, Township 33 South, Range 19 East, Manatee County, Florida and a portion of Crosswind Ranch, Phase IA, recorded in Plat Book 73, Page 96 of the public records of Manatee County Florida; being more particularly described as follows:

BEGIN at the Northwest corner of the aforementioned Section 22; thence $589^{\circ}43'47''$ E, along the North line of the aforementioned Section 22, 1,354.09 feet to the Northeast corner of the West Half of the Northwest Quarter of said Section 22; thence $S00^{\circ}30'34''$ W, along the East line of said West Half, 2,667.84 feet to the South line of the Northwest Quarter of said Section 22; thence $N89^{\circ}36'28''$ W, along said South line, 1,345.17 feet to the Southwest corner of the Northwest quarter of said Section 22; thence $S00^{\circ}19'08''$ W, along the West line of the Southwest Quarter of said Section 22, also being the East line of the Southeast Quarter of the aforementioned Section 21, 1,252.43 feet to the Northeast corner of Tract B-3 as shown on the aforementioned plat of Crosswind Ranch, Phase IA; thence along the Northerly line of said Crosswind Ranch, Phase IA the following two (2) courses: (1) $N89^{\circ}40'52''$ W, 20.00 feet to a point on a non-tangent curve to the left, whose radius point bears $S75^{\circ}35'43''$ W, 430.00 feet, and having a central angle of $49^{\circ}02'51''$; (2) Northwest along the arc of said curve 368.10 feet; to a point on the East right-of-way of Eastwyck Drive of said Crosswind Ranch, Phase IA; thence, $S23^{\circ}12'53''$ W, along said East right-of-way and its Southerly extension, 107.63 feet; thence $N66^{\circ}47'07''$ W, 50.00 feet to a point on the Southerly extension of the West right-of-way of said Eastwyck Drive; thence $N23^{\circ}12'53''$ E, along said West right-of-way and Southerly extension, 107.63 feet to a point on the aforementioned Northerly line of Crosswind Ranch, Phase IA, same being a point on a non-tangent curve to the left, whose radius point bears $S19^{\circ}52'54''$ W, 430.00 feet, and having a central angle of $38^{\circ}01'25''$; thence along said Northerly line the following eighteen (18) courses: (1) Westerly along the arc of said curve 285.36 feet; (2) $N71^{\circ}38'42''$ W, 116.87 feet; (3) $N81^{\circ}43'14''$ W, 54.93 feet; (4) $S81^{\circ}44'05''$ W, 78.26 feet; (5) $S83^{\circ}50'53''$ W, 94.91 feet; (6) $S79^{\circ}28'14''$ W, 87.29 feet; (7) $S29^{\circ}32'25''$ W, 28.10 feet; (8) $S23^{\circ}10'27''$ W, 235.37 feet; (9) $S38^{\circ}19'47''$ W, 145.23 feet to a point on a non-tangent curve to the right, whose radius point bears $N10^{\circ}47'23''$ W, 705.00 feet, and having a central angle of $36^{\circ}37'24''$; (10) Westerly along the arc of said curve 450.64 feet; (11) $N64^{\circ}09'59''$ W, 186.38 feet; (12) $S25^{\circ}50'01''$ W, 120.00 feet; (13) $N64^{\circ}09'59''$ W, 95.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of $90^{\circ}00'00''$; (14) Northerly along the arc of said curve 39.27 feet; (15) $N64^{\circ}09'59''$ W, 50.00 feet to a point on a non-tangent curve to the right, whose radius point bears $N64^{\circ}09'59''$ W, 25.00 feet, and having a central angle of $90^{\circ}00'00''$; (16) Westerly along the arc of said curve 39.27 feet; (17) $N64^{\circ}09'59''$ W, 19.72 feet to the point of curvature of a curve to the right having a radius of 87.00 feet and a central angle of $27^{\circ}44'55''$; (18) Northwest along the arc of said curve 42.13 feet to a point of reverse curvature of a curve to the left having a radius of 113.00 feet, a central angle of $27^{\circ}44'54''$; thence continue along said Northerly line and the Southerly line of Tracts U-12 and B-8 of said plat the following three (3) courses: (1) Northwest along the arc of said curve 54.73 feet; (2) $N64^{\circ}09'59''$ W, 82.00 feet to the point of curvature of a curve to the right, having a radius of 25.00 feet and a central angle of $90^{\circ}00'00''$; (3) Northerly along the arc of said curve 39.27 feet to a point on the West line of the aforementioned Crosswind Ranch, Phase IA; thence along said West line the following three (3) courses: (1) $N25^{\circ}50'01''$ E, 358.01 feet to the point of curvature of a curve to the left, having a radius of 1,160.00 feet, and a central angle of $47^{\circ}44'53''$; (2) Northerly along the arc of said curve 986.70 feet to a point of reverse curvature of a curve to the right, having a radius of 2,340.00 feet, and a central angle of $21^{\circ}04'50''$; (3) Northerly along the arc of said curve 860.94 feet to the Northwest corner of the aforementioned Crosswind Ranch, Phase IA; thence continue along said arc through a central angle of $15^{\circ}47'41''$, 645.07 feet; thence $N14^{\circ}56'00''$ E, 1,002.39 feet to the point of curvature of a curve to the left having a radius of 1,260.00 feet and a central angle of $01^{\circ}38'17''$; thence Northerly along the arc of said curve 36.02 feet to the North line of the aforementioned Section 21; thence $S89^{\circ}00'53''$ E, along said North line, 1,859.00 feet to the POINT OF BEGINNING.

Containing 11,415,604 square feet or 262.07 acres, more or less.

SKETCH & DESCRIPTION

OF

A PARCEL OF LAND

LOCATED IN

SECTIONS 21 & 22, TOWNSHIP 33 SOUTH, RANGE 19 EAST

MANATEE COUNTY, FLORIDA

DRAWN: DML DATE: 2023.10.24

© ZNS ENGINEERING, L.C. THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

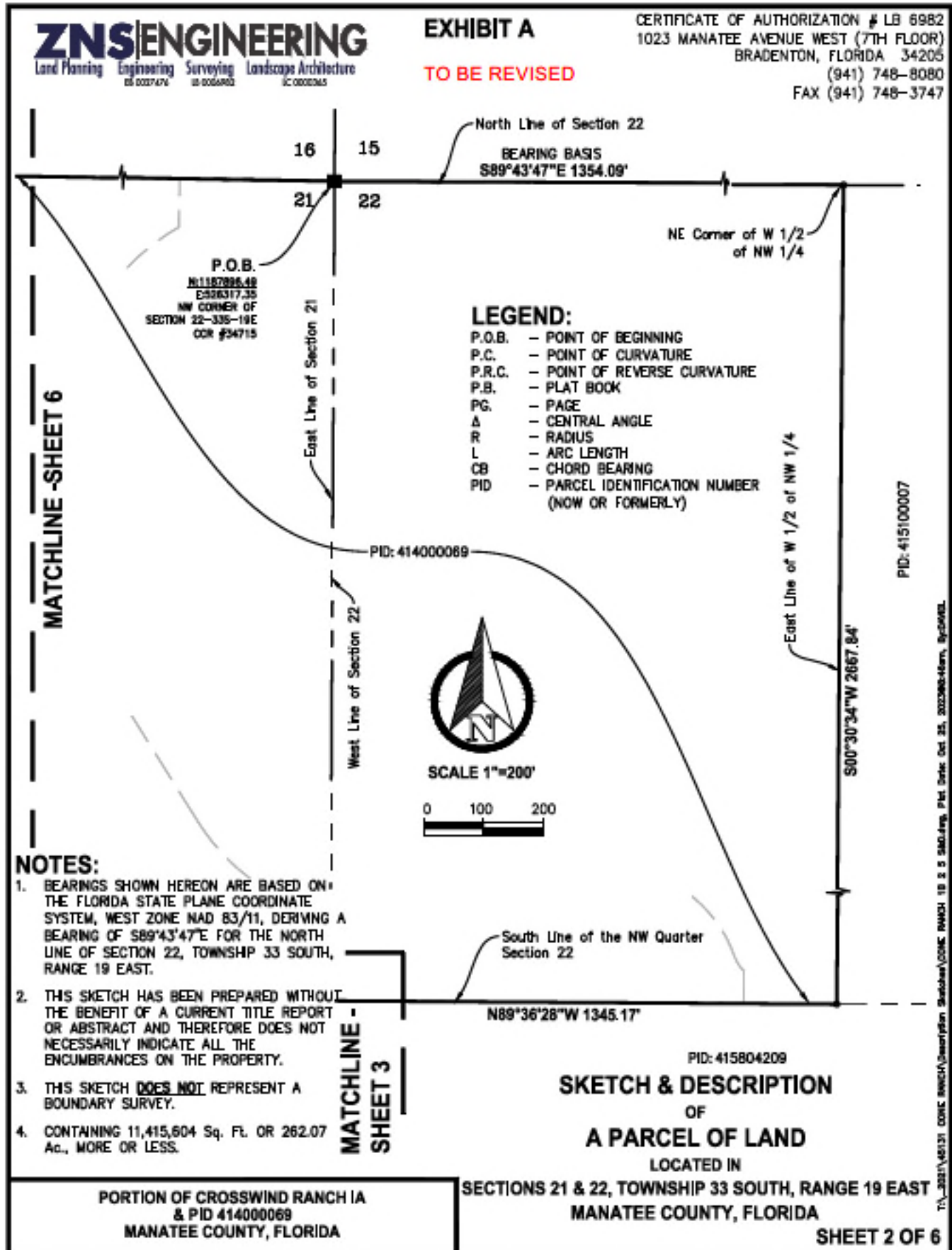
NOTE: THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER. AN ELECTRONIC COPY MUST HAVE A VERIFIED INDEPENDENT AUTHENTICATED SEAL AFFIXED.

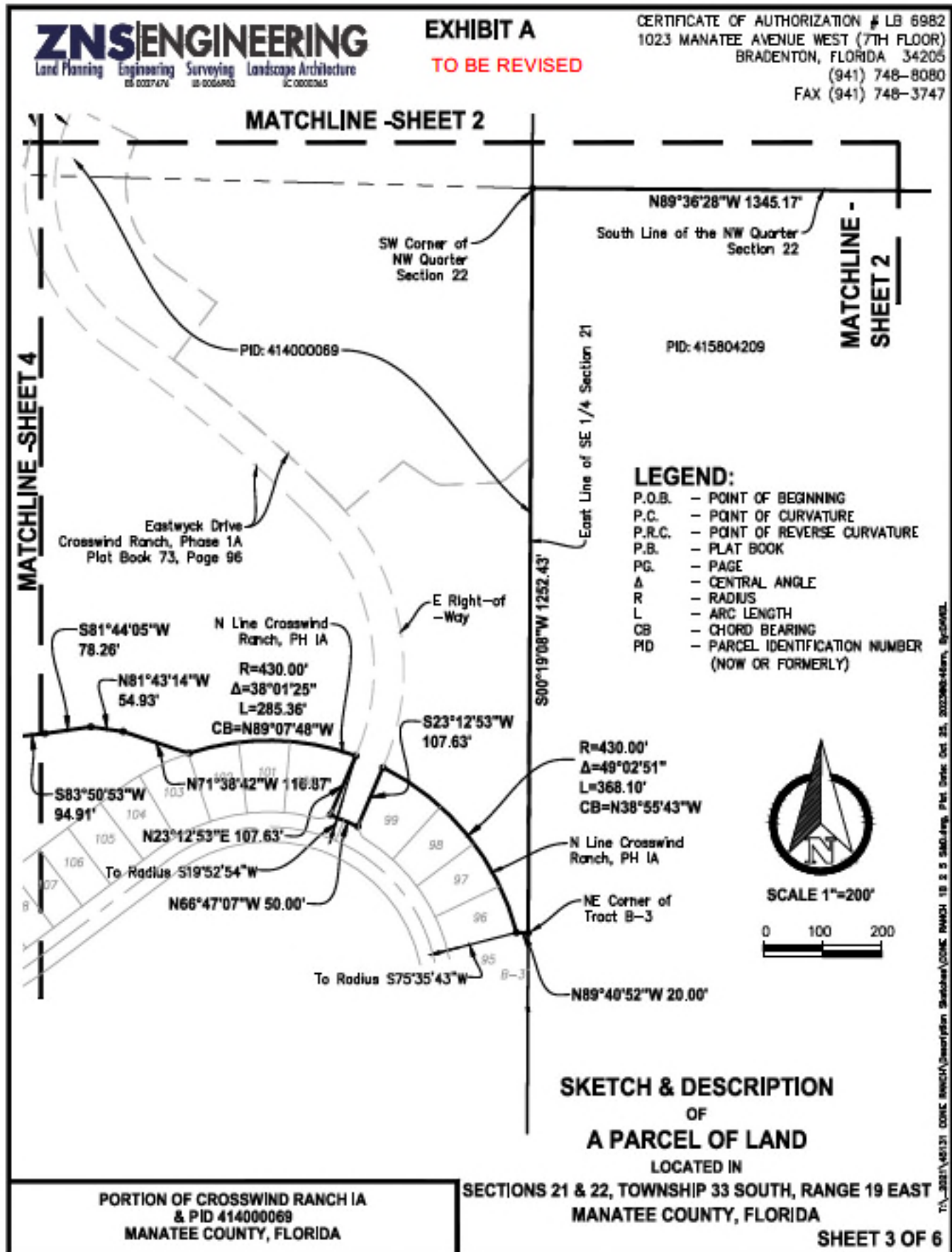
PORTION OF CROSSWIND RANCH IA
& PID 414000069
MANATEE COUNTY, FLORIDA

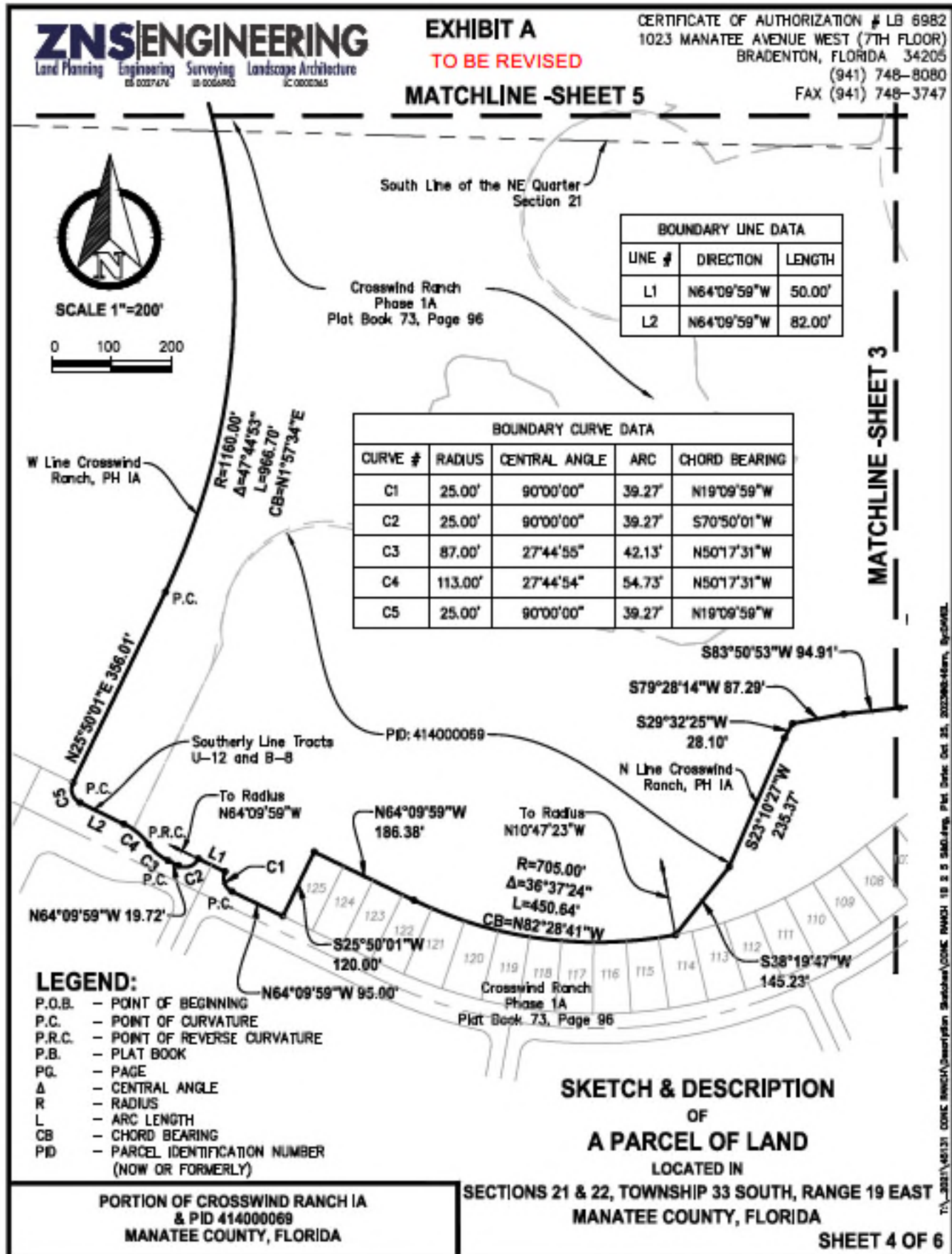
BY: _____
KAVIN C. WILMOTT, P.S.M.
FLORIDA CERTIFICATE No. PLS 6809

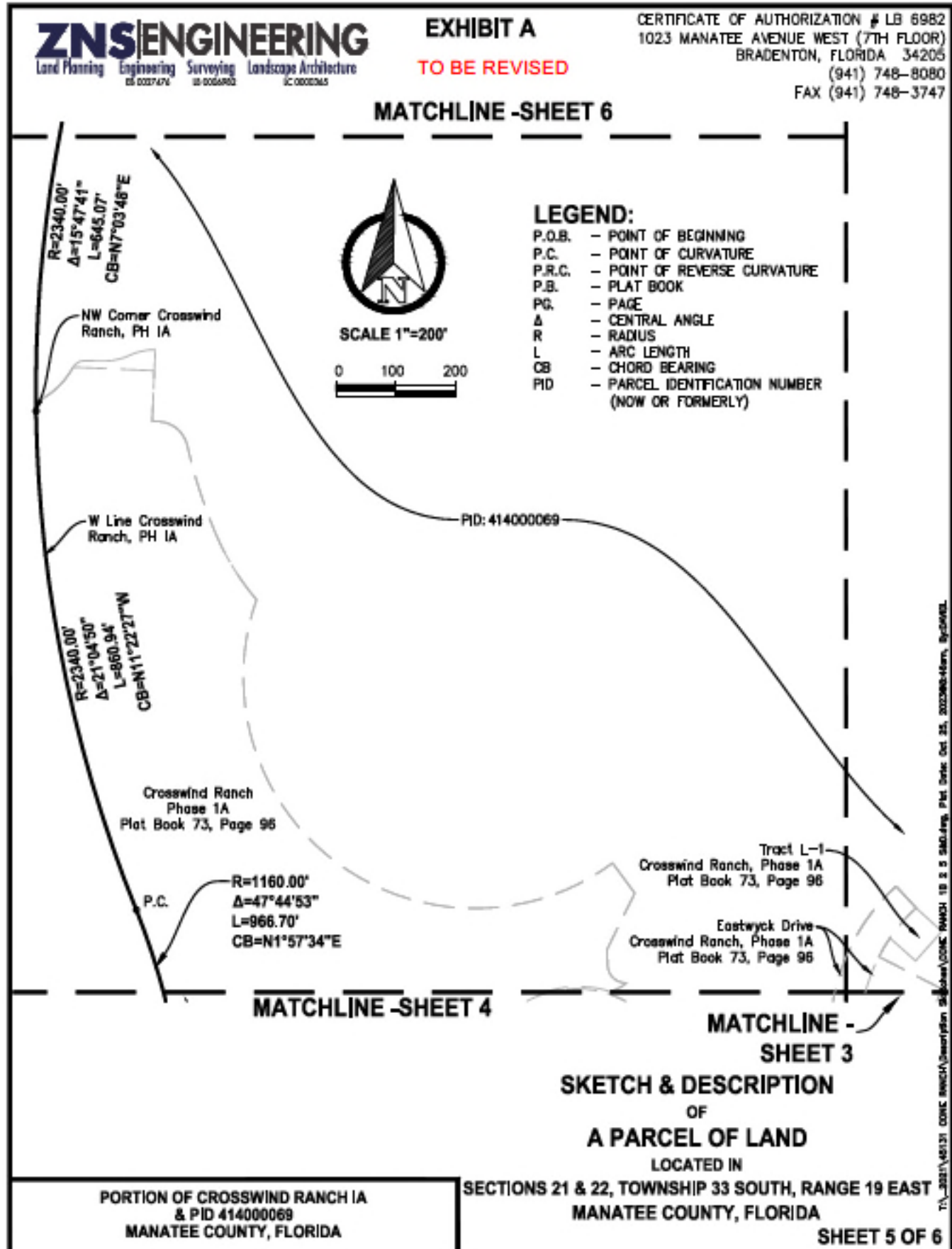
SHEET 1 OF 6

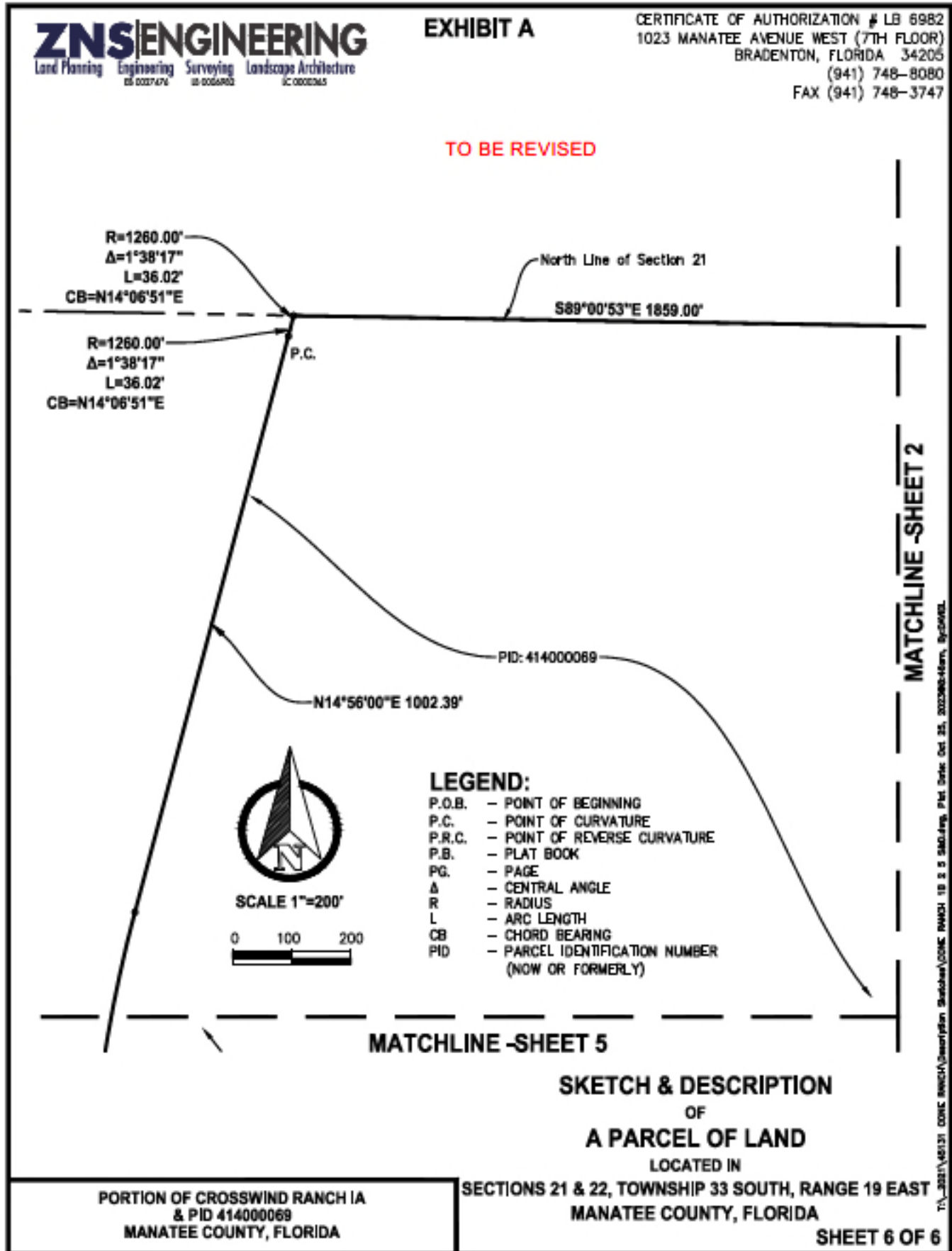












PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT ASSESSMENT AREA FOUR

Report Date:

FEBRUARY 15, 2024

TABLE OF CONTENTS

| <u>SECTION</u> | <u>SUBJECT</u> | <u>Page #</u> |
|----------------|-------------------------------------|---------------|
| I. | Introduction | 1 |
| II. | Defined Terms | 2 |
| III. | District Overview | 3 |
| IV. | Capital Improvement Program | 3 |
| V. | Determination of Special Assessment | 3 |
| VI. | Allocation Methodology | 4 |
| VII. | Assignment of Maximum Assessments | 5 |
| VIII. | Financing Information | 6 |
| IX. | True-Up Modifications | 6 |
| X. | Additional Stipulations | 7 |

| <u>TABLE</u> | <u>ITEM</u> | <u>Page #</u> |
|--------------|--|---------------|
| 1 | Capital Improvement Program Cost Summary | 8 |
| 2 | Development Program & EAU Factor Assignment Detail | 8 |
| 3 | Capital Improvement Program Cost Summary | 9 |
| 4 | District Benefit Detail | 9 |
| 5 | Construction Cost Net Benefit Detail | 10 |
| 6 | Construction Cost Funding Sources | 10 |
| 7 | Finance Information - Maximum Bonds | 11 |
| 8 | Assessment Allocation Detail – Maximum Assessments | 12 |

| <u>EXHIBIT</u> | <u>ITEM</u> | <u>Page #</u> |
|----------------|----------------------|---------------|
| A | Assessment Plat/Roll | 12 |

I. INTRODUCTION

This *First Supplemental Methodology Report – Assessment Area Four* (the “First Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the “Master Report”) dated February 2024 specifically to support the issuance of the Bonds (as defined below) which will fund a portion of Assessment Area of the District’s Capital Infrastructure Program.

II. DEFINED TERMS

“Assessable Property:” – All property within Assessment Area Four of the District that receives a special benefit from the CIP.

“Assessment Area Four” (AA4) – Phase III of the Expansion Area of the District. Defined in Exhibit B of this report.

“AA4 Capital Improvement Program” (AA4 CIP) – The public infrastructure development program as outlined by the Engineer Report for AA4.

“Developer” – Mattamy Homes

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Parrish Plantation Community Development District, encompasses 792.295 +/- acres, in Manatee County Florida.

“AA4 Engineer Report” – *Master Report Phases III and IV* Engineer’s Report for Parrish Plantation Community Development District, dated January 2024.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate the assignment of benefit and lien values.

“Expansion Area” – The District was expanded to include a parcel fka Cone Ranch South on August 31st, 2021, adding 591.242 +/- Acres.

“Maximum Assessments” – The maximum amount of special assessments and liens to be levied against benefiting assessable properties.

“Platted Units” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of vertical construction. This was determined in part due to differentiated sizes, setbacks, and other factors.

“Unplatted Parcels” – Gross acreage intended for subdivision and platting pursuant to the Development Plan.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.



“AA4 Series 2024” or “Report” – This AA4 Second Supplemental Methodology Report, dated February 15, 2024 is provided to support benefits and liens on private developable property within Assessment Area Four of the District.

III. OBJECTIVE

The objective of this Second Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to Assessment Area Four;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within Assessment Area Four that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within Assessment Area Four within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within Assessment Area Four within the District that benefit from the AA4 Capital Improvement Program, as outlined by the Engineer's Report.

The basis of benefit received by properties within Assessment Area Four of the District relates directly to the AA4 Capital Improvement Program allocable to Assessable Property within Assessment Area Four within the District. It is the District's AA4 Capital Improvement Program that will create the public infrastructure that enables the assessable properties within Assessment Area Four of the District to be developed and improved. Without these public improvements, which include off-site improvements, stormwater, utilities (water and sewer), roadways, landscape, and hardscape, the development of lands within the District could not be undertaken within the current legal development standards. This First Supplemental Report applies the methodology described in the Master Report to assign assessments to assessable properties within Assessment Area Four within the District as a result of the benefit received from the AA4 Capital Improvement Program and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2024 (Assessment Area Four) (the “Bonds”) to finance the construction and/or acquisition of a portion of the AA4 Capital Improvement Program which will provide special benefit to the assessable parcels within Assessment Area Four of the District after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within Assessment Area Four within the District. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment, and financing structure for the Bonds to be issued by the District per Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.



III. DISTRICT OVERVIEW

The District area encompasses 792.295 +/- acres and is located in Manatee County, Florida, within Sections 28 and 29, Township 33 South, and Ranges 19 East. The primary developer of the Assessable Properties is Mattamy Homes Inc. (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District contemplates 1,518 single-family lots. The public improvements as described in the Engineer’s Report include off-site improvements, stormwater, utilities (water and sewer), roadways, and landscape/hardscape.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop Assessment Area Four of the District. As designed, the AA4 Capital Improvement Program representing a portion of the total CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefits to assessable lands within Assessment Area Four of the District. The drainage and surface water management system are an example of a system that provides benefits to all planned residential lots within the District. As a system of improvements, all privately benefiting landowners within Assessment Area Four within the District benefit the same from the first few feet of pipe as they do from the last few feet. The stormwater management system; is an interrelated facility that, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within the District will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the AA4 Capital Improvement Program. The AA4 Capital Improvement Program includes off-site improvements, stormwater, utilities (water and sewer), roadways, amenities, landscape, and hardscape. The cost of the AA4 Capital Improvement Program is estimated to be \$10,740,842 with approximately \$4,689,239 of which will be funded by the issuance of the Bonds as generally described within Tables 2 and 3 of this Second Supplemental Report with further detail provided in the Engineer’s Report.

V. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The AA4 Capital Improvement Program contains a “system of improvements” for the Development except for common improvements that benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making



those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish a valid special assessment requires a more analytical examination. As required by F.S. 170.02 and described in the next section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceeds the cost of providing the improvements. These special benefits include but are not limited to, the added use of the property, added enjoyment of the property, the probability of decreased insurance premiums, and the probability of increased marketability and value of the property. The Development Plan for Assessment Area Four contains a mix of single-family and Townhome sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefits.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the AA4 Capital Improvement Program of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering Assessment Area Four because of the AA4 Capital Improvement Program, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the Assessment Area within the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Developer and other community property. To the extent it is later determined that the property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.



VI. ALLOCATION METHODOLOGY

Table 2 outlines EAUs assigned for residential product types under the current Development Plan for Assessment Area Four. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such a change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within Assessment Area Four of the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable properties. The CIP benefit concerning the AA4 Capital Improvement Program and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the AA4 Capital Improvement Program are demonstrated in Table 3 through Table 4. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per-parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

VII. ASSIGNMENT OF MAXIMUM ASSESSMENTS

This section sets out how special assessments will be assigned and to establish a lien on land within Assessment Area Four within the District. Concerning the Assessable Property, the special assessments are assigned to all properties within Assessment Area Four of the District on a gross acreage basis until the developable acreage is platted in Assessment Area Four. The platted parcels will then be reviewed as to use and product types. Under Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes, and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point, the infrastructure may or may not be installed and none of the units in the Development Plan have been platted. This condition exists when the infrastructure program is financed before any development. Assessment Area Four of the District has already been platted, and as such does not fall within this category.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development Plan has started to take shape. As lands subject to special assessments are platted and fully developed, they are assigned specific special assessments concerning the estimated benefit that each platted unit within Assessment Area Four receives from the AA4 Capital Improvement Program, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully developed, platted unit will be assigned a special assessment according to its Product Type classification as outlined in Table 4.



The third condition is the “completed development state.” In this condition, all of the Assessable Property within the Development plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the portion of the District representing 204.15 EAUs. Assessment Area Four of the District has already been platted and as such falls within this category.

IX. FINANCING INFORMATION

The District will finance a portion of the AA4 Capital Improvement Program through the issuance of the Bonds secured ultimately by benefiting properties within Assessment Area Four of the Development Plan (i.e., Assessment Area Four) within the District. Several items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs, and rounding as shown in Table 5.

IX. TRUE-UP MODIFICATION

During the construction period of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per-unit allocation of the special assessment principal. In order to ensure the District’s debt does not build up on the unplatted developable land, the District shall apply the following test as outlined within this “true-up methodology.”

The debt per acre remaining on the unplatted land within AA4 of the District may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of gross acres for such phase. Thus, every time the test is applied, the debt encumbering the remaining undivided land must remain equal to or lower than the ceiling level of debt per gross acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, the Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within AA4 of the District. If upon the completion of any true-up analyses, it is found the debt per acre exceeds the established maximum ceiling debt per gross acre, or there is not sufficient development potential in the remaining acreage of AA4 of the District to produce the EAU densities required to adequately service Bond debt, the District shall require the immediate remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within AA4 the District.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within the District to produce the



densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land, and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on the AA4 property for which true-up payments are due, until provision for such payment has been satisfactorily made.

X. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the Districts CIP. Certain financing, development, and engineering data was provided by members of the District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond the restatement of the factual information necessary for the compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.



TABLE 1

| PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT AA4 DEVELOPMENT PROGRAM COSTS | |
|---|---------------------------|
| DESCRIPTION | TOTAL PROJECT COSTS |
| Earthwork (excluding lots) | \$1,945,801 |
| Stormwater Management | \$1,407,806 |
| Roadways & Paving | \$1,619,009 |
| Potable Water | \$947,148 |
| Reclaimed Water | \$666,079 |
| Sanitary Sewer | \$2,113,313 |
| Dry Utility Trenching | \$388,500 |
| Landscape/Hardscape | \$777,000 |
| Permit & Impact Fees | \$50,507 |
| Professional Services | \$453,132 |
| Contingency | \$372,547 |
| TOTAL | \$10,740,842 |
| Net Construction Proceeds From Series 2024 Bonds | <u>\$2,681,655</u> |
| Other sources to Complete Construction | <u>\$8,059,187</u> |



TABLE 2

| PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT AA4 PLANNED DEVELOPMENT PROGRAM | | | | |
|--|----------|------------|--------------------------------|---------------|
| PRODUCT | LOT SIZE | PHASE I-B | PER UNIT EAU ⁽²⁾ | TOTAL EAUs |
| Townhome | 18 | 94 | 0.45 | 42.30 |
| Townhome | 22 | 42 | 0.55 | 23.10 |
| Single Family | 40 | 62 | 1.00 | 62.00 |
| Single Family | 50 | 59 | 1.25 | 73.75 |
| Single Family | 60 | 2 | 1.50 | 3.00 |
| TOTAL | | 259 | | 204.15 |
| ⁽¹⁾ EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots. | | | | |
| ⁽²⁾ Any development plan changes will require recalculations pursuant to the true-up provisions within this report. | | | | |



TABLE 3

| DEVELOPMENT PROGRAM COST/BENEFIT ANALYSIS | |
|---|-----------------|
| PROJECT COSTS | \$10,740,842 |
| TOTAL PROGRAM EAUS | 204.150 |
| TOTAL COST/BENEFIT | <u>\$52,612</u> |

Table 3 Notations:

1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.

TABLE 4

| DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS | | | | | |
|---|------------|---------------|---------------|---------------------|------------------|
| PRODUCT TYPE | EAU FACTOR | PRODUCT COUNT | EAUs | NET BENEFIT | |
| | | | | PER PRODUCT TYPE | PER PRODUCT UNIT |
| 18 | 0.45 | 94 | 42.30 | \$2,225,509 | \$23,675.62 |
| 22 | 0.55 | 42 | 23.10 | \$1,215,349 | \$28,936.87 |
| 40 | 1.00 | 62 | 62.00 | \$3,261,975 | \$52,612.50 |
| 50 | 1.25 | 59 | 73.75 | \$3,880,172 | \$65,765.62 |
| 60 | 1.50 | 2 | 3.00 | \$157,837 | \$78,918.75 |
| | | <u>259</u> | <u>204.15</u> | <u>\$10,740,842</u> | |

Table 4 Notations:

1) Table 4 determines only the anticipated construction cost, net of finance and other related costs.



TABLE 5

| PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS | | |
|--|-------|--------------------|
| FINANCING INFORMATION - FINANCING INFORMATION BOND SERIES 2024 | | |
| Coupon Rate ⁽¹⁾ | | 5.75% |
| Term (Years) | | 31 |
| Principal Amortization Installments | | 30 |
| ISSUE SIZE | | \$3,175,000 |
| Construction Fund | | \$2,681,655 |
| Capitalized Interest (Months) ⁽²⁾ | 12 | \$182,563 |
| Debt Service Reserve Fund | 50% | \$112,283 |
| Cost of Issuance | | \$198,500 |
| ANNUAL ASSESSMENT | | |
| Annual Debt Service (Principal plus Interest) | | \$224,565 |
| Collection Costs and Discounts @ | 6.00% | \$14,334 |
| TOTAL ANNUAL ASSESSMENT | | \$238,899 |
| ⁽¹⁾ Based on projected interest rate, subject to change based final conditions. | | |
| ⁽²⁾ Based on capitalized interest 12 months. | | |



Table 6

| PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT TOTAL BOND ASSESSMENT AA4 | | | | | | | | |
|---|-------------|---------------|--------------|------------|--------------------|----------------------|--------------------|----------------------|
| ALLOCATION METHODOLOGY - TOTAL BONDS (1) | | | | | | | | |
| PRODUCT | PER UNIT | TOTAL EAUs | % OF EAUs | UNITS | PRODUCT TYPE | | PER UNIT | |
| | | | | | TOTAL PRINCIPAL | ANNUAL ASSMT. (2) | TOTAL PRINCIPAL | ANNUAL ASSMT. (2) |
| 18 | 0.45 | 42.30 | 20.72% | 94 | \$657,862 | \$46,530 | \$6,999 | \$495 |
| 22 | 0.55 | 23.10 | 11.32% | 42 | \$359,258 | \$25,410 | \$8,554 | \$605 |
| 40 | 1.00 | 62.00 | 30.37% | 62 | \$964,242 | \$68,200 | \$15,552 | \$1,100 |
| 50 | 1.25 | 73.75 | 36.13% | 59 | \$1,146,981 | \$81,125 | \$19,440 | \$1,375 |
| 60 | 1.50 | 3.00 | 1.47% | 2 | \$46,657 | \$3,300 | \$23,328 | \$1,650 |
| TOTAL | | 204.15 | 100% | 259 | \$3,175,000 | \$224,565 | | |

(1) Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis, 12 month Capitalized Interest Period.

(2) Includes principal, interest and is NET OF collection costs.



EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$3,175,000.00 payable in 30 annual installments of principal of \$4,338.58 per gross acre. The maximum par debt is \$61,340.80 per gross acre and is outlined below.

Prior to platting, the debt associated with the AA3 Capital Improvement Plan will initially be allocated on a per acre basis within AA3 of the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

| ASSESSMENT ROLL | | | |
|---|-------------------------------------|------------------------|---------------------|
| TOTAL ASSESSMENT: | | <u>\$3,175,000.00</u> | |
| ANNUAL ASSESSMENT: | | <u>\$224,565.00</u> | (30 Installments) |
| TOTAL GROSS ASSESSABLE ACRES +/-: | | <u>51.76</u> | |
| TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE: | | <u>\$61,340.80</u> | |
| ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE: | | <u>\$4,338.58</u> | (30 Installments) |
| Landowner Name, Manatee County - Legal Description Attached | Gross Unplatted Assessable Acres | PER PARCEL ASSESSMENTS | |
| | | Total PAR Debt | Total Annual |
| JEN Tampa 4, LLC SEE ATTACHED AA3 LEGAL DESCRIPTION EXHIBIT B | 51.76 | \$3,175,000.00 | \$224,565.00 |
| Totals: | <u>51.76</u> | <u>\$3,175,000.00</u> | <u>\$224,565.00</u> |



**CROSSWIND RANCH
PHASE III**

DESCRIPTION: A parcel of land lying in Section 21, Township 33 South, Range 19 East, Manatee County, Florida and being more particularly described as follows:

COMMENCE at the Center of said Section 21, for a **POINT OF BEGINNING**, run thence along the South boundary of the Northwest 1/4 of said Section 21, N.89°35'26"W., 75.81 feet; thence N.24°30'00"W., 183.73 feet to a point on a curve; thence Northeasterly, 39.27 feet along the arc of a curve to the left having a radius of 225.00 feet and a central angle of 10°00'00" (chord bearing N.60°30'00"E., 39.22 feet) to a point of tangency; thence N.55°30'00"E., 45.09 feet; thence N.34°30'00"W., 50.00 feet; thence S.55°30'00"W., 45.09 feet to a point of curvature; thence Southwesterly, 40.26 feet along the arc of said curve to the right having a radius of 175.00 feet and a central angle of 13°10'55" (chord bearing S.62°05'27"W., 40.17 feet); thence N.34°30'00"W., 526.49 feet; thence S.55°13'11"W., 60.99 feet; thence N.89°35'00"W., 460.00 feet; thence N.00°25'00"E., 170.00 feet; thence S.89°35'00"E., 14.00 feet; thence N.00°25'00"E., 700.00 feet; thence S.89°35'00"E., 225.00 feet; thence N.00°25'00"E., 95.00 feet to a point of curvature; thence Northwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°35'00"W., 35.36 feet); thence N.00°25'00"E., 50.00 feet; thence S.89°35'00"E., 68.23 feet; thence N.00°25'00"E., 46.67 feet; thence N.59°25'01"E., 107.05 feet; thence N.44°41'05"E., 18.43 feet; thence S.89°35'00"E., 192.15 feet; thence S.00°25'00"W., 5.00 feet; thence S.89°35'00"E., 120.00 feet; thence N.00°25'00"E., 57.50 feet; thence N.14°07'33"E., 38.78 feet; thence N.77°45'00"E., 422.11 feet; thence N.12°15'00"W., 27.00 feet; thence N.77°45'00"E., 221.00 feet; thence S.12°15'00"E., 183.00 feet to a point of curvature; thence Southerly, 363.12 feet along the arc of a curve to the right having a radius of 1140.00 feet and a central angle of 18°15'00" (chord bearing S.03°07'30"E., 361.58 feet) to a point of tangency; thence S.06°00'00"W., 200.00 feet to a point of curvature; thence Southerly, 55.77 feet along the arc of a curve to the left having a radius of 2460.00 feet and a central angle of 01°17'56" (chord bearing S.05°21'02"W., 55.77 feet) to a point of reverse curvature; thence Southwesterly, 53.64 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 87°49'04" (chord bearing S.48°36'36"W., 48.55 feet); thence S.02°31'08"W., 120.00 feet to a point on a curve; thence Southeasterly, 53.64 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 87°49'04" (chord bearing S.43°34'20"E., 48.55 feet) to a point of reverse curvature; thence Southerly, 955.35 feet along the arc of a curve to the left having a radius of 2460.00 feet and a central angle of 22°15'03" (chord bearing S.10°47'19"E., 949.35 feet) to a point of reverse curvature; thence Southerly, 486.13 feet along the arc of a curve to the right having a radius of 1040.00 feet and a central angle of 26°46'54" (chord bearing S.08°31'24"E., 481.71 feet) to a point of cusp; thence Northwesterly, 57.94 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 94°51'06" (chord bearing N.42°33'30"W., 51.55 feet) to a point of tangency; thence N.89°59'03"W., 136.42 feet to a point of curvature; thence Westerly, 35.46 feet along the arc of a curve to the right having a radius of 500.00 feet and a central angle of 04°03'49" (chord bearing N.87°57'08"W., 35.45 feet) to a point of tangency; thence N.85°55'14"W., 171.49 feet to a point of curvature; thence Westerly, 34.79 feet along the arc of a curve to the right having a radius of 513.00 feet and a central angle of 03°53'06" (chord bearing N.83°58'41"W., 34.78 feet) to a point of reverse curvature; thence Westerly, 75.52 feet along the arc of a curve to the left having a radius of 487.00 feet and a central angle of 08°53'06" (chord bearing N.86°28'41"W., 75.45 feet) to a point of tangency; thence S.89°04'46"W., 35.55 feet to a point of curvature; thence Northwesterly, 117.81 feet along the arc of a curve to the right having a radius of 75.00 feet and a central angle of 90°00'00" (chord bearing N.45°55'14"W., 106.07 feet); thence S.89°04'46"W., 20.00 feet to a point on the West boundary of the Southeast 1/4 of the aforesaid Section 21; thence along said West boundary of the Southeast 1/4 of Section 21, N.00°55'14"W., 243.08 feet to the **POINT OF BEGINNING**.

Containing 51.757 acres, more or less.

**CROSSWIND RANCH
PHASE III**

| | | | | | |
|-------------------------|------|-------------|------|--|--|
| | | | | Prepared For: HOMES BY WESTBAY | |
| | | | | DESCRIPTION SKETCH (Not a Survey) | |
| | | | | AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200 | |
| | | | | Drawn: WFS Checked: AWM Order No.: AMI-CLD-CR-001 Date: 1-16-24 Dwg: Crosswind PH III-DS.dwg File Path: P:\Crosswind Ranch-III\Master Plan\Description\Phase II SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST | |
| No. | Date | Description | Dwn. | Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER | |
| REVISIONS | | | | | |
| SHEET NO. 1 OF 5 SHEETS | | | | | |



CURVE DATA TABLE

| NO. | RADIUS | DELTA | ARC | CHORD | BEARING |
|-----|---------|-----------|--------|--------|---------------|
| 1 | 225.00 | 10°00'00" | 39.27 | 39.22 | N.60°30'00"E. |
| 2 | 175.00 | 13°10'55" | 40.26 | 40.17 | S.62°05'27"W. |
| 3 | 25.00 | 90°00'00" | 39.27 | 35.36 | N.44°35'00"W. |
| 4 | 1140.00 | 18°15'00" | 363.12 | 361.58 | S.03°07'30"E. |
| 5 | 2460.00 | 01°17'56" | 55.77 | 55.77 | S.05°21'02"W. |
| 6 | 35.00 | 87°49'04" | 53.64 | 48.55 | S.48°36'36"W. |
| 7 | 35.00 | 87°49'04" | 53.64 | 48.55 | S.43°34'20"E. |
| 8 | 2460.00 | 22°15'03" | 955.35 | 949.35 | S.10°47'19"E. |
| 9 | 1040.00 | 26°46'54" | 486.13 | 481.71 | S.08°31'24"E. |
| 10 | 35.00 | 94°51'06" | 57.94 | 51.55 | N.42°33'30"W. |
| 11 | 500.00 | 04°03'49" | 35.46 | 35.45 | N.87°57'08"W. |
| 12 | 513.00 | 03°53'06" | 34.79 | 34.78 | N.83°58'41"W. |
| 13 | 487.00 | 08°53'06" | 75.52 | 75.45 | N.86°28'41"W. |
| 14 | 75.00 | 90°00'00" | 117.81 | 106.07 | N.45°55'14"W. |

BASIS OF BEARINGS

The West boundary of the Southeast 1/4 of Section 21, Township 33 South, Range 19 East, Manatee County, Florida, has a Grid bearing of N.00°55'14"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

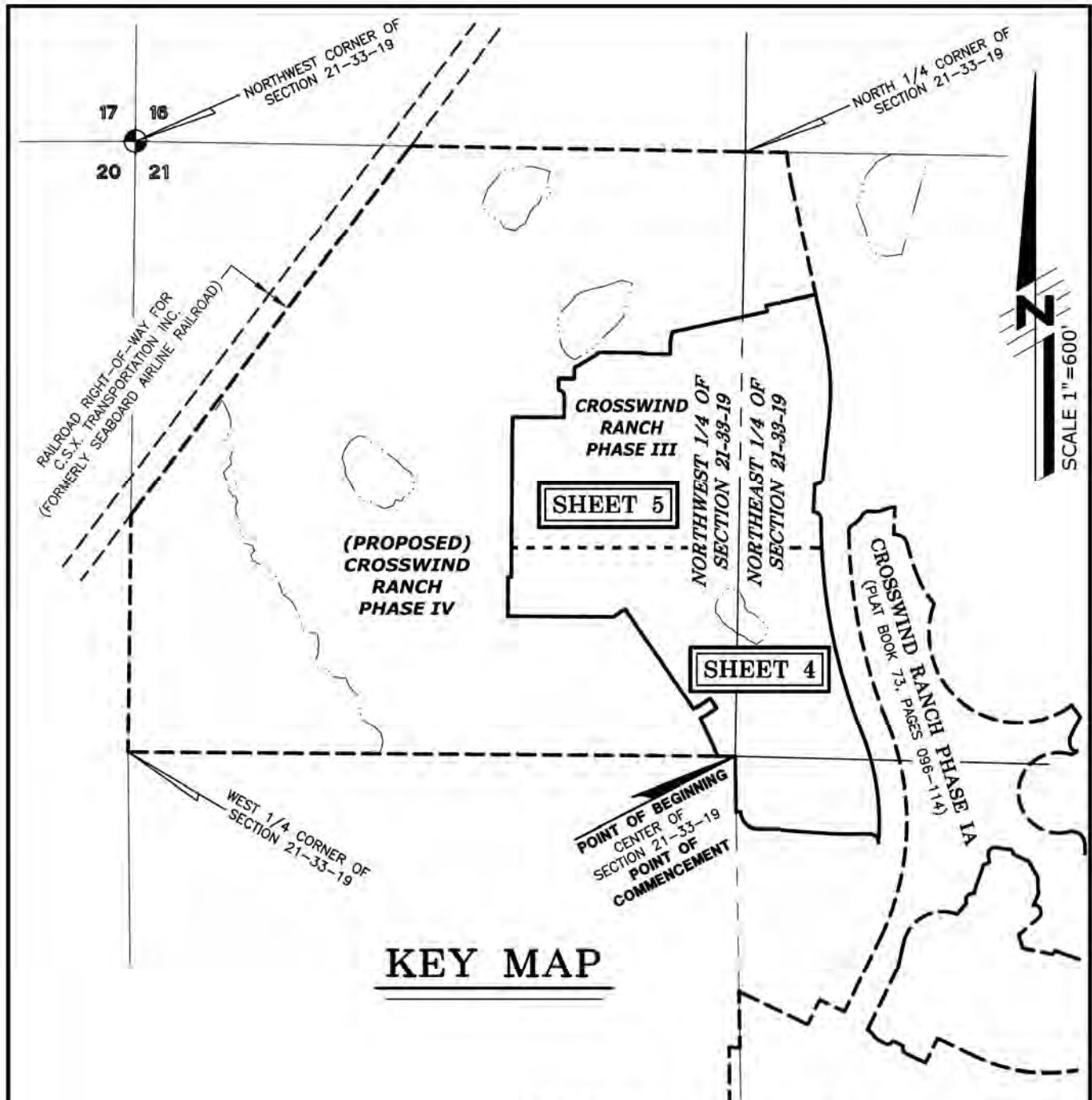
LEGEND:

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book

CROSSWIND RANCH PHASE III

| | | | | | |
|--|------|-------------|------|---|--|
| | | | | Prepared For: HOMES BY WESTBAY | |
| DESCRIPTION SKETCH (Not a Survey) SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL. | | | | AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200 | |
| | | | | | |
| No. | Date | Description | Dwn. | Drawn: WFS Checked: AWM Order No.: AMI-CLD-CR-001 Date: 1-16-24 Dwg: Crosswind PH III-DS.dwg File Path: P:\Crosswind Ranch-HBW\Master Plan\Description\Phase III | |
| REVISIONS SHEET NO. 2 OF 5 SHEETS | | | | Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 <small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small> | |





CROSSWIND RANCH PHASE III

Prepared For: **HOMES BY WESTBAY**

DESCRIPTION SKETCH
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-CLD-CR-001

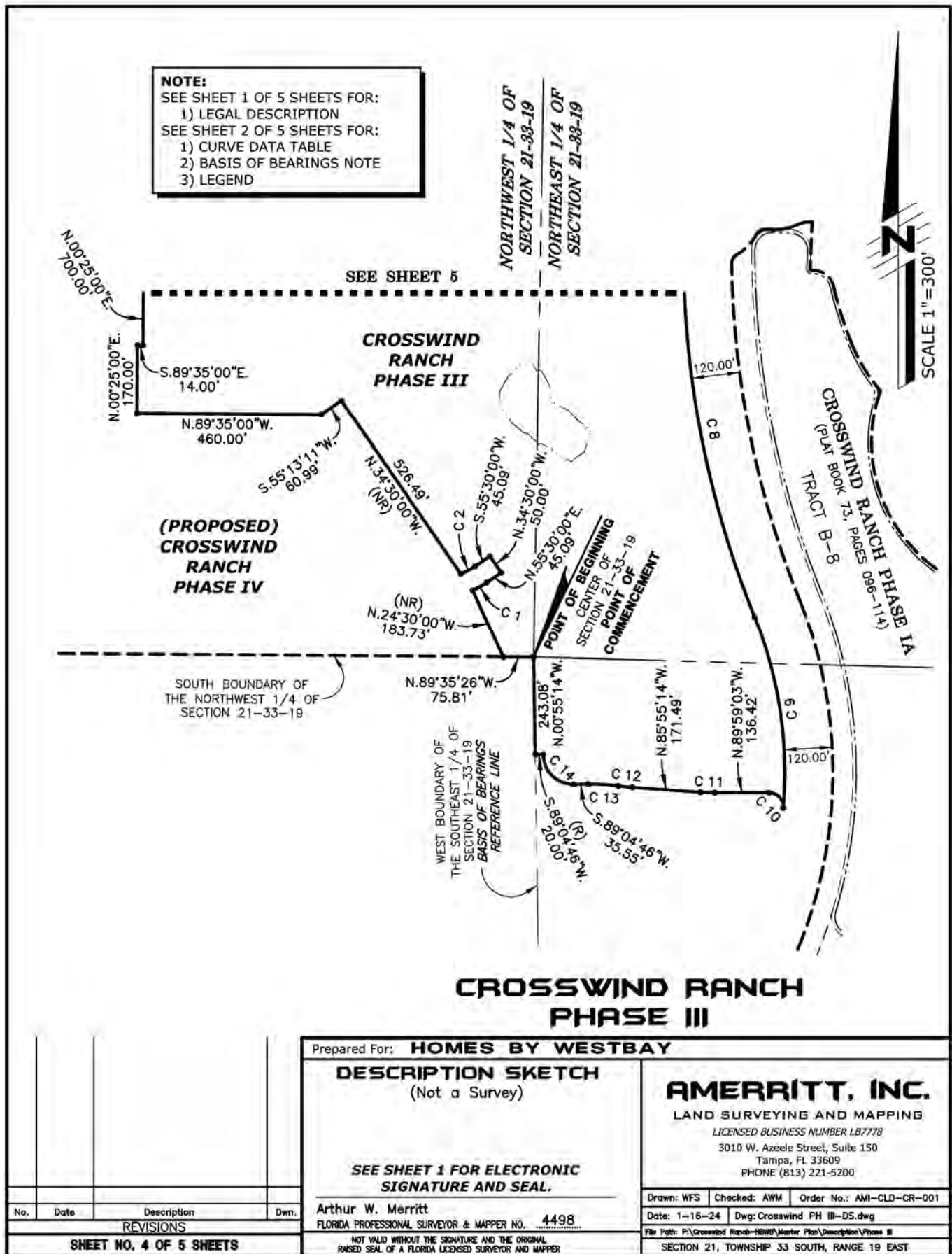
Date: 1-16-24 Dwg: Crosswind PH III-DS.dwg

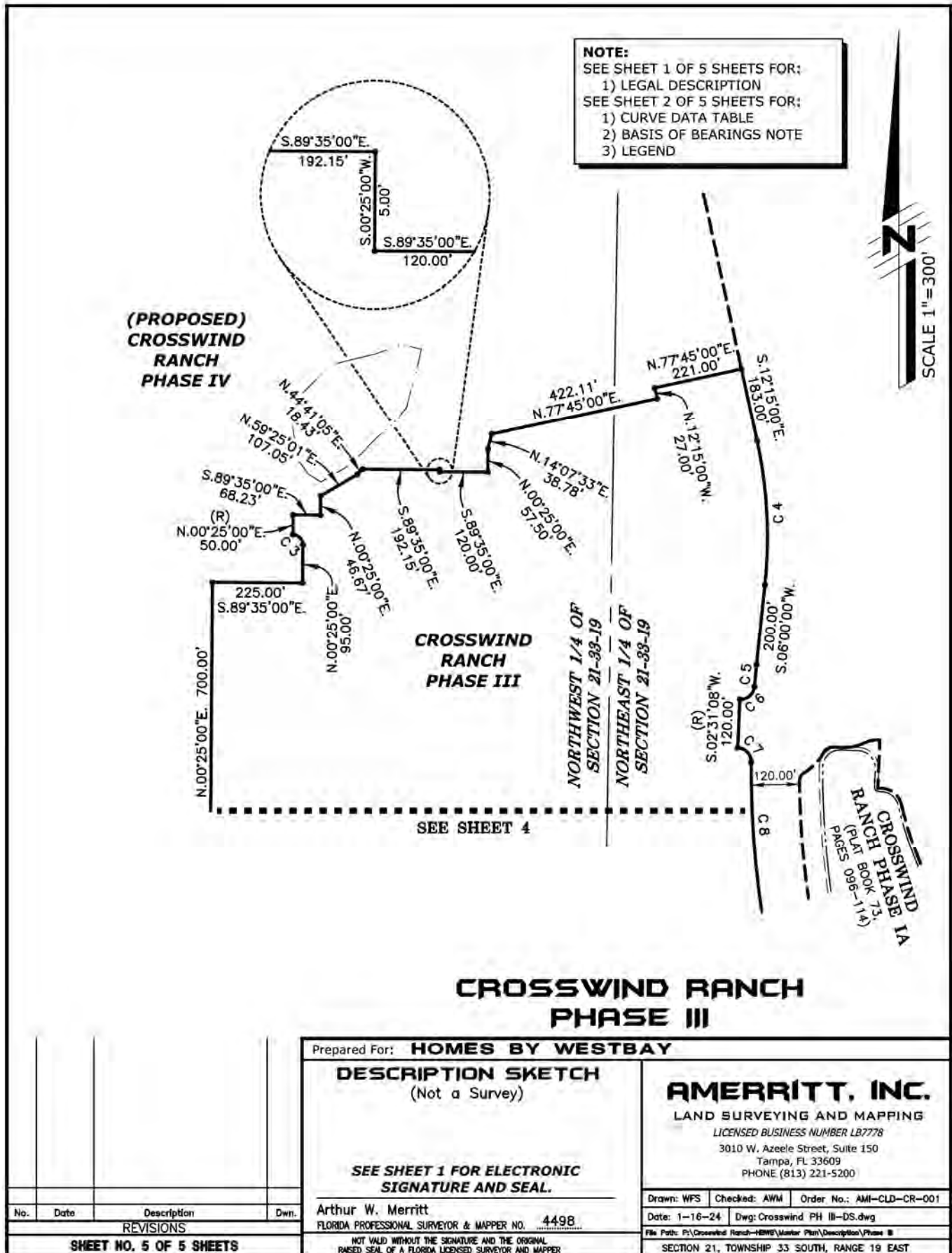
File Path: P:\Crosswind Ranch-NEWB\Master Plan\Description\Phase III

SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

| No. | Date | Description | Dwn. |
|-------------------------|------|-------------|------|
| REVISIONS | | | |
| SHEET NO. 3 OF 5 SHEETS | | | |







RESOLUTION NO. 2024-03

A RESOLUTION OF PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF AND AWARDED THE SALE OF ITS NOT TO EXCEED \$16,000,000 AGGREGATE PRINCIPAL AMOUNT OF PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2024 (ASSESSMENT AREA THREE PROJECT), FOR THE PURPOSE OF FINANCING THE CONSTRUCTION AND/OR ACQUISITION OF THE ASSESSMENT AREA THREE PROJECT AND ITS NOT TO EXCEED \$7,000,000 AGGREGATE PRINCIPAL AMOUNT OF PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2024 (ASSESSMENT AREA FOUR PROJECT), FOR THE PURPOSE OF FINANCING THE CONSTRUCTION AND/OR ACQUISITION OF THE ASSESSMENT AREA FOUR PROJECT; DETERMINING THE NEED FOR A NEGOTIATED SALE OF SUCH BONDS; DELEGATING TO THE CHAIRMAN OR VICE CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE DISTRICT, SUBJECT TO COMPLIANCE WITH THE APPLICABLE PROVISIONS HEREOF, THE AUTHORITY TO AWARD THE SALE OF SUCH BONDS TO FMSBONDS, INC. BY EXECUTING AND DELIVERING A CONTRACT OF PURCHASE; APPROVING THE FORMS OF AND AUTHORIZING THE EXECUTION OF THE THIRD SUPPLEMENTAL TRUST INDENTURE AND THE FOURTH SUPPLEMENTAL TRUST INDENTURE; MAKING CERTAIN FINDINGS; APPROVING FORMS OF SAID BONDS; APPROVING THE FORM OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND AUTHORIZING THE USE OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND LIMITED OFFERING MEMORANDUM AND THE EXECUTION THEREOF; APPROVING THE FORMS OF AND AUTHORIZING EXECUTION OF CONTINUING DISCLOSURE AGREEMENTS; AUTHORIZING CERTAIN OFFICIALS OF THE DISTRICT AND OTHERS TO TAKE ALL ACTIONS REQUIRED IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF SAID BONDS; PROVIDING CERTAIN OTHER DETAILS WITH RESPECT TO SAID BONDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Parrish Plantation Community Development District (the "District") is authorized by Florida Statutes, Chapter 190 (the "Act"), particularly Section 190.016, to issue bonds secured by a pledge of revenues derived from any project or combination of projects; and

WHEREAS, pursuant to its Resolution No. 2020-21, adopted by the Board of Supervisors of the District (the "Board") on October 18, 2019, as amended by Resolution No. 2023-05, adopted by the Board on February [], 2023 (collectively, the "Authorizing Resolution"), the District authorized the issuance of not to exceed \$78,545,000 in principal amount of its special assessment revenue bonds (the "Bonds") in separate series, secured from the revenues and issued for the

purposes as set forth in said Authorizing Resolution and in the Master Indenture (hereinafter defined); and

WHEREAS, pursuant to the Act, the District now desires to supplement the Authorizing Resolution to authorize the issuance of and award the sale of its Special Assessment Bonds, Series 2024 (Assessment Area Three Project), in a principal amount not to exceed \$16,000,000 (the "Assessment Area Three Bonds"), to approve the Third Supplemental Indenture (hereinafter defined) and to provide for various other matters relating to the issuance of the Assessment Area Three Bonds; and

WHEREAS, pursuant to the Act, the District further desires to supplement the Authorizing Resolution to authorize the issuance of and award the sale of its Special Assessment Bonds, Series 2024 (Assessment Area Four Project), in a principal amount not to exceed \$7,000,000 (the "Assessment Area Four Bonds" and, together with the Assessment Area Three Bonds, the "Series 2024 Bonds"), to approve the Fourth Supplemental Indenture (hereinafter defined) and to provide for various other matters relating to the issuance of the Assessment Area Four Bonds; and

WHEREAS, the Board has received from FMSbonds, Inc. (the "Underwriter") a proposal in the form of a Contract of Purchase (the "Contract") for the purchase of the Series 2024 Bonds, and the Board has determined that acceptance of such proposal and the sale of the Series 2024 Bonds to the Underwriter is in the best interest of the District for the reasons indicated herein; and

WHEREAS, in conjunction with the sale and issuance of the Assessment Area Three Bonds, it is necessary to approve the form of Third Supplemental Indenture, to approve the form of the Assessment Area Three Bonds and to provide for various other matters with respect to the issuance of the Assessment Area Three Bonds; and

WHEREAS, in conjunction with the sale and issuance of the Assessment Area Four Bonds, it is necessary to approve the form of Fourth Supplemental Indenture, to approve the form of the Assessment Area Four Bonds and to provide for various other matters with respect to the issuance of the Assessment Area Four Bonds;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT, AS FOLLOWS:

SECTION 1. Definitions. All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in the Indenture (hereinafter defined).

SECTION 2. Authorization. The Assessment Area Three Bonds are hereby authorized to be issued in an aggregate principal amount not to exceed \$16,000,000, and the Assessment Area Four Bonds are hereby authorized to be issued in an aggregate principal amount not to exceed \$7,000,000. The Series 2024 Bonds shall be issued under and secured by that Master Trust Indenture dated as of February 1, 2021 (the "Master Indenture"), by and between the District and U.S. Bank Trust Company, National Association, as successor trustee (the "Trustee"), as supplemented with respect to the Assessment Area Three Bonds by the Third Supplemental Trust Indenture to be dated as of the first day of the month in which the Assessment Area Three Bonds are issued (the "Third Supplemental Indenture" and, collectively with the Master Indenture, the

"Assessment Area Three Indenture"), by and between the District and the Trustee, and as supplemented with respect to the Assessment Area Four Bonds by the Fourth Supplemental Trust Indenture to be dated as of the first day of the month in which the Assessment Area Four Bonds are issued (the "Fourth Supplemental Indenture" and, collectively with the Master Indenture, the "Assessment Area Four Indenture" and, together with the Assessment Area Three Indenture, the "Indenture"), by and between the District and the Trustee. The proceeds of the Series 2024 Bonds shall be used for the purposes set forth in the Indenture and the Limited Offering Memorandum (hereinafter defined).

SECTION 3. Approval of Supplemental Indentures. The Third Supplemental Indenture and the Fourth Supplemental Indenture (collectively, the "Supplemental Indentures") are hereby approved in substantially the forms set forth as **Exhibit A-1** and **Exhibit A-2**, respectively, hereto. The Chairman or the Vice Chairman of the Board are hereby authorized and directed to execute and deliver such Supplemental Indentures on behalf of and in the name of the District, and the Secretary or any Assistant Secretary of the Board is hereby authorized to attest such execution, with such additions and deletions therein as may be made and approved by the Chairman or the Vice Chairman executing the same, such execution to be conclusive evidence of such approval.

The Master Indenture is hereby ratified and confirmed, subject to any amendments or supplements thereto with respect to the Series 2024 Bonds contained in the respective Supplemental Indentures. The appointment of U.S. Bank Trust Company, National Association as Trustee under the Master Indenture is hereby ratified and confirmed, and the Trustee is hereby appointed as Trustee, Paying Agent and Bond Registrar under the Supplemental Indentures.

SECTION 4. Negotiated Sale. The Board hereby determines that a negotiated sale of the Series 2024 Bonds to the Underwriter is in the best interest of the District because of prevailing market conditions, because delays caused by soliciting competitive bids could adversely affect the District's ability to issue and deliver the Series 2024 Bonds at presently favorable interest rates, and because the nature of the security for the Series 2024 Bonds and the sources of payment of debt service on the Series 2024 Bonds require the participation of the Underwriter in structuring the bond issue.

SECTION 5. Contract Approved. The Board hereby approves the Contract in substantially the form attached as **Exhibit B** hereto. The Chairman or Vice Chairman of the Board is hereby authorized to execute the Contract and to deliver the Contract to the Underwriter with such changes, amendments, modifications, omissions and additions as may be approved by the executing Chairman or Vice Chairman; provided, however, that (i) the average net interest cost rate on the Series 2024 Bonds shall not exceed the rate computed by adding 300 basis points to The Bond Buyer "20 Bond Index" published immediately preceding the first day of the calendar month in which the Series 2024 Bonds are sold, as provided in Section 215.84(3), Florida Statutes, (ii) the Underwriter's discount shall not exceed 2.00% of the original principal amount of the Series 2024 Bonds, (iii) the Series 2024 Bonds shall be subject to optional redemption as provided in the Contract, and (iv) the final maturity date of the Series 2024 Bonds shall be no later than the maximum term allowed by Florida law, which is currently thirty years of principal amortization. Execution by the Chairman or Vice Chairman of the Contract shall be deemed to be conclusive evidence of approval of such changes.

SECTION 6. Preliminary Limited Offering Memorandum and Limited Offering Memorandum. The District hereby approves the Preliminary Limited Offering Memorandum in substantially the form attached hereto as **Exhibit C** (the "Preliminary Limited Offering Memorandum") and authorizes its distribution and use by the Underwriter in connection with the offering for the sale of the Series 2024 Bonds. If, between the date hereof and the mailing of the Preliminary Limited Offering Memorandum, it is necessary to make insertions, modifications and changes to the Preliminary Limited Offering Memorandum, the Chairman or Vice Chairman is hereby authorized to approve such insertions, changes and modifications, and the Chairman or Vice Chairman is hereby authorized to deem the Preliminary Limited Offering Memorandum "final" within the meaning of Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") under the Securities Exchange Act of 1934, in the form as mailed and in furtherance thereof to execute a certificate evidencing same. The preparation of a final Limited Offering Memorandum is hereby approved, and the Chairman or Vice Chairman is hereby authorized to execute such final Limited Offering Memorandum to be dated the date of the Contract and to deliver the same to the Underwriter for use by the Underwriter in connection with the sale and distribution of the Series 2024 Bonds. The Limited Offering Memorandum shall be substantially in the form of the final Preliminary Limited Offering Memorandum, with only such changes as shall be approved by the Chairman or Vice Chairman as necessary to conform to the details of the Series 2024 Bonds and such other insertions, modifications and changes as may be approved by the Chairman or Vice Chairman. The execution and delivery of the Limited Offering Memorandum by the Chairman or Vice Chairman shall constitute evidence of the approval thereof. The District hereby authorizes the use of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and the information contained therein in connection with the offering and sale of the Series 2024 Bonds.

SECTION 7. Form of Series 2024 Bonds. The Series 2024 Bonds shall be in substantially the forms set forth as exhibits to the respective Supplemental Indentures, with such additions, deletions and other changes thereto as the officials of the Board executing such Series 2024 Bonds shall approve, such approval to be conclusively evidenced by the execution of the Series 2024 Bonds (by manual or facsimile signature) by such officials. The Board hereby authorizes and approves the use of a facsimile of the District seal on the Series 2024 Bonds.

SECTION 8. Continuing Disclosure Agreements. The forms and content of the Continuing Disclosure Agreements (the "Disclosure Documents") relating to the respective Series 2024 Bonds attached hereto as **Exhibit D-1** and **Exhibit D-2** are hereby approved. The Chairman or Vice Chairman and the Secretary or any Assistant Secretary are hereby authorized to execute the Disclosure Documents on behalf of the District in substantially the forms attached hereto, with such additions, deletions, and other changes as may be necessitated by applicable law, this Resolution and the Contract as such officers may approve (such approval to be conclusively evidenced by their execution of the Disclosure Documents).

SECTION 9. The Series 2024 Projects. Proceeds of the Series 2024 Bonds shall be applied in the manner and deposited to the funds and accounts set forth in the respective Supplemental Indentures, for the principal purpose of financing the construction and/or the acquisition by the District of the Assessment Area Three Project and the Assessment Area Four Project (as defined in the respective Supplemental Indentures). The Assessment Area Three Project

and the Assessment Area Four Project are each hereby deemed to constitute a "Project" under the Master Indenture.

SECTION 10. Open Meetings. It is hereby found and determined that all official acts of this Board concerning and relating to the issuance, sale, and delivery of the Series 2024 Bonds, including but not limited to adoption of this Resolution, were taken in open meetings of the members of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements including, but not limited to, the requirement of Florida Statutes, Section 286.011.

SECTION 11. Other Actions. The Chairman, the Vice Chairman, the Secretary and any Assistant Secretary of the District, and any authorized designee thereof (collectively, the "District Officers"), Bond Counsel, District Counsel, and any other consultant or experts retained by the District, are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the Series 2024 Bonds and the consummation of all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary for the undertaking and fulfillment of all transactions referred to in or contemplated by the Indenture, the Preliminary Limited Offering Memorandum, the Limited Offering Memorandum, this Resolution, the Disclosure Documents and the Contract (including, without limitation, any documents required by the Trustee to evidence its rights and obligations with respect to the Series 2024 Bonds, any documents required in connection with implementation of a book-entry system of registration, any investment agreements relating to the investment of the proceeds of the Series 2024 Bonds, and any agreements in connection with maintaining the exclusion of interest on the Series 2024 Bonds from gross income from the holders thereof). All of the acts and doings of such members of the Board, the officers of the District, and the agents and employees of the District, which are in conformity with the intent and purposes of this Resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

SECTION 12. Approval of Prior Actions. All actions taken to date by the members of the Board and the officers, agents, and employees of the District in furtherance of the issuance of the Series 2024 Bonds are hereby approved, confirmed and ratified.

SECTION 13. Inconsistent Resolutions and Motions. All prior resolutions of the Board inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained and, except as so modified, supplemented and amended hereby, shall remain in full force and effect.

SECTION 14. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

SECTION 15. Effective Date. This Resolution shall become effective immediately upon its adoption.

ADOPTED this 15th day of February, 2024.

**PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

[SEAL]

By: _____
Chairman, Board of Supervisors

Attest:

By: _____
Secretary

EXHIBIT A
FORMS OF SUPPLEMENTAL TRUST INDENTURES

EXHIBIT B
FORM OF CONTRACT OF PURCHASE

EXHIBIT C

FORM OF PRELIMINARY LIMITED OFFERING MEMORANDUM

EXHIBIT D
FORMS OF CONTINUING DISCLOSURE AGREEMENTS

DRAFT-2
GrayRobinson, P.A.
February 13, 2024

THIRD SUPPLEMENTAL TRUST INDENTURE

between

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION

as Trustee

Dated as of _____ 1, 2024

relating to

**PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024
(ASSESSMENT AREA THREE PROJECT)**

TABLE OF CONTENTS

This Table of Contents is incorporated herein for ease of reference only and shall not be deemed a part of the Third Supplemental Trust Indenture.

| | |
|---|-----------|
| ARTICLE I DEFINITIONS..... | 4 |
| Section 101. Definitions..... | 4 |
| ARTICLE II AUTHORIZATION, ISSUANCE AND PROVISIONS OF ASSESSMENT AREA THREE BONDS..... | 8 |
| Section 201. Authorization of Assessment Area Three Bonds; Book-Entry Only Form..... | 8 |
| Section 202. Terms of Assessment Area Three Bonds..... | 9 |
| Section 203. Dating; Interest Accrual..... | 9 |
| Section 204. Denominations | 10 |
| Section 205. Paying Agent..... | 10 |
| Section 206. Bond Registrar | 10 |
| Section 207. Conditions Precedent to Issuance of Assessment Area Three Bonds..... | 10 |
| Section 208. Continuing Disclosure | 11 |
| ARTICLE III REDEMPTION AND PURCHASE OF ASSESSMENT AREA THREE BONDS..... | 11 |
| ARTICLE IV DEPOSIT OF ASSESSMENT AREA THREE BOND PROCEEDS AND APPLICATION THEREOF; ESTABLISHMENT OF ACCOUNTS AND OPERATION THEREOF | 11 |
| Section 401. Establishment of Accounts | 11 |
| Section 402. Use of Assessment Area Three Bond Proceeds | 12 |
| Section 403. Assessment Area Three Acquisition and Construction Account..... | 12 |
| Section 404. Costs of Issuance Account..... | 15 |
| Section 405. Assessment Area Three Reserve Account | 15 |
| Section 406. Application of Prepayment Principal; Assessment Area Three Prepayment Account..... | 17 |
| Section 407. Tax Covenants and Rebate Account | 17 |
| Section 408. Establishment of Assessment Area Three Revenue Account in Revenue Fund; Application of Assessment Area Three Accounts and Investment Earnings..... | 18 |
| ARTICLE V CONCERNING THE TRUSTEE..... | 20 |
| Section 501. Acceptance by Trustee..... | 20 |
| Section 502. Limitation of Trustee's Responsibility | 20 |
| Section 503. Trustee's Duties..... | 20 |
| ARTICLE VI MISCELLANEOUS..... | 21 |
| Section 601. Confirmation of Master Indenture | 21 |

| | | |
|--------------------|---|----|
| Section 602. | Additional Covenant Regarding Assessment Area Three Special Assessments | 21 |
| Section 603. | Limitation on Additional Debt..... | 21 |
| Section 604. | Additional Matters Relating to Delinquent Assessments | 22 |
| Section 605. | Additional Matters Relating to Assessment Area Three Special Assessments and Assessment Proceedings | 22 |
| Section 606. | Additional Matters Relating to Events of Default | 23 |
| Section 607. | Provisions relating to Bankruptcy or Insolvency of Landowner | 23 |
| Section 608. | Third Party Beneficiaries | 25 |
| | | |
| Exhibit "A" | The Assessment Area Three Bonds | |
| Exhibit "B" | Requisition for Assessment Area Three Bonds (Acquisition and Construction) | |
| Exhibit "C" | Description of Assessment Area Three Project | |

THIRD SUPPLEMENTAL TRUST INDENTURE

THIS **THIRD SUPPLEMENTAL TRUST INDENTURE** (the "Third Supplemental Indenture") dated as of _____ 1, 2024, from **PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT** (the "District" or the "Issuer") to **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"), a national banking association authorized to accept and execute trusts of the character herein set out within the State of Florida. All capitalized terms not otherwise defined herein shall have the meaning ascribed thereto in the Master Indenture (hereinafter defined).

WHEREAS, the District has entered into a Master Trust Indenture dated as of February 1, 2021 (the "Master Indenture"), with the Trustee to secure the issuance of its Parrish Plantation Community Development District Special Assessment Revenue Bonds (the "Bonds"), issuable in one or more Series from time to time; and

WHEREAS, pursuant to Resolution Nos. 2020-21 and 2023-05 adopted by the Board of the District on October 18, 2019 and February [], 2023 (collectively, the "Bond Resolution"), the District has authorized the issuance of its not exceeding \$78,545,000 Parrish Plantation Community Development District Special Assessment Revenue Bonds, in one or more Series, and authorized the execution and delivery of the Master Indenture to secure the issuance of the Bonds; and

WHEREAS, the Bonds were validated by the Circuit Court of the Twelfth Judicial Circuit of the State of Florida in and for Manatee County, Florida in final judgments rendered on February 3, 2020 and June 27, 2023, and the appeal periods from such final judgments have expired with no appeal being taken; and

WHEREAS, the District has previously issued its \$8,540,000 Special Assessment Revenue Bonds, Series 2021 (Assessment Area One); and

WHEREAS, the District has previously issued its \$5,500,000 Special Assessment Revenue Bonds, Series 2022 (Assessment Area Two Project); and

WHEREAS, the District is, simultaneously with the Assessment Area Three Bonds, issuing its \$_____ Special Assessment Revenue Bonds, Series 2024 (Assessment Area Four Project); and

WHEREAS, the Board of the District has duly adopted Resolution Nos. [20__ - __] and [20__ - __] pursuant to Sections 170.03, 170.07 and 170.08, Florida Statutes, defining assessable property to be benefited by the Assessment Area Three Project (hereinafter defined), defining the portion of the Cost of the Assessment Area Three Project with respect to which Assessment Area Three Special Assessments (hereinafter defined) will be imposed and the manner in which such Assessment Area Three Special Assessments shall be levied against such benefited property within the District, directing the preparation of an assessment roll calling for a public hearing of the District at which owners of property to be subject to the Assessment Area Three Special Assessments may be heard as to the propriety and advisability of undertaking the Assessment Area Three Project, as to the cost thereof, the manner of payment therefor, and the amount to be assessed

against each property improved by the Assessment Area Three Project, and stating the intent of the District to issue the Assessment Area Three Bonds (as herein defined) secured by such Assessment Area Three Special Assessments to finance the costs of the acquisition and construction of a portion of the Assessment Area Three Project and the Board of the District has duly adopted Resolution No. [20__ - __], following a public hearing conducted in accordance with the Act, to fix and establish the Assessment Area Three Special Assessments and the benefited property (collectively the "Assessment Resolution"); and

WHEREAS, pursuant to the Bond Resolution, as supplemented by District Resolution No. 2024-[__], adopted by the Board on February 15, 2024, the District has authorized the issuance, sale and delivery of its \$_____ Parrish Plantation Community Development District Special Assessment Revenue Bonds, Series 2024 (Assessment Area Three Project) (the "Assessment Area Three Bonds"), as a Series of Bonds under the Master Indenture and authorized the execution and delivery of this Third Supplemental Indenture (collectively with the Master Indenture, the "Indenture") to secure the issuance of the Assessment Area Three Bonds and to set forth the terms of the Assessment Area Three Bonds; and

WHEREAS, the District will apply the proceeds of the Assessment Area Three Bonds to: (i) finance the Cost of acquisition, construction, installation and equipping of a portion of the Assessment Area Three Project, as further described in **Exhibit C** hereto (hereinafter, the "Assessment Area Three Project"); (ii) pay certain costs associated with the issuance of the Assessment Area Three Bonds; (iii) pay a portion of the interest accruing on the Assessment Area Three Bonds and (iv) fund the Assessment Area Three Reserve Account as herein provided; and

WHEREAS, the execution and delivery of the Assessment Area Three Bonds and of this Third Supplemental Indenture have been duly authorized by the Board of the District and all things necessary to make the Assessment Area Three Bonds, when executed by the District and authenticated by the Trustee, valid and binding legal obligations of the District and to make this Third Supplemental Indenture a valid and binding agreement and, together with the Master Indenture, a valid and binding lien on the Assessment Area Three Pledged Revenues (as hereinafter defined) have been done;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THIS THIRD SUPPLEMENTAL TRUST INDENTURE WITNESSETH:

That the District, in consideration of the premises, the acceptance by the Trustee of the trusts hereby created, the mutual covenants herein contained, the purchase and acceptance of the Assessment Area Three Bonds by the purchaser or purchasers thereof, and other good and valuable consideration, receipt of which is hereby acknowledged, and in order to further secure the payment of the principal and Redemption Price of, and interest on, all Assessment Area Three Bonds Outstanding from time to time, according to their tenor and effect, and such other payments required to be made under the Master Indenture or hereunder, and to further secure the observance and performance by the District of all the covenants, expressed or implied in the Master Indenture, in this Third Supplemental Indenture and in the Assessment Area Three Bonds: (a) has executed and delivered this Third Supplemental Indenture and (b) does hereby, grant, bargain, sell, convey, transfer, assign and pledge unto the Trustee, and unto its successors in interest the trusts under the Master Indenture, and to them and their successors and assigns forever, all right, title and interest

of the District, in, to and under, subject to the terms and conditions of the Master Indenture and the provisions of the Master Indenture pertaining to the application thereof for or to the purposes and on the terms set forth in the Master Indenture, all revenues derived by the District from the Special Assessments with respect to the Assessment Area Three Project (the "Assessment Area Three Special Assessments" as herein further defined) levied and imposed pursuant to the Assessment Proceedings as the same may be amended from time to time and all amounts in the Funds and Accounts (except for the Assessment Area Three Rebate Account and the Assessment Area Three Cost of Issuance Account) established hereby (collectively, the "Assessment Area Three Pledged Revenues") which shall constitute the Assessment Area Three Pledged Revenues securing only the Assessment Area Three Bonds;

TO HAVE AND TO HOLD all the same by the Master Indenture granted, bargained, sold, conveyed, transferred, assigned and pledged, or agreed or intended so to be, to the Trustee and its successors in trust and to it and its assigns forever;

IN TRUST NEVERTHELESS, except as in each such case may otherwise be provided in the Master Indenture, upon the terms and trusts in the Master Indenture set forth for the equal and proportionate benefit, security and protection of all and singular the present and future Owners of the Assessment Area Three Bonds issued or to be issued under and secured by this Third Supplemental Indenture, without preference, priority or distinction as to lien or otherwise, of any Assessment Area Three Bonds over any other Assessment Area Three Bonds by reason of priority in their issue, sale or execution;

PROVIDED HOWEVER, that if the District, its successors or assigns, shall well and duly pay, or cause to be paid, or make due provision for the payment of the principal and Redemption Price of the Assessment Area Three Bonds or any Assessment Area Three Bonds secured and Outstanding under this Third Supplemental Indenture and the interest due or to become due thereon, at the times and in the manner mentioned in the Assessment Area Three Bonds and this Third Supplemental Indenture, according to the true intent and meaning thereof, and shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Master Indenture and this Third Supplemental Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provision of the Master Indenture and this Third Supplemental Indenture, then upon such final payments, this Third Supplemental Indenture and the rights hereby granted shall cease and terminate, with respect to all Assessment Area Three Bonds or any Assessment Area Three Bonds of a particular maturity, otherwise this Third Supplemental Indenture shall remain in full force and effect;

THIS THIRD SUPPLEMENTAL INDENTURE FURTHER WITNESSETH, and it is expressly declared, that all Assessment Area Three Bonds issued and secured hereunder are to be issued, authenticated and delivered and all of the rights and property pledged to the payment thereof are to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as in the Master Indenture (except as amended directly or by implication by this Third Supplemental Indenture), including this Third Supplemental Indenture, expressed, and the District has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners, from time to time, of the Assessment Area Three Bonds, as follows:

ARTICLE I DEFINITIONS

Section 101. Definitions. All terms used herein that are defined in the recitals hereto are used with the same meaning herein unless the context clearly requires otherwise. All terms used herein that are defined in the Master Indenture are used with the same meaning herein (including the use of such terms in the recitals hereto and the granting clauses hereof) unless (i) expressly given a different meaning herein or (ii) the context clearly requires otherwise. In addition, unless the context clearly requires otherwise, the following terms used herein shall have the following meanings:

"Acquisition Agreement" shall mean any document, including any and all amendments thereto, pursuant to which the Assessment Area Three Landowner and/or the Assessment Area Three Development Manager conveys to the District any portion of the Assessment Area Three Project.

"Amortization Installments" shall mean the moneys required to be deposited in the Assessment Area Three Sinking Fund Account within the Debt Service Fund for the purpose of redeeming and paying when due any Term Bonds.

"Assessment Area Three Acquisition and Construction Account" shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 401(a) of this Third Supplemental Indenture.

"Assessment Area Three Costs of Issuance Account" shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 401(a) of this Third Supplemental Indenture.

"Assessment Area Three Development Manager" shall mean, collectively, HBWB Development Services, LLC, a Florida limited liability company, and Homes by West Bay, LLC, a Florida limited liability company.

"Assessment Area Three Interest Account" shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 401(b) of this Third Supplemental Indenture.

"Assessment Area Three Landowner" shall mean JEN Tampa 4, LLC, a Florida limited liability company.

"Assessment Area Three Optional Redemption Account" shall mean the Account so designated, established as a separate Account within the Bond Redemption Fund pursuant to Section 401(c) of this Third Supplemental Indenture.

"Assessment Area Three Prepayment Account" shall mean the Account so designated, established as a separate Account within the Bond Redemption Fund pursuant to Section 401(c) of this Third Supplemental Indenture.

"Assessment Area Three Rebate Account" shall mean the Account so designated, established pursuant to Section 407 of this Third Supplemental Indenture.

"Assessment Area Three Reserve Account Requirement" shall mean (i) initially, an amount equal to the maximum annual debt service on the Assessment Area Three Bonds; (ii) upon the occurrence of Reserve Release Condition #1, fifty percent (50%) of the maximum annual debt service on the Assessment Area Three Bonds; and (iii) upon the occurrence of Reserve Release Condition #2, ten percent (10%) of the maximum annual debt service on the Assessment Area Three Bonds. Upon satisfaction of each of Reserve Release Condition #1 and Reserve Release Condition #2, such resulting excess amount shall be released from the Assessment Area Three Reserve Account and transferred to the General Acquisition and Construction Subaccount within the Assessment Area Three Acquisition and Construction Account in accordance with the provisions of Sections 403 and 405 hereof. For the purpose of calculating the Assessment Area Three Reserve Requirement, maximum annual debt service, fifty percent (50%) of maximum annual debt service, or ten percent (10%) of maximum annual debt service, as the case may be, shall be calculated as of the date of the original issuance and delivery and recalculated in connection with each extraordinary mandatory redemption of the Assessment Area Three Bonds from Assessment Area Three Prepayment Principal as set forth herein (but not upon the optional or mandatory sinking fund redemption thereof) and such excess amount shall be released from the Assessment Area Three Reserve Account and, other than as provided in the immediately preceding sentence, transferred to the Assessment Area Three Prepayment Account in accordance with the provisions of Sections 403 and 406 hereof. The Assessment Area Three Reserve Account Requirement is initially \$[_____].

"Assessment Area Three Reserve Account" shall mean the Account established as a separate Account within the Debt Service Reserve Fund pursuant to Section 401(d) of this Third Supplemental Indenture.

"Assessment Area Three Revenue Account" shall mean the Account so designated, established as a separate Account within the Revenue Fund pursuant to Section 401(e) of this Third Supplemental Indenture.

"Assessment Area Three Sinking Fund Account" shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 401(b) of this Third Supplemental Indenture.

"Assessment Area Three Special Assessments" shall mean the Special Assessments levied against properties within the District specially benefited by the Assessment Area Three Project all as described in the Assessment Proceedings.

"Assessment Interest" shall mean the interest on Assessment Area Three Special Assessments received by the District which is pledged to the Assessment Area Three Bonds, other than Delinquent Assessment Interest.

"Assessment Principal" shall mean the principal amount of Assessment Area Three Special Assessments received by the District which are pledged to the Assessment Area Three Bonds, other than Delinquent Assessment Principal and Prepayment Principal.

"Assessment Proceedings" shall mean the proceedings of the District with respect to the establishment, levy and collection of the Assessment Area Three Special Assessments, including the Assessment Resolution and any supplemental proceedings undertaken by the District with respect to the Assessment Area Three Special Assessments.

"Authorized Denomination" shall mean, with respect to the Assessment Area Three Bonds, on the date of issuance, in the denominations of \$5,000 and any integral multiple thereof, provided, however, if any initial Beneficial Owner of Assessment Area Three Bonds does not purchase at least \$100,000 of the Assessment Area Three Bonds at the time of initial delivery of the Assessment Area Three Bonds, such Beneficial Owner must execute and deliver to the District and the Underwriter on the date of delivery of the Assessment Area Three Bonds an investor letter in the form satisfactory to the District or otherwise establish to the satisfaction of the Underwriter that such Beneficial Owner is an "accredited investor," as described in Rule 501(a) under Regulation D of the Securities Act of 1933, as amended.

"Beneficial Owner" shall mean the owners from time to time of the Assessment Area Three Bonds for federal income tax purposes.

"Bond Depository Participants" shall mean those broker-dealers, banks and other financial institutions from time to time for which the Bond Depository holds Assessment Area Three Bonds as securities depository.

"Bond Depository" shall mean the securities depository existing from time to time under Section 201 hereof.

"Continuing Disclosure Agreement" means that certain Continuing Disclosure Agreement dated the date of issuance and delivery of the Assessment Area Three Bonds, among the District and the Assessment Area Three Landowner and joined in by the Trustee and the Dissemination Agent (as defined therein), as originally executed and as it may be amended from time to time in accordance with the terms thereof.

"Delinquent Assessment Interest" shall mean Assessment Interest deposited with the Trustee after the date on which such Assessment Interest has become due and payable in accordance with applicable law or proceedings of the District.

"Delinquent Assessment Principal" shall mean Assessment Principal deposited with the Trustee after the date on which such Assessment Principal has become due and payable in accordance with applicable law or proceedings of the District.

"DTC" shall mean The Depository Trust Company, New York, New York, and its successors and assigns.

"Interest Payment Date" shall mean each May 1 and November 1, commencing May 1, 2024.

"General Acquisition and Construction Subaccount" shall mean the subaccount so designated and established as a separate subaccount within the Assessment Area Three Acquisition and Construction Account pursuant to Section 401(a) of this Supplemental Trust Indenture

"Majority Owners" shall mean the Beneficial Owners of more than fifty percent (50%) of the aggregate principal amount of the Assessment Area Three Bonds then Outstanding.

"Nominee" shall mean the nominee of the Bond Depository, which may be the Bond Depository, as determined from time to time pursuant to this Supplemental Indenture.

"Operation and Maintenance Assessments" shall mean non-ad valorem special assessments levied by the District pursuant to the Act and other applicable law on assessable District lands for the operation and maintenance of the Assessment Area Three Project and/or the operations of the District.

"Participating Underwriter" shall have the meaning ascribed to it in the Continuing Disclosure Agreement.

"Prepayment Principal" shall mean the excess amount of Assessment Principal received by the District over the Assessment Principal then due, but shall not include Delinquent Assessment Principal. Prepayment Principal shall not include the proceeds of any refunding bonds.

"Quarterly Redemption Date" shall mean each February 1, May 1, August 1 and November 1.

"Reserve Release Condition #1" with respect to the Assessment Area Three Bonds shall mean collectively (i) all of the outstanding principal portion of the Assessment Area Three Special Assessments has been assigned to lots that have been developed, platted and closed with homebuilders, and (ii) there shall be no Events of Default under the Indenture with respect to the Assessment Area Three Bonds, each as certified by the District Manager. The District shall present the Trustee with the certifications of the District Manager regarding the satisfaction of the Reserve Release Condition #1, and the Trustee may rely conclusively upon such certifications and shall have no duty to verify the same.

"Reserve Release Condition #2" with respect to the Assessment Area Three Bonds shall mean collectively (i) all of the outstanding principal portion of the Assessment Area Three Special Assessments has been assigned to homes that have been built and have received a certificate of occupancy, and (ii) there shall be no Events of Default under the Indenture with respect to the Assessment Area Three Bonds, each as certified by the District Manager. The District shall present the Trustee with the certifications of the District Manager regarding the satisfaction of Reserve Release Condition #2, and the Trustee may rely conclusively upon such certifications and shall have no duty to verify the same.

"Road Extension Project" shall mean that portion of the Assessment Area Three Project consisting of the public infrastructure improvements relating to the Spencer Parrish Road Extension, as described in **Exhibit A** hereto.

"Road Extension Project Subaccount" shall mean the subaccount so designated and established within the Assessment Area Three Acquisition and Construction Account pursuant to Section 401(a) of this Third Supplemental Indenture.

"Substantially Absorbed" means the date at least 90% of the principal portion of the Assessment Area Three Special Assessments have been assigned to residential units that have received certificates of occupancy.

"Term Bonds" shall mean the Assessment Area Three Bonds that mature on one date and that are subject to mandatory redemption from Amortization Installments.

ARTICLE II

AUTHORIZATION, ISSUANCE AND PROVISIONS OF ASSESSMENT AREA THREE BONDS

Section 201. Authorization of Assessment Area Three Bonds; Book-Entry Only Form. The Assessment Area Three Bonds are hereby authorized to be issued in the aggregate principal amount of \$_____ for the purposes enumerated in the recitals hereto. The Assessment Area Three Bonds shall be substantially in the form set forth as **Exhibit A** to this Third Supplemental Indenture. Each Assessment Area Three Bond shall bear the designation "2024" and be numbered consecutively from 1 upwards.

The Assessment Area Three Bonds shall be initially issued in the form of a separate single certificated fully registered Assessment Area Three Bond for each maturity of Assessment Area Three Bonds and shall be numbered consecutively from R-1 and up. Upon initial issuance, the ownership of such Assessment Area Three Bonds shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of The Depository Trust Company, New York, New York ("DTC"), the initial Bond Depository. Except as provided in this Section 201, all of the Outstanding Assessment Area Three Bonds shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC.

With respect to Assessment Area Three Bonds registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, the District, the Trustee, the Bond Registrar and the Paying Agent shall have no responsibility or obligation to any such Bond Depository Participant or to any Beneficial Owner. Without limiting the immediately preceding sentence, the District, the Trustee, the Bond Registrar and the Paying Agent shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any Bond Depository Participant with respect to any ownership interest in the Assessment Area Three Bonds, (ii) the delivery to any Bond Depository Participant or any other person other than an Owner, as shown in the registration books kept by the Bond Registrar, of any notice with respect to the Assessment Area Three Bonds, including any notice of redemption, or (iii) the payment to any Bond Depository Participant or any other person, other than an Owner, as shown in the registration books kept by the Bond Registrar, of any amount with respect to principal of, premium, if any, or interest on the Assessment Area Three Bonds. The District, the Trustee, the Bond Registrar and the Paying Agent may treat and consider the person in whose name each Assessment Area Three Bond is registered in the registration books kept by the Bond Registrar as the absolute owner of such Assessment Area Three Bond for the purpose of payment of principal, premium and interest with respect to such Assessment Area Three Bond, for the purpose of giving notices of redemption and other matters with respect to such Assessment Area Three Bond, for the purpose of registering transfers with respect to such Assessment Area Three Bond, and for all other purposes whatsoever. The Paying Agent shall pay all principal of, premium, if any, and interest on the Assessment Area Three Bonds only to or upon the order of the respective Owners, as shown

in the registration books kept by the Bond Registrar, or their respective attorneys duly authorized in writing, as provided herein and all such payment shall be valid and effective to fully satisfy and discharge the District's obligations with respect to payment of principal of, premium, if any, and interest on the Assessment Area Three Bonds to the extent of the sum or sums so paid. No person other than an Owner, as shown in the registration books kept by the Bond Registrar, shall receive a certificated Assessment Area Three Bonds evidencing the obligation of the District to make payments of principal, premium, if any, and interest pursuant to the provisions hereof. Upon delivery by DTC to the District of written notice to the effect that DTC has determined to substitute a new Nominee in place of Cede & Co., and subject to the provisions therein with respect to Record Dates, the words "Cede & Co." in this Third Supplemental Indenture shall refer to such new Nominee of DTC; and upon receipt of such a notice the District shall promptly deliver a copy of the same to the Trustee, Bond Registrar and the Paying Agent.

Upon receipt by the Trustee or the District of written notice from DTC: (i) confirming that DTC has received written notice from the District to the effect that a continuation of the requirement that all of the Outstanding Assessment Area Three Bonds be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, is not in the best interest of the Beneficial Owners of the Assessment Area Three Bonds or (ii) to the effect that DTC is unable or unwilling to discharge its responsibilities and no substitute Bond Depository willing to undertake the functions of DTC hereunder can be found which is willing and able to undertake such functions upon reasonable and customary terms, the Assessment Area Three Bonds shall no longer be restricted to being registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as nominee of DTC, but may be registered in whatever name or names the Beneficial Owners shall designate, in accordance with the provisions hereof.

Section 202. Terms of Assessment Area Three Bonds. The Assessment Area Three Bonds shall be issued as Term Bonds as set forth below and shall bear interest at the fixed interest rates per annum and shall mature in the amounts and on the dates set forth below:

\$[____], [____]% Term Bond due [____] 1, 20[____]

\$[____], [____]% Term Bond due [____] 1, 20[____]

\$[____], [____]% Term Bond due [____] 1, 20[____]

Section 203. Dating; Interest Accrual. Each Assessment Area Three Bond shall be dated [____], 2024, upon initial issuance. Each Assessment Area Three Bond shall also bear its date of authentication. Each Assessment Area Three Bond shall bear interest from the Interest Payment Date to which interest has been paid next preceding the date of its authentication, unless the date of its authentication: (i) is an Interest Payment Date to which interest on such Assessment Area Three Bond has been paid, in which event such Assessment Area Three Bond shall bear interest from its date of authentication; or (ii) is prior to the first Interest Payment Date for the Assessment Area Three Bonds, in which event such Assessment Area Three Bond shall bear interest from its date. Interest on the Assessment Area Three Bonds shall be due and payable on each May 1 and November 1, commencing May 1, 2024, and shall be computed on the basis of a 360-day year of twelve 30-day months.

Section 204. Denominations. The Assessment Area Three Bonds shall be issued in Authorized Denominations.

Section 205. Paying Agent. The District appoints the Trustee as Paying Agent for the Assessment Area Three Bonds.

Section 206. Bond Registrar. The District appoints the Trustee as Bond Registrar for the Assessment Area Three Bonds.

Section 207. Conditions Precedent to Issuance of Assessment Area Three Bonds. In addition to complying with the requirements set forth in Section 3.01 of the Master Indenture in connection with the issuance of the Assessment Area Three Bonds, all the Assessment Area Three Bonds shall be executed by the District for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the District or upon its order, but only upon the further receipt by the Trustee of:

- (a) Certified copies of the Assessment Proceedings;
- (b) Executed originals of the Master Indenture and this Third Supplemental Indenture;
- (c) A Bond Counsel opinion addressed to the Trustee or with respect to which the Trustee has received a customary reliance letter substantially to the effect that: (i) the Indenture has been duly authorized and executed by the District and constitutes a valid and binding obligation of the District; (ii) the Assessment Area Three Bonds have been duly authorized, executed and delivered by the District and are valid and binding special obligations of the District, payable solely from the sources provided therefor in the Indenture; (iii) the interest on the Assessment Area Three Bonds is excludable from gross income for federal income tax purposes; and (iv) the Assessment Area Three Bonds and the interest paid thereon are exempt from all taxes imposed by the State of Florida except as to estate taxes and taxes imposed by Chapter 220, Florida Statutes on corporations and other entities, as defined therein.
- (d) An opinion of Counsel to the District addressed to the Trustee substantially to the effect that: (i) the District has been duly established and validly exists as a community development district under the Act, (ii) the District has good right and lawful authority under the Act to undertake the Assessment Area Three Project being financed with the proceeds of the Assessment Area Three Bonds, subject to obtaining such licenses, orders or other authorizations as are, at the date of such opinion, required to be obtained from any agency or regulatory body having lawful jurisdiction in order to undertake the Assessment Area Three Project, (iii) all proceedings undertaken by the District with respect to the Assessment Area Three Special Assessments have been in accordance with Florida law, (iv) the District has taken all action necessary to levy and impose the Assessment Area Three Special Assessments, and (v) the Assessment Area Three Special Assessments are legal, valid and binding liens upon the property against which such Assessment Area Three Special Assessments are made, coequal with the lien of all state, county, district and municipal taxes, superior in dignity to all other liens, titles and claims, until paid;

(e) A certificate of a Responsible Officer to the effect that, upon the authentication and delivery of the Assessment Area Three Bonds, the District will not be in default in the performance of the terms and provisions of the Master Indenture or this Third Supplemental Indenture;

(f) A certificate or certificates of the District's engineer certifying as to the accuracy of the information set forth in the District engineer's report regarding the Assessment Area Three Project; and

(g) A certified copy of the final judgment of validation together with a certificate of no appeal.

Delivery to the Trustee of the net proceeds from the issuance of the Assessment Area Three Bonds shall constitute conclusive proof of the delivery of the items described above to the satisfaction of the District and the underwriter of the Assessment Area Three Bonds.

Section 208. Continuing Disclosure. The District hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Agreement. Notwithstanding any other provisions of the Indenture, failure of the District to comply with the Continuing Disclosure Agreement shall not be considered an Event of Default; however, the Trustee may and, at the request of any Participating Underwriter (as defined in Rule 15c2-12 of the Securities and Exchange Commission) or the Holders of at least 25% aggregate principal amount of Outstanding Assessment Area Three Bonds, and receipt of indemnity satisfactory to the Trustee shall, or any such Bondholder may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the District to comply with its obligations under this Section.

ARTICLE III

REDEMPTION AND PURCHASE OF ASSESSMENT AREA THREE BONDS

The Assessment Area Three Bonds are subject to redemption prior to maturity as provided in the form thereof set forth as **Exhibit A** to this Third Supplemental Indenture. Notice of redemption shall be given as provided in Section 8.02 of the Master Indenture.

ARTICLE IV

DEPOSIT OF ASSESSMENT AREA THREE BOND PROCEEDS AND APPLICATION THEREOF; ESTABLISHMENT OF ACCOUNTS AND OPERATION THEREOF

Section 401. Establishment of Accounts.

(a) There are hereby established within the Acquisition and Construction Fund held by the Trustee the following accounts:

(i) an Assessment Area Three Acquisition and Construction Account, and therein the Road Extension Project Subaccount and the General Acquisition and Construction Subaccount; and

(ii) an Assessment Area Three Costs of Issuance Account;

(b) There are hereby established within the Debt Service Fund held by the Trustee an Assessment Area Three Sinking Fund Account, and an Assessment Area Three Interest Account;

(c) There is hereby established within the Bond Redemption Fund held by the Trustee an Assessment Area Three Prepayment Account and an Assessment Area Three Optional Redemption Account;

(d) There is hereby established within the Debt Service Reserve Fund held by the Trustee an Assessment Area Three Reserve Account, which account shall be held for the benefit of all of the Assessment Area Three Bonds without distinction as to Assessment Area Three Bonds and without privilege or priority of one Assessment Area Three Bonds over another; and

(e) There is hereby established within the Revenue Fund held by the Trustee an Assessment Area Three Revenue Account.

Section 402. Use of Assessment Area Three Bond Proceeds. Following the Trustee's receipt of the items set forth in Section 3.01 of the Master Indenture and Section 207 hereof; the net proceeds of sale of the Assessment Area Three Bonds, \$[] (face amount of Assessment Area Three Bonds less underwriter's discount of \$[]) shall be delivered to the Trustee by the District and be applied as follows:

(a) \$[], representing the Assessment Area Three Reserve Account Requirement, shall be deposited to the Assessment Area Three Reserve Account;

(b) \$[], representing costs of issuance relating to the Assessment Area Three Bonds, shall be deposited to the credit of the Assessment Area Three Costs of Issuance Account;

(c) \$[] shall be deposited to the Assessment Area Three Interest Account;

(d) \$[] shall be deposited to the credit of the Road Extension Project Subaccount within the Assessment Area Three Acquisition and Construction Account and applied to fund costs of the Road Extension Project in accordance with Section 403 hereof; and

(e) \$[] of the proceeds of the Assessment Area Three Bonds, consisting of the amount remaining after the deposits above, shall be deposited to the credit of the General Acquisition and Construction Subaccount within Assessment Area Three Acquisition and Construction Account of the Acquisition and Construction Fund.

Section 403. Assessment Area Three Acquisition and Construction Account.

(a) Amounts on deposit in the Subaccounts within the Assessment Area Three Acquisition and Construction Account, including amounts transferred thereto from the Assessment Area Three Reserve Account, shall be applied to pay the Costs of the Assessment Area Three Project upon presentment to the Trustee of a properly signed requisition in substantially the form of **Exhibit B** hereto. Funds on deposit in the Road Extension Project Subaccount within the

Assessment Area Three Acquisition and Construction Account shall only be requested by the District to be applied to the Costs of the Road Extension Project. Funds on deposit in the General Acquisition and Construction Subaccount within the Assessment Area Three Acquisition and Construction Account shall only be requested by the District to be applied to the Costs of the Assessment Area Three Project not otherwise funded from the General Acquisition and Construction Subaccount. The Trustee shall be responsible solely for disbursing funds in accordance with the requisitions received and shall not be responsible for determining the amounts in the Assessment Area Three Acquisition and Construction Account allocable to the respective components of the Assessment Area Three Project or whether funds are payable under the Acquisition Agreement.

(b) The District shall not declare that the Completion Date of the Assessment Area Three Project has occurred until after Reserve Release Condition #1 and Reserve Release Condition #2 have been satisfied, and all moneys transferred from the Assessment Area Three Reserve Account to the General Acquisition and Construction Subaccount within the Assessment Area Three Acquisition and Construction Account have been expended or the Consulting Engineer has certified in writing to the District and the Trustee that such amount is in excess of what is needed to complete the Assessment Area Three Project. The Trustee shall have no obligation to inquire if Reserve Release Condition #1 or Reserve Release Condition #2 shall have occurred and, in the absence of notice from the District, the Trustee may assume that Reserve Release Condition #1 and Reserve Release Condition #2 have not occurred.

(c) After the Completion Date for the Road Extension Project, and after retaining costs to complete the Road Extension Project, any moneys remaining in the Road Extension Project Subaccount shall be transferred to the General Acquisition and Construction Subaccount within the Assessment Area Three Acquisition and Construction Account, as directed in writing by the District, or the District Manager on behalf of the District, to the Trustee, and applied to fund other Costs of the Assessment Area Three Project. Any balance remaining in the General Acquisition and Construction Subaccount after the Completion Date of the Assessment Area Three Project and after retaining the amount, if any, of all remaining unpaid Costs of the Assessment Area Three Project set forth in the Engineers' Certificate establishing such Completion Date, shall be deposited in the Assessment Area Three Prepayment Account in the Bond Redemption Fund and applied to the extraordinary mandatory redemption of the Assessment Area Three Bonds in the manner prescribed in the Assessment Area Three Bonds. At such time as there are no amounts on deposit in the Subaccounts within the Assessment Area Three Acquisition and Construction Account, such account shall be closed. No such transfer to the Assessment Area Three Prepayment Account shall be made if on the date of such proposed transfer the Trustee has actual knowledge that an Event of Default exists until such Event of Default no longer exists or is waived or the Trustee is directed by the Majority Owners to otherwise apply such moneys. Notwithstanding the foregoing, the Assessment Area Three Acquisition and Construction Account and the General Acquisition and Construction Subaccount therein shall not be closed until after Reserve Release Condition #2 shall have occurred and the excess funds from the Assessment Area Three Reserve Account shall have been transferred to the General Acquisition and Construction Subaccount within the Assessment Area Three Acquisition and Construction Account and applied in accordance with this Section 405 hereof.

(d) In accordance with the provisions of the Indenture, the Assessment Area Three Bonds are payable solely from the Assessment Area Three Pledged Revenues. The District hereby acknowledges that (i) the Assessment Area Three Pledged Revenues include, without limitation, all amounts on deposit in the Assessment Area Three Acquisition and Construction Account and the Subaccounts therein then held by the Trustee, (ii) upon the occurrence of an Event of Default with respect to the Assessment Area Three Bonds, the Assessment Area Three Pledged Revenues may not be used by the District (whether to pay costs of the Assessment Area Three Project or otherwise) without the consent of the Majority Owners and (iii) the Assessment Area Three Pledged Revenues may be used by the Trustee, at the direction or with the approval of the Majority Owners, to pay costs and expenses incurred in connection with the pursuit of remedies under the Indenture. The District shall not enter into any binding agreement with respect to the Assessment Area Three Project after the occurrence of an Event of Default unless authorized in writing by the Majority Owners.

During the continuance of an Event of Default specified in Subsections 10.02(a), 10.02(b) or 10.02(g) of the Master Indenture (each, a "Payment Related Default"), disbursements from the Assessment Area Three Acquisition and Construction Account and the Subaccounts therein shall be made only with the consent of the Majority Owners, except as provided below. During the continuance of a Payment Related Default, the Majority Owners shall have the right to provide direction to the District to terminate, suspend, or proceed under any contracts for construction of the Assessment Area Three Project entered into prior to the occurrence of such Payment Related Default. The Majority Owners may provide such direction at any time during the continuance of such Payment Related Default and shall not be deemed to have waived their right to do so through inaction or delay and may change such direction from time to time.

(i) Until such time as the Majority Owners provide such direction to the District, disbursements may be made without the consent of the Majority Owners for Costs incurred by the District under construction contracts entered into by the District prior to the occurrence of such Payment Related Default.

(ii) Upon direction by the Majority Owners to proceed under any such contract(s), no consent of the Majority Owners shall be required for disbursements for Costs incurred by the District thereunder until the date of suspension or termination of such contract directed by the Majority Owners described in subparagraph (iii) below.

(iii) Upon direction by the Majority Owners to suspend or terminate such construction contract(s), disbursements for Costs incurred by the District thereunder shall only be made (x) for disbursements for Costs incurred by the District under construction contracts entered into by the District prior to the occurrence of such Payment Related Default and which Costs relate to work performed before the earliest date on which the District is entitled to suspend or terminate such construction contract at the direction of the Majority Owners, or (y) with the consent of the Majority Owners.

Notwithstanding anything to the contrary contained herein, during the continuance of a Payment Related Default, the consent of the Majority Owners shall be required for disbursements for Costs under contracts for the acquisition of Assessment Area Three Project improvements from

the Assessment Area Three Landowner, the Assessment Area Three Development Manager or their respective affiliates.

Section 404. Costs of Issuance Account. There shall be deposited in the Assessment Area Three Costs of Issuance Account \$ _____ which shall, at the written direction to the Trustee of a Responsible Officer of the District, be used to pay the costs of issuance relating to the Assessment Area Three Bonds. Any amounts on deposit in the Assessment Area Three Costs of Issuance Account one hundred eighty (180) days after the date of initial delivery of the Assessment Area Three Bonds, for which the District has not provided a written direction for payment, shall be transferred over and deposited into the General Acquisition and Construction Subaccount within the Assessment Area Three Acquisition and Construction Account and used for the purposes permitted therefor and the Assessment Area Three Cost of Issuance Account shall be closed.

Section 405. Assessment Area Three Reserve Account.

(a) Amounts on deposit in the Assessment Area Three Reserve Account, except as provided elsewhere in the Master Indenture or in this Third Supplemental Indenture, shall be used only for the purpose of making payments into the Assessment Area Three Interest Account and the Assessment Area Three Sinking Fund Account to pay principal and interest on the Assessment Area Three Bonds when due, without distinction as to Assessment Area Three Bonds and without privilege or priority of one Assessment Area Three Bonds over another, when the moneys on deposit in such Accounts and available therefor are insufficient. Whenever, for any reason, on an Interest Payment Date, principal payment date or mandatory redemption date, the amount in the Assessment Area Three Interest Account or the Assessment Area Three Sinking Fund Account, as the case may be, is insufficient to pay all amounts payable on the Assessment Area Three Bonds therefrom on such payment dates, the Trustee shall, without further instructions, but subject to contrary direction by the Majority Owners of the Assessment Area Three Bonds, transfer the amount of any such deficiency from the Assessment Area Three Reserve Account into the Assessment Area Three Interest Account and the Assessment Area Three Sinking Fund Account, as the case may be, with priority to the Assessment Area Three Interest Account and then to the Assessment Area Three Sinking Fund Account, to be applied to pay the Assessment Area Three Bonds.

(b) The Trustee, on or before the forty-fifth day (or if such day is not a Business Day, on the Business Day next preceding such day) next preceding each Quarterly Redemption Date, after taking into account all payments and transfers made as of such date, shall compute the value of the Assessment Area Three Reserve Account and shall promptly notify the District of the amount of any deficiency or surplus as of such date in such account. The District shall immediately pay the amount of any deficiency to the Trustee, for deposit in the Assessment Area Three Reserve Account, from the first legally available sources of the District. Any surplus in the Assessment Area Three Reserve Account shall be deposited into the Assessment Area Three Prepayment Account and applied to the extraordinary mandatory redemption of Assessment Area Three Bonds in accordance with the provisions therefor set forth in the form of the Assessment Area Three Bonds in **Exhibit A** hereto; provided, however, that any surplus resulting from (i) investment earnings, (ii) the occurrence of Reserve Release Condition #1 or Reserve Release Condition #2, or

(iii) optional prepayment of an Assessment Area Three Special Assessment by the owner of a lot or parcel shall in each case be applied as set forth below.

(i) All earnings on investments in the Assessment Area Three Reserve Account shall be deposited to the Assessment Area Three Revenue Account, provided that no deficiency exists in the Assessment Area Three Reserve Account. Notwithstanding the foregoing, prior to the Date of Completion of the Assessment Area Three Project, earnings shall be deposited to the General Acquisition and Construction Subaccount within the Assessment Area Three Acquisition and Construction Account if a deficiency does not exist. If a deficiency exists in the Assessment Area Three Reserve Account, such earnings shall remain on deposit in the Assessment Area Three Reserve Account until the deficiency is cured. The Assessment Area Three Reserve Account shall consist only of cash and Investment Securities.

(ii) Any excess in the Assessment Area Three Reserve Account as a result of satisfaction of Reserve Release Condition #1 or Reserve Release Condition #2 shall be deposited into the General Acquisition and Construction Subaccount within Assessment Area Three Acquisition and Construction Account. The District, or the District Manager on behalf of the District, shall provide written notice to the Trustee when Reserve Release Condition #1 or Reserve Release Condition #2, as applicable, have been satisfied, upon which notice the Trustee may conclusively rely.

(iii) In the event that the amount on deposit in the Assessment Area Three Reserve Account exceeds the Assessment Area Three Reserve Account Requirement due to a decrease in the amount of Assessment Area Three Bonds that will be Outstanding as a result of an optional Prepayment or a mandatory true-up payment by the owner of a lot or parcel of land of an Assessment Area Three Special Assessment against such lot or parcel, the amount to be released shall be transferred from the Assessment Area Three Reserve Account to the Assessment Area Three Prepayment Account as a credit against the Prepayment Principal otherwise required to be made by the owner of such lot or parcel.

On any date the District receives notice from the District Manager that a landowner wishes to prepay its Assessment Area Three Special Assessments or is required to make a mandatory true-up payment, the District shall, or shall cause the District Manager on behalf of the District to, calculate the principal amount of such Prepayment, taking into account a credit against the amount of Prepayment Principal due in the amount of the surplus in the Assessment Area Three Reserve Account above the Assessment Area Three Reserve Requirement as a result of the proposed Prepayment. Such surplus shall be transferred to the Assessment Area Three Prepayment Account upon such Prepayment. The District Manager, on behalf of the District, shall make such calculation within ten (10) Business Days after such Prepayment and shall instruct the Trustee in writing to transfer such amount of credit given to the landowner from the Assessment Area Three Reserve Account to be used for the extraordinary mandatory redemption of the Assessment Area Three Bonds in accordance herewith. The Trustee is authorized to make such transfers and has no duty to verify such calculations.

(c) Notwithstanding the foregoing, on the earliest date on which there are sufficient monies on deposit in the Assessment Area Three Reserve Account, taking into account other monies available therefor, to pay and redeem all of the Outstanding Assessment Area Three Bonds, together with accrued interest on such Assessment Area Three Bonds, to the earliest date of redemption, then the Trustee shall transfer to the Assessment Area Three Prepayment Account the amount on deposit in the Assessment Area Three Reserve Account to pay and redeem all of the Outstanding Assessment Area Three Bonds on the earliest such date.

Section 406. Application of Prepayment Principal; Assessment Area Three Prepayment Account. All Prepayment Principal shall upon receipt by the Trustee be deposited to the Assessment Area Three Prepayment Account. At the time the District deposits Prepayment Principal with the Trustee it shall notify the Trustee in writing as to the amount of Prepayment Principal. Amounts on deposit in the Assessment Area Three Prepayment Account shall be applied to the extraordinary mandatory redemption of the Assessment Area Three Bonds in the manner prescribed in the Assessment Area Three Bonds.

The Trustee is not responsible to verify if any payment is Prepayment Principal and may conclusively rely as accurate upon the classification of the District as Prepayment Principal and in the absence of such notification will conclude that such payment is not Prepayment Principal.

Section 407. Tax Covenants and Rebate Account. The District shall comply with the Arbitrage Certificate (including deposits to and payments from the Assessment Area Three Rebate Account hereby established) included as part of the closing transcript for the Assessment Area Three Bonds, as amended and supplemented from time to time in accordance with its terms. Amounts in the Assessment Area Three Rebate Account hereby established shall be directed by the District for investment only in Government Obligations. To the extent any amounts in the Assessment Area Three Rebate Account are not needed to comply with the Arbitrage Certificate, such amounts shall be transferred as directed by the District to any other fund or account created hereunder.

Notwithstanding anything to the contrary contained in the Master Indenture, the District covenants with the holders of the Assessment Area Three Bonds that it shall comply with the requirements of Code necessary to maintain the exclusion of interest on the Assessment Area Three Bonds from gross income for purposes of federal income taxation, including the payment of any amount required to be rebated to the U.S. Treasury pursuant to the Code, and, in particular, that it shall not make or direct the making of any investment or other use of proceeds of such Assessment Area Three Bonds (or amounts deemed to be proceeds under the Code) in any manner which would cause the interest on such Assessment Area Three Bonds to be or become subject to federal income taxation, nor shall it fail to do any act which is necessary to prevent such interest from becoming subject to federal income taxation. The District further covenants that neither the District nor any other person under its control or direction will make any investment or other use of the proceeds of the Assessment Area Three Bonds (or amounts deemed to be proceeds under the Code) in any manner which would cause the Assessment Area Three Bonds to be "private activity bonds" as that term is defined in Section 141 of the Code (or any successor provision thereto), or "arbitrage bonds" as that term is defined in Section 148 of the Code (or any successor provision thereto) and that it will comply with such sections of the Code throughout the term of the Assessment Area Three Bonds.

Section 408. Establishment of Assessment Area Three Revenue Account in Revenue Fund; Application of Assessment Area Three Accounts and Investment Earnings.

(a) Except as otherwise provided herein, amounts on deposit in the Assessment Area Three Revenue Account shall be applied in accordance with Section 6.03 of the Master Indenture. Except as otherwise provided herein, the Assessment Area Three Special Assessments will be collected as provided in Section 9.04 of the Master Indenture. Following an Event of Default, the Majority Owners may direct the District as to the collection method for the Assessment Area Three Special Assessments provided such method complies with Florida law. The District covenants to assess, levy, and enforce the payment of the Assessment Area Three Special Assessments at times and in amounts as shall be necessary in order to pay, when due, Debt Service Requirements on the Assessment Area Three Bonds and to pay or cause to be paid the proceeds of such Assessment Area Three Special Assessments as received to the Trustee for deposit to the Assessment Area Three Revenue Account.

(b) Upon deposit of the revenues from the Assessment Area Three Special Assessments including the interest thereon with the Trustee, the District shall provide the Trustee a written accounting setting forth the amounts of such Assessment Area Three Special Assessments in the following categories which shall be deposited by the Trustee into the Funds and Accounts established hereunder as follows:

(i) Assessment Interest which shall be deposited into the Assessment Area Three Interest Account;

(ii) Assessment Principal, which shall be deposited into the Assessment Area Three Sinking Fund Account;

(iii) Prepayment Principal which shall be deposited into the Assessment Area Three Prepayment Account;

(iv) Delinquent Assessment Principal shall first be applied to restore the amount of any withdrawal from the Assessment Area Three Reserve Account to pay the principal of Assessment Area Three Bonds, to the extent that less than the Assessment Area Three Reserve Account Requirement is on deposit in the Assessment Area Three Reserve Account, and, the balance, if any, shall be deposited into the Assessment Area Three Sinking Fund Account;

(v) Delinquent Assessment Interest shall first be applied to restore the amount of any withdrawal from the Assessment Area Three Reserve Account to pay the interest of Assessment Area Three Bonds to the extent that less than the Assessment Area Three Reserve Account Requirement is on deposit in an Assessment Area Three Reserve Account, and, the balance, if any, shall be deposited into the Assessment Area Three Interest Account;

(vi) The balance shall be deposited in the Assessment Area Three Revenue Account.

(c) On each February 1, May 1, August 1 and November 1 (or if such Day is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the Assessment Area Three Prepayment Account and, if the balance therein is greater than zero, shall transfer, but only after transferring sufficient amounts as directed by the District from the Assessment Area Three Revenue Account to pay amounts due on the next Interest Payment Date from the Assessment Area Three Revenue Account for deposit into such Prepayment Account, an amount sufficient to increase the amount on deposit therein to the next integral multiple of \$5,000, and, shall thereupon give notice and cause the extraordinary mandatory redemption of Assessment Area Three Bonds on the next succeeding Quarterly Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in such Prepayment Account in accordance with the provisions for extraordinary redemption of Assessment Area Three Bonds. All interest due in regard to such prepayments shall be paid from the Assessment Area Three Interest Account or, if insufficient amounts are on deposit in the Assessment Area Three Interest Account to pay such interest, then from the Assessment Area Three Revenue Account.

(d) Anything herein or in the Master Indenture to the contrary, on each May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall transfer from amounts on deposit in the Assessment Area Three Revenue Account to the Funds and Accounts designated below, the following amounts in the following order of priority:

FIRST, to the Assessment Area Three Interest Account of the Debt Service Fund, an amount equal to the amount of interest payable on all Assessment Area Three Bonds then Outstanding on such May 1 or November 1, less any other amount already on deposit in the Assessment Area Three Interest Account not previously credited;

SECOND, beginning on May 1, 20__, and no later than the Business Day next preceding each May 1 thereafter while Assessment Area Three Bonds remain Outstanding, to the Assessment Area Three Sinking Fund Account, an amount equal to the Amortization Installment on the Assessment Area Three Bonds due on such May 1 or the principal maturing on such May 1, less any amount on deposit in the Assessment Area Three Sinking Fund Account not previously credited;

THIRD, to the Assessment Area Three Reserve Account, the amount, if any, which is necessary to make the amount on deposit therein equal to the Assessment Area Three Reserve Account Requirement with respect to the Assessment Area Three Bonds;

FOURTH, notwithstanding the foregoing, at any time the Assessment Area Three Bonds are subject to redemption on a date which is not a May 1 or November 1, the Trustee shall be authorized to transfer to the Assessment Area Three Interest Account the amount necessary to pay interest on the Assessment Area Three Bonds subject to redemption on such date; and

FIFTH, the balance shall be retained in the Assessment Area Three Revenue Account.

Anything herein to the contrary notwithstanding, it shall not constitute an Event of Default hereunder if the full amount of the foregoing deposits are not made due to an insufficiency of funds

therefor; provided, however, that nothing in this paragraph is meant to change what are otherwise Events of Default as provided for in Article X of the Master Trust Indenture and Section 606 herein.

(e) On any date required by the Arbitrage Certificate, the District shall give the Trustee written direction to, and the Trustee shall, transfer from the Assessment Area Three Revenue Account to the Assessment Area Three Rebate Account established for the Assessment Area Three Bonds in the Rebate Fund the amount due and owing to the United States, which amount shall be paid, to the United States, when due, in accordance with such Arbitrage Certificate. To the extent insufficient moneys are on deposit in the Assessment Area Three Revenue Account to make the transfer provided for in the immediately preceding sentence the District shall deposit with the Trustee from available moneys of the District the amount of any such insufficiency.

(f) Anything herein or in the Master Indenture to the contrary notwithstanding, amounts on deposit in all of the Funds and Accounts held as security for the Assessment Area Three Bonds shall be invested only in Investment Securities, and further, earnings on investments in the Assessment Area Three Acquisition and Construction Account and the Assessment Area Three Cost of Issuance Account shall be retained as realized, in such Accounts and used for the purpose of such Accounts. Earnings on investments in the Assessment Area Three Revenue Account, Assessment Area Three Sinking Fund Account, the Assessment Area Three Interest Account and the Assessment Area Three Prepayment Account and the Assessment Area Three Optional Redemption Account in the Bond Redemption Fund shall be deposited, as realized, to the credit of the Assessment Area Three Revenue Account and used for the purpose of such Account.

Earnings on investments in the Assessment Area Three Reserve Account shall be disposed of as provided in Section 405 hereof.

ARTICLE V CONCERNING THE TRUSTEE

Section 501. Acceptance by Trustee. The Trustee accepts the trusts declared and provided in this Third Supplemental Indenture and agrees to perform such trusts upon the terms and conditions set forth in the Master Indenture as modified by this Third Supplemental Indenture.

Section 502. Limitation of Trustee's Responsibility. The Trustee shall not be responsible in any manner for the due execution of this Third Supplemental Indenture by the District or for the recitals contained herein, all of which are made solely by the District.

Section 503. Trustee's Duties. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlements inuring to the Trustee under the Master Indenture, including, particularly, Article XI thereof, all of which shall apply to the actions of the Trustee under this Third Supplemental Indenture.

ARTICLE VI MISCELLANEOUS

Section 601. Confirmation of Master Indenture. As supplemented by this Third Supplemental Indenture, the Master Indenture is in all respect ratified and confirmed, and this Third Supplemental Indenture shall be read, taken and construed as a part of the Master Indenture so that all of the rights, remedies, terms, conditions, covenants and agreements of the Master Indenture, except insofar as modified herein, shall apply and remain in full force and effect with respect to this Third Supplemental Indenture and to the Assessment Area Three Bonds issued hereunder. To the extent of any conflicts between the terms and provisions of the Master Indenture and this Third Supplemental Indenture the terms and provisions hereof shall control.

Section 602. Additional Covenant Regarding Assessment Area Three Special Assessments. In addition, and not in limitation of, the covenants contained elsewhere in this Third Supplemental Indenture and in the Master Indenture, the District covenants to comply with the terms of the proceedings heretofore adopted with respect to the Assessment Area Three Special Assessments, including the assessment methodology, prepared by Inframark, LLC (the "Report"), and to levy the Assessment Area Three Special Assessments and any required true up payments as set forth in the Report, in such manner as will generate funds sufficient to pay the principal of and interest on the Assessment Area Three Bonds, when due. The District also agrees that it shall not amend the Report in any material manner without the written consent of the Majority Owners.

The District shall directly collect the Assessment Area Three Special Assessments in lieu of the Uniform Method with respect to any assessable lands until such time as such lots are platted, or when the timing for using the Uniform Method will not yet allow for using such method, unless the District Manager is directed otherwise by Majority Owners.

Section 603. Limitation on Additional Debt. Other than Bonds issued to refund a portion of Outstanding Assessment Area Three Bonds, the issuance of which as determined by the District results in present value debt service savings, the District shall not, while any Assessment Area Three Bonds are Outstanding, issue or incur any debt payable in whole or in part from the Assessment Area Three Pledged Revenues. In addition, the District covenants not to issue any other Bonds or other debt obligations secured by Special Assessments on assessable lands which are also encumbered by the Assessment Area Three Special Assessments for any capital project unless the Assessment Area Three Special Assessments have been Substantially Absorbed or the Majority Owners have consented in writing to the issuance of such Bonds or other debt obligations; provided, however, that the foregoing covenant shall not preclude the imposition of Special Assessments on property subject to the Assessment Area Three Special Assessments that are necessary for health, safety, and welfare reasons or to remediate a natural disaster, as determined by the District. The District may issue Bonds or other debt obligations secured by Special Assessments on assessable lands not encumbered by the Assessment Area Three Special Assessments without limitation except as limited by the documents pursuant to which such Bonds or debt are issued. The Trustee and the District may rely on a certificate from the District Manager regarding such status of Substantial Absorption of the Assessment Area Three Special Assessments and in the absence of receipt of such certificate, may assume Substantial Absorption has not occurred.

Section 604. Additional Matters Relating to Delinquent Assessments.

(a) Notwithstanding anything herein or in the Master Indenture to the contrary, the following provisions shall apply with respect to the Assessment Area Three Special Assessments and Assessment Area Three Bonds: If any property shall be offered for sale for the nonpayment of any Assessment Area Three Special Assessments, and no person or persons shall purchase such property for an amount equal to the full amount due on the Assessment Area Three Special Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), the District, after receiving the written consent of the Trustee, acting at the direction of the Majority Owners of the Assessment Area Three Bonds Outstanding, specifying whether the District is to take title to the property in its corporate name or in the name of a special purpose entity, may purchase the property for an amount approved by the Majority Owners (principal, interest, penalties and costs, plus attorneys' fees, if any), from any legally available funds of the District and the District shall receive in its corporate name or in the name of a special-purpose entity title to the property for the benefit of the Owners of the Assessment Area Three Bonds, provided that the Trustee shall have the right, acting at the direction of the Majority Owners, but shall not be obligated, to direct the District with respect to any action taken pursuant to this Section. The District, either through its own actions, or actions caused to be taken by the District through the Trustee, shall have the power to and shall lease or sell such property, and deposit all of the net proceeds of any such lease or sale into the Assessment Area Three Revenue Account. The District, either through its own actions, or actions caused to be taken by the District through the Trustee, agrees that it shall, after being provided assurances satisfactory to it of payment of its fees, costs and expenses for doing so, be required to take the measures provided by law for listing for sale of property acquired by it as trustee for the Owners of the Assessment Area Three Bonds within sixty (60) days after the receipt of the request therefore signed by the Trustee, acting at the direction of the Majority Owners of the Assessment Area Three Bonds Outstanding. The District may pay costs associated with any actions taken by the District pursuant to this paragraph from any moneys legally available for such purpose held under the Indenture, provided such action does not adversely impact the tax-exempt status of the interest on the Assessment Area Three Bonds.

(b) Notwithstanding anything to the contrary herein or in the Master Indenture, the District acknowledges and agrees that (i) upon failure of any property owner to pay when due any installment of Assessment Area Three Special Assessments that are billed directly by the District, that the entire Assessment Area Three Special Assessments levied on the property for which such installment of Assessment Area Three Special Assessments is due and unpaid, with interest and penalties thereon, shall immediately become due and payable as provided by applicable law and, with the written consent of the Trustee, acting at the direction of the Majority Owners of the Assessment Area Three Bonds Outstanding, the District shall promptly, but in any event within ninety (90) days of the receipt of such consent, cause to be brought the necessary legal proceedings for the foreclosure of liens of the delinquent Assessment Area Three Special Assessments, including interest and penalties and (ii) the foreclosure proceedings shall be prosecuted to a sale and conveyance of the property involved in said proceedings as now provided by law in suits to foreclose mortgages.

Section 605. Additional Matters Relating to Assessment Area Three Special Assessments and Assessment Proceedings. The District covenants and agrees that upon the occurrence and continuance of an Event of Default with respect to the Assessment Area Three

Bonds, it will take such actions to enforce the remedial provisions of the Indenture, the provisions for the collection of delinquent Assessment Area Three Special Assessments that are directly billed and collected by the District, as well as delinquent direct billed Operation and Maintenance Assessments, and the provisions for the foreclosure of liens of delinquent Assessment Area Three Special Assessments that are directly billed and collected by the District, as well as delinquent direct billed Operation and Maintenance Assessments, all in a manner consistent with the Master Indenture and this Third Supplemental Indenture. All Assessment Area Three Special Assessments that are billed and collected directly by the District shall be due and payable no later than thirty (30) days prior to each Interest Payment Date and shall become delinquent thereafter.

Section 606. Additional Matters Relating to Events of Default.

With respect to the Assessment Area Three Bonds, section 10.02 of the Master Indenture shall be deemed amended to add the following as additional Events of Default, notwithstanding anything to the contrary in the Master Indenture:

"(g) If at any time the amount in the Assessment Area Three Reserve Account is less than the Assessment Area Three Reserve Account Requirement as a result of the Trustee withdrawing an amount therefrom to pay debt service on the Assessment Area Three Bonds and such amount has not been restored within thirty (30) days of such withdrawal; and

(h) More than fifteen percent (15%) of the Operation and Maintenance Assessments that are directly billed by the District and levied by the District on tax parcels subject to the Assessment Area Three Special Assessments are not paid by the date such are due and payable and such default continues for sixty (60) days after the date when due."

Section 607. Provisions relating to Bankruptcy or Insolvency of Landowner.

(a) The provisions of this Section 607 shall be applicable both before and after the commencement, whether voluntary or involuntary, of any case, proceeding or other action by or against any owner of any tax parcel subject to at least three percent (3%) of the Assessment Area Three Special Assessments pledged to the Assessment Area Three Bonds Outstanding (an "Insolvent Taxpayer") under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a "Proceeding").

(b) The District acknowledges and agrees that, although the Assessment Area Three Bonds were issued by the District, the Owners of the Assessment Area Three Bonds are categorically the party with the ultimate financial stake in the transaction and, consequently, the party with a vested and pecuniary interest in a Proceeding. In the event of any Proceeding involving an Insolvent Taxpayer:

(i) the District hereby agrees that it shall seek to secure the written consent of the Trustee, acting at the direction of the Majority Owners of the Assessment Area Three Bonds Outstanding, prior to making any election, giving any consent, commencing any action or filing any motion, claim, obligation, notice or application or in taking any other action or position in any Proceedings or in any action related to a

Proceeding that affects, either directly or indirectly, the Assessment Area Three Special Assessments relating to the Outstanding Assessment Area Three Bonds or any rights of the Trustee under the Indenture (provided, however, Trustee shall be deemed to have consented, on behalf of the Majority Owners of the Assessment Area Three Bonds Outstanding, to the proposed action if the District does not receive a written response from the Trustee within thirty (30) days following receipt by the Trustee of the written request for consent);

(ii) the District hereby agrees that it shall not make any election, give any consent, commence any action or file any motion, claim, obligation, notice or application or take any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the Assessment Area Three Special Assessments relating to the Assessment Area Three Bonds Outstanding or any rights of the Trustee under the Indenture that are inconsistent with any written consent received (or deemed received) from the Trustee;

(iii) the District hereby agrees that it shall seek the written consent of the Trustee prior to filing and voting in any such Proceeding (provided, however, Trustee shall be deemed to have consented, on behalf of the Majority Owners of the Assessment Area Three Bonds Outstanding, to the proposed action if the District does not receive a written response from the Trustee within thirty (30) days following receipt by the Trustee of the written request for consent);

(iv) the Trustee shall have the right, by interpleader or otherwise, to seek or oppose any relief in any such Proceeding that the District, as claimant with respect to the Assessment Area Three Special Assessments relating to the Assessment Area Three Bonds Outstanding would have the right to pursue, and, if the Trustee chooses to exercise any such rights, the District shall not oppose the Trustee in seeking to exercise any and all rights and taking any and all actions available to the District in connection with any Proceeding of any Insolvent Taxpayer, including without limitation, the right to file and/or prosecute and/or defend any claims and proofs of claims, to vote to accept or reject a plan, to seek dismissal of the Proceeding, to seek stay relief to commence or continue foreclosure or pursue any other available remedies as to the Assessment Area Three Special Assessments relating the Assessment Area Three Bonds Outstanding, to seek substantive consolidation, to seek to shorten the Insolvent Taxpayer's exclusivity periods or to oppose any motion to extend such exclusivity periods, to oppose any motion for use of cash collateral or for authority to obtain financing, to oppose any sale procedures motion or any sale motion, to propose a competing plan of reorganization or liquidation, or to make any election under Section 1111(b) of the Bankruptcy Code; and

(v) The District shall not challenge the validity or amount of any claim submitted in good faith in such Proceeding by the Trustee or any valuations of the lands owned by any Insolvent Taxpayer submitted in good faith by the Trustee in such Proceedings or take any other action in such Proceedings, which is adverse to Trustee's enforcement or the District's claim and rights with respect to the Assessment Area Three Special Assessments relating to the Assessment Area Three Bonds Outstanding or receipt of adequate protection (as that term is defined in the Bankruptcy Code). Without limiting

the generality of the foregoing, the District agrees that the Trustee shall have the right (i) to file a proof of claim with respect to the Assessment Area Three Special Assessments pledged to the Assessment Area Three Bonds Outstanding, (ii) to deliver to the District a copy thereof, together with evidence of the filing with the appropriate court or other authority, and (iii) to defend any objection filed to said proof of claim.

(c) Notwithstanding the provisions of the immediately preceding paragraphs, nothing in this Section shall preclude the District from becoming a party to a Proceeding in order to enforce a claim for Operation and Maintenance Assessments, and the District shall be free to pursue such claim in such manner as it shall deem appropriate in its sole and absolute discretion. Any actions taken by the District in pursuance of its claim for Operation and Maintenance Assessments in any Proceeding shall not be considered an action adverse or inconsistent with the Trustee's rights or consents with respect to the Assessment Area Three Special Assessments relating to the Assessment Area Three Bonds Outstanding whether such claim is pursued by the District or the Trustee; provided, however, that the District shall not oppose any relief sought by the Trustee under the authority granted to the Trustee in clause (b)(iv) or (b)(v) above.

Section 608. Third Party Beneficiaries. This Third Supplemental Indenture shall inure solely to the benefit of the District, the Trustee and the Holders from time to time of the Assessment Area Three Bonds, and shall create no rights in any other person or entity.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT has caused these presents to be signed in its name and on its behalf by its Chairman, and its official seal to be hereunto affixed and attested by its Secretary, thereunto duly authorized, and to evidence its acceptance of the trusts hereby created, the Trustee has caused these presents to be signed in its name and on its behalf by its duly authorized signatory.

**PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

[SEAL]

By: _____
Chairman, Board of Supervisors

ATTEST:

By: _____
Secretary

**U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION, as Trustee**

By: _____
Vice President

EXHIBIT A

No. 2024R-__

\$ _____

UNITED STATES OF AMERICA
 STATE OF FLORIDA
 PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
 SPECIAL ASSESSMENT REVENUE BOND, SERIES 2024
 (ASSESSMENT AREA THREE PROJECT)

| | | | |
|---------------------------------------|---|--|---------------------------|
| Interest <u>Rate</u> _____% | Maturity <u>Date</u> May 1, _____ | Dated <u>Date</u> [_____] , 2024 | <u>CUSIP</u> _____ |
|---------------------------------------|---|--|---------------------------|

Registered Owner: CEDE & CO.

Principal Amount: _____ MILLION _____ HUNDRED _____ THOUSAND AND
 NO/100 DOLLARS

THE PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT HAS ESTABLISHED A BOOK ENTRY SYSTEM OF REGISTRATION FOR THIS ASSESSMENT AREA THREE BOND. EXCEPT AS SPECIFICALLY PROVIDED OTHERWISE IN THE INDENTURE, CEDE & CO., AS NOMINEE OF THE DEPOSITORY TRUST COMPANY, A NEW YORK CORPORATION ("DTC"), WILL BE THE REGISTERED OWNER AND WILL HOLD THIS ASSESSMENT AREA THREE BOND ON BEHALF OF EACH BENEFICIAL OWNER HEREOF. BY ACCEPTANCE OF A CONFIRMATION OF PURCHASE, DELIVERY OR TRANSFER, EACH BENEFICIAL OWNER OF THIS ASSESSMENT AREA THREE BOND SHALL BE DEEMED TO HAVE AGREED TO SUCH ARRANGEMENT. CEDE & CO., AS REGISTERED OWNER OF THIS ASSESSMENT AREA THREE BOND, MAY BE TREATED AS THE OWNER OF IT FOR ALL PURPOSES.

UNLESS THIS ASSESSMENT AREA THREE BOND IS PRESENTED BY AN AUTHORIZED REPRESENTATIVE OF DTC TO THE TRUSTEE FOR REGISTRATION OF TRANSFER, EXCHANGE, OR PAYMENT, WITH RESPECT TO ANY ASSESSMENT AREA THREE BOND REGISTERED IN THE NAME OF CEDE & CO. OR IN SUCH OTHER NAME AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC, ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL INASMUCH AS THE REGISTERED OWNER HEREOF, CEDE & CO., HAS AN INTEREST HEREIN.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT, a community development district duly created and existing pursuant to Chapter 190, Florida Statutes (the "District"), for value received, hereby promises to pay (but only out of the sources hereinafter mentioned) to the Registered Owner set forth above, or registered assigns, on the maturity date shown hereon, unless this Assessment Area Three Bond shall have been called for redemption in whole or in part and payment of the Redemption Price (as defined in the Indenture mentioned

hereinafter) shall have been duly made or provided for, the principal amount shown above and to pay (but only out of the sources hereinafter mentioned) interest on the Outstanding principal amount hereof from the most recent Interest Payment Date to which interest has been paid or provided for, or if no interest has been paid, from the Dated Date shown above, on May 1 and November 1 of each year (each, an "Interest Payment Date"), commencing on May 1, 2024, until payment of said principal sum has been made or provided for, at the rate per annum set forth above. Notwithstanding the foregoing, if any Interest Payment Date is not a Business Day (as defined in the Indenture hereinafter mentioned), then all amounts due on such Interest Payment Date shall be payable on the first Business Day succeeding such Interest Payment Date, but shall be deemed paid on such Interest Payment Date. The interest so payable, and punctually paid or duly provided for, on any Interest Payment Date will, as provided in the Indenture (as hereinafter defined), be paid to the Registered Owner hereof at the close of business on the regular record date for such interest, which shall be the first (1st) day of the calendar month next preceding such Interest Payment Date; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) and/or (b) of Section 10.02 of the Master Indenture, the payment of interest and principal or Redemption Price shall be made by the Paying Agent (hereinafter defined) to such person, who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Bond Registrar as the Registered Owner of this Assessment Area Three Bond. Any payment of principal, or Redemption Price or interest shall be made only in accordance with standard DTC practices. Interest on this Bond will be computed on the basis of a 360-day year of twelve 30 day months.

This Bond is one of a duly authorized issue of bonds of the District designated "Special Assessment Revenue Bonds, Series 2024" (Assessment Area Three Project) (the "Assessment Area Three Bonds") issuable under and governed by the terms of a Master Trust Indenture, dated as of February 1, 2021 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association as trustee (the "Trustee"), as supplemented by a Third Supplemental Trust Indenture, dated as of _____ 1, 2024 (the "Supplemental Indenture"), between the District and the Trustee (the Master Indenture as supplemented by the Supplemental Indenture is hereafter referred to as the "Indenture"). The Assessment Area Three Bonds are issued in an aggregate principal amount of \$ _____ for the purposes of (i) financing the Cost of acquiring, constructing and equipping certain assessable improvements (the "Assessment Area Three Project"); (ii) paying certain costs associated with the issuance of the Assessment Area Three Bonds; (iii) to pay a portion of the interest accruing on the Assessment Area Three Bonds and (iv) making a deposit into the Assessment Area Three Reserve Account for the benefit of all of the Assessment Area Three Bonds.

NEITHER THE ASSESSMENT AREA THREE BONDS NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THE ASSESSMENT AREA THREE BONDS AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING

POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THE ASSESSMENT AREA THREE BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THE ASSESSMENT AREA THREE BONDS, SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE ASSESSMENT AREA THREE PLEDGED REVENUES PLEDGED TO THE ASSESSMENT AREA THREE BONDS, ALL AS PROVIDED HEREIN AND IN THE INDENTURE.

This Assessment Area Three Bond is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes, as amended, and other applicable provisions of law and pursuant to the Indenture, executed counterparts of which Indenture are on file at the designated office of the Trustee. Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of Assessment Area Three Bonds, the collection, receipt and disposition of revenues and the funds charged with and pledged to the payment of the principal, and Redemption Price of, and the interest on, the Assessment Area Three Bonds, the nature and extent of the security thereby created, the covenants of the District with respect to the levy and collection of the Assessment Area Three Pledged Revenues (as defined in the Indenture), the terms and conditions under which the Assessment Area Three Bonds are or may be issued, the rights, duties, obligations and immunities of the District and the Trustee under the Indenture and the rights of the Registered Owners and Beneficial Owners of the Assessment Area Three Bonds, and, by the acceptance of this Assessment Area Three Bond, the Registered Owner and Beneficial Owners hereof assent to all of the provisions of the Indenture. Terms not otherwise defined herein shall have the meaning ascribed to them in the Indenture. The Assessment Area Three Bonds are equally and ratably secured by the Assessment Area Three Pledged Revenues, without preference or priority of one Assessment Area Three Bonds over another.

The Assessment Area Three Bonds are issuable only as registered bonds without coupons in current interest form in denominations of \$5,000 or any integral multiple thereof (an "Authorized Denomination"). This Assessment Area Three Bond is transferable by the Registered Owner hereof or his duly authorized attorney at the designated corporate trust office of the Trustee as Bond Registrar (the "Bond Registrar"), upon surrender of this Assessment Area Three Bond, accompanied by a duly executed instrument of transfer in form and with guaranty of signature reasonably satisfactory to the Bond Registrar, subject to such reasonable regulations as the District or the Bond Registrar may prescribe, and upon payment of any taxes or other governmental charges incident to such transfer. Upon any such transfer a new Assessment Area Three Bond or Assessment Area Three Bonds, in the same aggregate principal amount and of the same maturity as the Assessment Area Three Bond or Assessment Area Three Bonds transferred, will be issued to the transferee. At the designated corporate trust office of the Bond Registrar in the manner and subject to the limitations and conditions provided in the Indenture and without cost, except for any tax or other governmental charge, Assessment Area Three Bonds may be exchanged for an equal aggregate principal amount of Assessment Area Three Bonds of the same maturity, in Authorized Denominations and bearing interest at the same rate or rates.

The District has established a book-entry system of registration for the Assessment Area Three Bonds. Except as specifically provided otherwise in the Indenture, an agent will hold this Assessment Area Three Bond on behalf of the Beneficial Owner hereof. By acceptance of a confirmation of purchase, delivery or transfer, the Beneficial Owner of this Assessment Area Three Bond shall be deemed to have agreed to such arrangement.

Optional Redemption

The Assessment Area Three Bonds are subject to redemption at the option of the District prior to maturity, in whole or in part, on any date on or after [____] 1, 20[____] at the Redemption Price of 100% of the principal amount to be redeemed plus accrued interest to the redemption date.

Mandatory Redemption

The Assessment Area Three Bonds maturing May 1, 20[____] are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Three Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

| <u>Year</u> | <u>Amortization Installment</u> | <u>Year</u> | <u>Amortization Installment</u> |
|-------------|-------------------------------------|-------------|-------------------------------------|
| | | * | |

* Final maturity

The Assessment Area Three Bonds maturing May 1, 20[____] are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Three Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

| <u>Year</u> | <u>Amortization Installment</u> | <u>Year</u> | <u>Amortization Installment</u> |
|-------------|-------------------------------------|-------------|-------------------------------------|
| | | * | |

* Final maturity

The Assessment Area Three Bonds maturing May 1, 20[____] are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Three Sinking Fund Account established under the Supplemental Indenture in

satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

| <u>Year</u> | <u>Amortization Installment</u> | <u>Year</u> | <u>Amortization Installment</u> |
|-------------|-------------------------------------|-------------|-------------------------------------|
|-------------|-------------------------------------|-------------|-------------------------------------|

*

* Final maturity

Any Assessment Area Three Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of Assessment Area Three Bonds.

Upon redemption or purchase of the Assessment Area Three Bonds (other than redemption in accordance with scheduled Amortization Installments), the District shall cause to be recalculated and delivered to the Trustee revised Amortization Installments recalculated so that debt service on the Assessment Area Three Bonds is amortized in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Assessment Area Three Bonds.

Extraordinary Mandatory Redemption

The Assessment Area Three Bonds are subject to extraordinary mandatory redemption prior to scheduled maturity, in whole on any date or in part on any Quarterly Redemption Date, and if in part on a pro rata basis calculated by the District determined by the ratio of the Outstanding principal amount of each maturity of the Assessment Area Three Bonds treating for such purposes each Amortization Installment as a maturity divided by the aggregate principal amount of Outstanding Assessment Area Three Bonds and as otherwise provided in the Indenture, at the Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the Quarterly Redemption Date, if and to the extent that any one or more of the following shall have occurred:

- (i) On or after Completion Date of the Assessment Area Three Project by application of moneys transferred from the Assessment Area Three Acquisition and Construction Account to the Assessment Area Three Prepayment Account in accordance with the terms of the Indenture; or
- (ii) Amounts are deposited into the Assessment Area Three Prepayment Account from the prepayment of Assessment Area Three Special Assessments and from amounts deposited into the Assessment Area Three Prepayment Account from any other sources; or

(iii) When the amount on deposit in the Assessment Area Three Reserve Account, together with other moneys available therefor are sufficient to pay and redeem all the Assessment Area Three Bonds then Outstanding as provided in the Supplemental Indenture.

If less than all of the Assessment Area Three Bonds of a maturity subject to redemption shall be called for redemption, the particular Assessment Area Three Bonds or portions of such Assessment Area Three Bonds of that maturity to be redeemed shall be selected by lot by the Registrar as provided in the Indenture.

Notice of each redemption of Assessment Area Three Bonds is required to be mailed by the Bond Registrar, postage prepaid, not less than thirty (30) nor more than sixty (60) days prior to the redemption date to each Registered Owner of Assessment Area Three Bonds to be redeemed at the address of such Registered Owner recorded on the bond register maintained by the Bond Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Assessment Area Three Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Assessment Area Three Bonds or such portions thereof on such date, interest on such Assessment Area Three Bonds or such portions thereof so called for redemption shall cease to accrue, such Assessment Area Three Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Assessment Area Three Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent.

The Owner of this Assessment Area Three Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

Modifications or alterations of the Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or Paying Agent in trust for the payment and discharge of any Assessment Area Three Bond which remain unclaimed for three (3) years after the date when such Assessment Area Three Bond has become due and payable, either at its stated maturity date or by call for earlier redemption, if such moneys were held by the Trustee or any Paying Agent at such date, or for three (3) years after the date of deposit of such moneys if deposited with the Trustee or Paying Agent after the date when such Assessment Area Three Bond became due and payable, shall be paid to the District, and thereupon and thereafter no claimant shall have any rights against the Trustee or Paying Agent to or in respect of such moneys.

If the District deposits or causes to be deposited with the Trustee funds or Defeasance Securities (as defined in the Indenture) sufficient to pay the principal or Redemption Price of any Assessment Area Three Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of such Assessment Area Three Bonds as to the Assessment Area Three Pledged Revenues shall be

discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Assessment Area Three Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

This Assessment Area Three Bond is issued with the intent that the laws of the State of Florida shall govern its construction.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the resolutions of the District to happen, exist and be performed precedent to and in the issuance of this Assessment Area Three Bond and the execution of the Indenture, have happened, exist and have been performed as so required. This Assessment Area Three Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by the execution by the Trustee of the Certificate of Authentication endorsed hereon.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, Parrish Plantation Community Development District has caused this Assessment Area Three Bond to bear the signature the Chairman of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of its Secretary.

**PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

(SEAL)

By: _____
Chairman, Board of Supervisors

ATTEST:

By: _____
Secretary

CERTIFICATE OF AUTHENTICATION

This Assessment Area Three Bond is one of the Bonds of the Series designated herein, described in the within-mentioned Indenture.

**U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION,
as Registrar**

By: _____
Vice President

Date of Authentication:

CERTIFICATE OF VALIDATION

This Assessment Area Three Bond is one of a Series of Bonds which were validated by judgments of the Circuit Court in and for Manatee County, Florida, rendered on February 3, 2020 and June 27, 2023.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

By: _____
Chairman, Board of Supervisors

[FORM OF ABBREVIATIONS FOR ASSESSMENT AREA THREE BONDS]

The following abbreviations, when used in the inscription on the face of the within Assessment Area Three Bonds, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM as tenants in common

TEN ENT as tenant by the entirety

JT TEN as joint tenants with the right of survivorship and not as tenants in common

UNIFORM TRANS MIN ACT - _____ Custodian _____ under Uniform
Transfers to Minors Act _____ (State)

Additional abbreviations may also be used
though not in the above list.

For value received, the undersigned hereby sells, assigns and transfers unto
_____ the within Assessment Area Three Bonds
and all rights thereunder, and hereby irrevocably constitutes and appoints
_____, attorney to transfer the said Assessment Area Three Bonds on the
books of the District, with full power of substitution in the premises.

Date: _____

Social Security Number of Employer

Identification Number of Transferee:

Signature guaranteed:

NOTICE: The assignor's signature to this Assignment must correspond with the name as it appears on the face of the within Assessment Area Three Bonds in every particular without alteration or any change whatever.

NOTICE: Signatures (s) must be guaranteed by guarantor institution participating in the Securities Transfer Agents Medallion Program or such other guaranteed program acceptable to the Trustee.

EXHIBIT B

FORM OF REQUISITION

ASSESSMENT AREA THREE ACQUISITION AND CONSTRUCTION ACCOUNT

Parrish Plantation Community Development District
Manatee County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024
(ASSESSMENT AREA THREE PROJECT)

The undersigned, a Responsible Officer of the Parrish Plantation Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of February 1, 2021, as supplemented by that certain Third Supplemental Trust Indenture dated as of [_____] 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number;
- (B) Name of Payee;
- (C) Amount Payable;
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments);
- (E) Subaccount of the Assessment Area Three Acquisition and Construction Account from which disbursement to be made:

_____ General Acquisition and Construction Subaccount

_____ Road Extension Project Subaccount

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;

2. each disbursement set forth above is a proper charge against the applicable Subaccount referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Three Project;
4. each disbursement represents a Cost of the Assessment Area Three Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Assessment Area Three Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Assessment Area Three Project improvements being acquired from the proceeds of the Assessment Area Three Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Assessment Area Three Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Assessment Area Three Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the

Assessment Area Three Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

District Engineer

EXHIBIT C

DESCRIPTION OF ASSESSMENT AREA THREE PROJECT

| Description | Assessment Area Three Project (Phases IB, II & V) | |
|-----------------------|--|---|
| | Neighborhood Infrastructure | Spencer Parrish Road Extension |
| Earthwork | \$ 4,437,380.85 | \$ 750,000.00 |
| Stormwater | 4,308,427.38 | 495,000.00 |
| Roadways & Paving | 3,052,103.30 | 1,750,000.00 |
| Potable Water | 1,547,049.97 | 375,000.00 |
| Reclaimed Water | 1,138,678.00 | 250,000.00 |
| Sanitary Sewer | 1,761,281.44 | 200,000.00 |
| Dry Utilities | 454,530.00 | 75,000.00 |
| Landscape/Hardscape | 1,054,000.00 | 425,000.00 |
| Permit & Impact Fees | 77,708.55 | 20,000.00 |
| Professional Services | 1,121,457.02 | 260,400.00 |
| Contingency | 922,018.14 | 434,000.00 |
| Total | \$19,874,634.65 | \$5,034,400.00 |

All as further described in the Master Report Phases IB, II & V (Assessment Area #3) dated February 2024 prepared by Clearview Land Design, P.L.

DRAFT-2
GrayRobinson, P.A.
February 13, 2024

FOURTH SUPPLEMENTAL TRUST INDENTURE

between

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION

as Trustee

Dated as of _____ 1, 2024

relating to

**PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024
(ASSESSMENT AREA FOUR PROJECT)**

TABLE OF CONTENTS

This Table of Contents is incorporated herein for ease of reference only and shall not be deemed a part of the Fourth Supplemental Trust Indenture.

| | |
|---|-----------|
| ARTICLE I DEFINITIONS..... | 4 |
| Section 101. Definitions..... | 4 |
| ARTICLE II AUTHORIZATION, ISSUANCE AND PROVISIONS OF ASSESSMENT AREA FOUR BONDS..... | 7 |
| Section 201. Authorization of Assessment Area Four Bonds; Book-Entry Only Form..... | 7 |
| Section 202. Terms of Assessment Area Four Bonds..... | 8 |
| Section 203. Dating; Interest Accrual..... | 9 |
| Section 204. Denominations | 9 |
| Section 205. Paying Agent..... | 9 |
| Section 206. Bond Registrar | 9 |
| Section 207. Conditions Precedent to Issuance of Assessment Area Four Bonds..... | 9 |
| Section 208. Continuing Disclosure | 10 |
| ARTICLE III REDEMPTION AND PURCHASE OF ASSESSMENT AREA FOUR BONDS..... | 11 |
| ARTICLE IV DEPOSIT OF ASSESSMENT AREA FOUR BOND PROCEEDS AND APPLICATION THEREOF; ESTABLISHMENT OF ACCOUNTS AND OPERATION THEREOF | 11 |
| Section 401. Establishment of Accounts | 11 |
| Section 402. Use of Assessment Area Four Bond Proceeds..... | 11 |
| Section 403. Assessment Area Four Acquisition and Construction Account..... | 12 |
| Section 404. Costs of Issuance Account | 14 |
| Section 405. Assessment Area Four Reserve Account..... | 14 |
| Section 406. Application of Prepayment Principal; Assessment Area Four Prepayment Account..... | 16 |
| Section 407. Tax Covenants and Rebate Account | 16 |
| Section 408. Establishment of Assessment Area Four Revenue Account in Revenue Fund; Application of Assessment Area Four Accounts and Investment Earnings..... | 16 |
| ARTICLE V CONCERNING THE TRUSTEE..... | 19 |
| Section 501. Acceptance by Trustee..... | 19 |
| Section 502. Limitation of Trustee's Responsibility | 19 |
| Section 503. Trustee's Duties..... | 19 |
| ARTICLE VI MISCELLANEOUS..... | 19 |
| Section 601. Confirmation of Master Indenture | 19 |

| | | |
|--------------------|--|----|
| Section 602. | Additional Covenant Regarding Assessment Area Four Special Assessments | 20 |
| Section 603. | Limitation on Additional Debt..... | 20 |
| Section 604. | Additional Matters Relating to Delinquent Assessments | 20 |
| Section 605. | Additional Matters Relating to Assessment Area Four Special Assessments and Assessment Proceedings | 21 |
| Section 606. | Additional Matters Relating to Events of Default | 22 |
| Section 607. | Provisions relating to Bankruptcy or Insolvency of Landowner | 22 |
| Section 608. | Third Party Beneficiaries | 24 |
| | | |
| Exhibit "A" | The Assessment Area Four Bonds | |
| Exhibit "B" | Requisition for Assessment Area Four Bonds (Acquisition and Construction) | |
| Exhibit "C" | Description of Assessment Area Four Project | |

FOURTH SUPPLEMENTAL TRUST INDENTURE

THIS FOURTH SUPPLEMENTAL TRUST INDENTURE (the "Fourth Supplemental Indenture") dated as of _____ 1, 2024, from **PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT** (the "District" or the "Issuer") to **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"), a national banking association authorized to accept and execute trusts of the character herein set out within the State of Florida. All capitalized terms not otherwise defined herein shall have the meaning ascribed thereto in the Master Indenture (hereinafter defined).

WHEREAS, the District has entered into a Master Trust Indenture dated as of February 1, 2021 (the "Master Indenture"), with the Trustee to secure the issuance of its Parrish Plantation Community Development District Special Assessment Revenue Bonds (the "Bonds"), issuable in one or more Series from time to time; and

WHEREAS, pursuant to Resolution Nos. 2020-21 and 2023-05 adopted by the Board of the District on October 18, 2019 and February [], 2023 (collectively, the "Bond Resolution"), the District has authorized the issuance of its not exceeding \$78,545,000 Parrish Plantation Community Development District Special Assessment Revenue Bonds, in one or more Series, and authorized the execution and delivery of the Master Indenture to secure the issuance of the Bonds; and

WHEREAS, the Bonds were validated by the Circuit Court of the Twelfth Judicial Circuit of the State of Florida in and for Manatee County, Florida in final judgments rendered on February 3, 2020 and June 27, 2023, and the appeal periods from such final judgments have expired with no appeal being taken; and

WHEREAS, the District has previously issued its \$8,540,000 Special Assessment Revenue Bonds, Series 2021 (Assessment Area One); and

WHEREAS, the District has previously issued its \$5,500,000 Special Assessment Revenue Bonds, Series 2022 (Assessment Area Two Project); and

WHEREAS, the District is, simultaneously with the Assessment Area Four Bonds, issuing its \$_____ Special Assessment Revenue Bonds, Series 2024 (Assessment Area Three Project); and

WHEREAS, the Board of the District has duly adopted Resolution Nos. [20__ - __] and [20__ - __] pursuant to Sections 170.03, 170.07 and 170.08, Florida Statutes, defining assessable property to be benefited by the Assessment Area Four Project (hereinafter defined), defining the portion of the Cost of the Assessment Area Four Project with respect to which Assessment Area Four Special Assessments (hereinafter defined) will be imposed and the manner in which such Assessment Area Four Special Assessments shall be levied against such benefited property within the District, directing the preparation of an assessment roll calling for a public hearing of the District at which owners of property to be subject to the Assessment Area Four Special Assessments may be heard as to the propriety and advisability of undertaking the Assessment Area Four Project, as to the cost thereof, the manner of payment therefor, and the amount to be assessed

against each property improved by the Assessment Area Four Project, and stating the intent of the District to issue the Assessment Area Four Bonds (as herein defined) secured by such Assessment Area Four Special Assessments to finance the costs of the acquisition and construction of a portion of the Assessment Area Four Project and the Board of the District has duly adopted Resolution No. [20__-__], following a public hearing conducted in accordance with the Act, to fix and establish the Assessment Area Four Special Assessments and the benefited property (collectively the "Assessment Resolution"); and

WHEREAS, pursuant to the Bond Resolution, as supplemented by District Resolution No. 2024-[__], adopted by the Board on February 15, 2024, the District has authorized the issuance, sale and delivery of its \$_____ Parrish Plantation Community Development District Special Assessment Revenue Bonds, Series 2024 (Assessment Area Four Project) (the "Assessment Area Four Bonds"), as a Series of Bonds under the Master Indenture and authorized the execution and delivery of this Fourth Supplemental Indenture (collectively with the Master Indenture, the "Indenture") to secure the issuance of the Assessment Area Four Bonds and to set forth the terms of the Assessment Area Four Bonds; and

WHEREAS, the District will apply the proceeds of the Assessment Area Four Bonds to: (i) finance the Cost of acquisition, construction, installation and equipping of a portion of the Assessment Area Four Project, as further described in **Exhibit C** hereto (hereinafter, the "Assessment Area Four Project"); (ii) pay certain costs associated with the issuance of the Assessment Area Four Bonds; (iii) pay a portion of the interest accruing on the Assessment Area Four Bonds and (iv) fund the Assessment Area Four Reserve Account as herein provided; and

WHEREAS, the execution and delivery of the Assessment Area Four Bonds and of this Fourth Supplemental Indenture have been duly authorized by the Board of the District and all things necessary to make the Assessment Area Four Bonds, when executed by the District and authenticated by the Trustee, valid and binding legal obligations of the District and to make this Fourth Supplemental Indenture a valid and binding agreement and, together with the Master Indenture, a valid and binding lien on the Assessment Area Four Pledged Revenues (as hereinafter defined) have been done;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THIS FOURTH SUPPLEMENTAL TRUST INDENTURE WITNESSETH:

That the District, in consideration of the premises, the acceptance by the Trustee of the trusts hereby created, the mutual covenants herein contained, the purchase and acceptance of the Assessment Area Four Bonds by the purchaser or purchasers thereof, and other good and valuable consideration, receipt of which is hereby acknowledged, and in order to further secure the payment of the principal and Redemption Price of, and interest on, all Assessment Area Four Bonds Outstanding from time to time, according to their tenor and effect, and such other payments required to be made under the Master Indenture or hereunder, and to further secure the observance and performance by the District of all the covenants, expressed or implied in the Master Indenture, in this Fourth Supplemental Indenture and in the Assessment Area Four Bonds: (a) has executed and delivered this Fourth Supplemental Indenture and (b) does hereby, grant, bargain, sell, convey, transfer, assign and pledge unto the Trustee, and unto its successors in interest the trusts under the Master Indenture, and to them and their successors and assigns forever, all right, title and interest

of the District, in, to and under, subject to the terms and conditions of the Master Indenture and the provisions of the Master Indenture pertaining to the application thereof for or to the purposes and on the terms set forth in the Master Indenture, all revenues derived by the District from the Special Assessments with respect to the Assessment Area Four Project (the "Assessment Area Four Special Assessments" as herein further defined) levied and imposed pursuant to the Assessment Proceedings as the same may be amended from time to time and all amounts in the Funds and Accounts (except for the Assessment Area Four Rebate Account and the Assessment Area Four Cost of Issuance Account) established hereby (collectively, the "Assessment Area Four Pledged Revenues") which shall constitute the Assessment Area Four Pledged Revenues securing only the Assessment Area Four Bonds;

TO HAVE AND TO HOLD all the same by the Master Indenture granted, bargained, sold, conveyed, transferred, assigned and pledged, or agreed or intended so to be, to the Trustee and its successors in trust and to it and its assigns forever;

IN TRUST NEVERTHELESS, except as in each such case may otherwise be provided in the Master Indenture, upon the terms and trusts in the Master Indenture set forth for the equal and proportionate benefit, security and protection of all and singular the present and future Owners of the Assessment Area Four Bonds issued or to be issued under and secured by this Fourth Supplemental Indenture, without preference, priority or distinction as to lien or otherwise, of any Assessment Area Four Bonds over any other Assessment Area Four Bonds by reason of priority in their issue, sale or execution;

PROVIDED HOWEVER, that if the District, its successors or assigns, shall well and duly pay, or cause to be paid, or make due provision for the payment of the principal and Redemption Price of the Assessment Area Four Bonds or any Assessment Area Four Bonds secured and Outstanding under this Fourth Supplemental Indenture and the interest due or to become due thereon, at the times and in the manner mentioned in the Assessment Area Four Bonds and this Fourth Supplemental Indenture, according to the true intent and meaning thereof, and shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Master Indenture and this Fourth Supplemental Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provision of the Master Indenture and this Fourth Supplemental Indenture, then upon such final payments, this Fourth Supplemental Indenture and the rights hereby granted shall cease and terminate, with respect to all Assessment Area Four Bonds or any Assessment Area Four Bonds of a particular maturity, otherwise this Fourth Supplemental Indenture shall remain in full force and effect;

THIS FOURTH SUPPLEMENTAL INDENTURE FURTHER WITNESSETH, and it is expressly declared, that all Assessment Area Four Bonds issued and secured hereunder are to be issued, authenticated and delivered and all of the rights and property pledged to the payment thereof are to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as in the Master Indenture (except as amended directly or by implication by this Fourth Supplemental Indenture), including this Fourth Supplemental Indenture, expressed, and the District has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners, from time to time, of the Assessment Area Four Bonds, as follows:

ARTICLE I DEFINITIONS

Section 101. Definitions. All terms used herein that are defined in the recitals hereto are used with the same meaning herein unless the context clearly requires otherwise. All terms used herein that are defined in the Master Indenture are used with the same meaning herein (including the use of such terms in the recitals hereto and the granting clauses hereof) unless (i) expressly given a different meaning herein or (ii) the context clearly requires otherwise. In addition, unless the context clearly requires otherwise, the following terms used herein shall have the following meanings:

"Acquisition Agreement" shall mean any document, including any and all amendments thereto, pursuant to which the Assessment Area Four Landowner conveys to the District any portion of the Assessment Area Four Project.

"Amortization Installments" shall mean the moneys required to be deposited in the Assessment Area Four Sinking Fund Account within the Debt Service Fund for the purpose of redeeming and paying when due any Term Bonds.

"Assessment Area Four Acquisition and Construction Account" shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 401(a) of this Fourth Supplemental Indenture.

"Assessment Area Four Costs of Issuance Account" shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 401(a) of this Fourth Supplemental Indenture.

"Assessment Area Four Interest Account" shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 401(b) of this Fourth Supplemental Indenture.

"Assessment Area Four Landowner" shall mean [_____, LLC, a [Delaware] limited liability company].

"Assessment Area Four Optional Redemption Account" shall mean the Account so designated, established as a separate Account within the Bond Redemption Fund pursuant to Section 401(c) of this Fourth Supplemental Indenture.

"Assessment Area Four Prepayment Account" shall mean the Account so designated, established as a separate Account within the Bond Redemption Fund pursuant to Section 401(c) of this Fourth Supplemental Indenture.

"Assessment Area Four Rebate Account" shall mean the Account so designated, established pursuant to Section 407 of this Fourth Supplemental Indenture.

"Assessment Area Four Reserve Account Requirement" shall mean (i) initially, an amount equal to fifty percent (50%) of the maximum annual debt service on the Assessment Area Four Bonds; and (ii) upon the occurrence of the Reserve Release Condition, ten percent (10%) of the

maximum annual debt service on the Assessment Area Four Bonds. Upon satisfaction of the Reserve Release Condition, such resulting excess amount shall be released from the Assessment Area Four Reserve Account and transferred to the Assessment Area Four Acquisition and Construction Account in accordance with the provisions of Sections 403 and 405 hereof. For the purpose of calculating the Assessment Area Four Reserve Requirement, fifty percent (50%) of maximum annual debt service or ten percent (10%) of maximum annual debt service, as the case may be, shall be calculated as of the date of the original issuance and delivery and recalculated in connection with each extraordinary mandatory redemption of the Assessment Area Four Bonds from Assessment Area Four Prepayment Principal as set forth herein (but not upon the optional or mandatory sinking fund redemption thereof) and such excess amount shall be released from the Assessment Area Four Reserve Account and, other than as provided in the immediately preceding sentence, transferred to the Assessment Area Four Prepayment Account in accordance with the provisions of Sections 403 and 406 hereof. The Assessment Area Four Reserve Account Requirement is initially \$[_____].

"Assessment Area Four Reserve Account" shall mean the Account established as a separate Account within the Debt Service Reserve Fund pursuant to Section 401(d) of this Fourth Supplemental Indenture.

"Assessment Area Four Revenue Account" shall mean the Account so designated, established as a separate Account within the Revenue Fund pursuant to Section 401(e) of this Fourth Supplemental Indenture.

"Assessment Area Four Sinking Fund Account" shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 401(b) of this Fourth Supplemental Indenture.

"Assessment Area Four Special Assessments" shall mean the Special Assessments levied against properties within the District specially benefited by the Assessment Area Four Project all as described in the Assessment Proceedings.

"Assessment Interest" shall mean the interest on Assessment Area Four Special Assessments received by the District which is pledged to the Assessment Area Four Bonds, other than Delinquent Assessment Interest.

"Assessment Principal" shall mean the principal amount of Assessment Area Four Special Assessments received by the District which are pledged to the Assessment Area Four Bonds, other than Delinquent Assessment Principal and Prepayment Principal.

"Assessment Proceedings" shall mean the proceedings of the District with respect to the establishment, levy and collection of the Assessment Area Four Special Assessments, including the Assessment Resolution and any supplemental proceedings undertaken by the District with respect to the Assessment Area Four Special Assessments.

"Authorized Denomination" shall mean, with respect to the Assessment Area Four Bonds, on the date of issuance, in the denominations of \$5,000 and any integral multiple thereof, provided, however, if any initial Beneficial Owner of Assessment Area Four Bonds does not purchase at least \$100,000 of the Assessment Area Four Bonds at the time of initial delivery of the Assessment

Area Four Bonds, such Beneficial Owner must execute and deliver to the District and the Underwriter on the date of delivery of the Assessment Area Four Bonds an investor letter in the form satisfactory to the District or otherwise establish to the satisfaction of the Underwriter that such Beneficial Owner is an "accredited investor," as described in Rule 501(a) under Regulation D of the Securities Act of 1933, as amended.

"Beneficial Owner" shall mean the owners from time to time of the Assessment Area Four Bonds for federal income tax purposes.

"Bond Depository Participants" shall mean those broker-dealers, banks and other financial institutions from time to time for which the Bond Depository holds Assessment Area Four Bonds as securities depository.

"Bond Depository" shall mean the securities depository existing from time to time under Section 201 hereof.

"Continuing Disclosure Agreement" means that certain Continuing Disclosure Agreement dated the date of issuance and delivery of the Assessment Area Four Bonds, among the District and the Assessment Area Four Landowner and joined in by the Trustee and the Dissemination Agent (as defined therein), as originally executed and as it may be amended from time to time in accordance with the terms thereof.

"Delinquent Assessment Interest" shall mean Assessment Interest deposited with the Trustee after the date on which such Assessment Interest has become due and payable in accordance with applicable law or proceedings of the District.

"Delinquent Assessment Principal" shall mean Assessment Principal deposited with the Trustee after the date on which such Assessment Principal has become due and payable in accordance with applicable law or proceedings of the District.

"DTC" shall mean The Depository Trust Company, New York, New York, and its successors and assigns.

"Interest Payment Date" shall mean each May 1 and November 1, commencing May 1, 2024.

"Majority Owners" shall mean the Beneficial Owners of more than fifty percent (50%) of the aggregate principal amount of the Assessment Area Four Bonds then Outstanding.

"Nominee" shall mean the nominee of the Bond Depository, which may be the Bond Depository, as determined from time to time pursuant to this Supplemental Indenture.

"Operation and Maintenance Assessments" shall mean non-ad valorem special assessments levied by the District pursuant to the Act and other applicable law on assessable District lands for the operation and maintenance of the Assessment Area Four Project and/or the operations of the District.

"Participating Underwriter" shall have the meaning ascribed to it in the Continuing Disclosure Agreement.

"Prepayment Principal" shall mean the excess amount of Assessment Principal received by the District over the Assessment Principal then due, but shall not include Delinquent Assessment Principal. Prepayment Principal shall not include the proceeds of any refunding bonds.

"Quarterly Redemption Date" shall mean each February 1, May 1, August 1 and November 1.

"Reserve Release Condition" with respect to the Assessment Area Four Bonds shall mean collectively (i) all of the outstanding principal portion of the Assessment Area Four Special Assessments has been assigned to homes that have been built and have received a certificate of occupancy, and (ii) there shall be no Events of Default under the Indenture with respect to the Assessment Area Four Bonds, each as certified by the District Manager. The District shall present the Trustee with the certifications of the District Manager regarding the satisfaction of the Reserve Release Condition, and the Trustee may rely conclusively upon such certifications and shall have no duty to verify the same.

"Substantially Absorbed" means the date at least 90% of the principal portion of the Assessment Area Four Special Assessments have been assigned to residential units that have received certificates of occupancy.

"Term Bonds" shall mean the Assessment Area Four Bonds that mature on one date and that are subject to mandatory redemption from Amortization Installments.

ARTICLE II

AUTHORIZATION, ISSUANCE AND PROVISIONS OF ASSESSMENT AREA FOUR BONDS

Section 201. Authorization of Assessment Area Four Bonds; Book-Entry Only Form. The Assessment Area Four Bonds are hereby authorized to be issued in the aggregate principal amount of \$_____ for the purposes enumerated in the recitals hereto. The Assessment Area Four Bonds shall be substantially in the form set forth as **Exhibit A** to this Fourth Supplemental Indenture. Each Assessment Area Four Bond shall bear the designation "2024" and be numbered consecutively from 1 upwards.

The Assessment Area Four Bonds shall be initially issued in the form of a separate single certificated fully registered Assessment Area Four Bond for each maturity of Assessment Area Four Bonds and shall be numbered consecutively from R-1 and up. Upon initial issuance, the ownership of such Assessment Area Four Bonds shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of The Depository Trust Company, New York, New York ("DTC"), the initial Bond Depository. Except as provided in this Section 201, all of the Outstanding Assessment Area Four Bonds shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC.

With respect to Assessment Area Four Bonds registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, the District, the Trustee, the Bond Registrar and the Paying Agent shall have no responsibility or obligation to any such Bond

Depository Participant or to any Beneficial Owner. Without limiting the immediately preceding sentence, the District, the Trustee, the Bond Registrar and the Paying Agent shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any Bond Depository Participant with respect to any ownership interest in the Assessment Area Four Bonds, (ii) the delivery to any Bond Depository Participant or any other person other than an Owner, as shown in the registration books kept by the Bond Registrar, of any notice with respect to the Assessment Area Four Bonds, including any notice of redemption, or (iii) the payment to any Bond Depository Participant or any other person, other than an Owner, as shown in the registration books kept by the Bond Registrar, of any amount with respect to principal of, premium, if any, or interest on the Assessment Area Four Bonds. The District, the Trustee, the Bond Registrar and the Paying Agent may treat and consider the person in whose name each Assessment Area Four Bond is registered in the registration books kept by the Bond Registrar as the absolute owner of such Assessment Area Four Bond for the purpose of payment of principal, premium and interest with respect to such Assessment Area Four Bond, for the purpose of giving notices of redemption and other matters with respect to such Assessment Area Four Bond, for the purpose of registering transfers with respect to such Assessment Area Four Bond, and for all other purposes whatsoever. The Paying Agent shall pay all principal of, premium, if any, and interest on the Assessment Area Four Bonds only to or upon the order of the respective Owners, as shown in the registration books kept by the Bond Registrar, or their respective attorneys duly authorized in writing, as provided herein and all such payment shall be valid and effective to fully satisfy and discharge the District's obligations with respect to payment of principal of, premium, if any, and interest on the Assessment Area Four Bonds to the extent of the sum or sums so paid. No person other than an Owner, as shown in the registration books kept by the Bond Registrar, shall receive a certificated Assessment Area Four Bonds evidencing the obligation of the District to make payments of principal, premium, if any, and interest pursuant to the provisions hereof. Upon delivery by DTC to the District of written notice to the effect that DTC has determined to substitute a new Nominee in place of Cede & Co., and subject to the provisions therein with respect to Record Dates, the words "Cede & Co." in this Fourth Supplemental Indenture shall refer to such new Nominee of DTC; and upon receipt of such a notice the District shall promptly deliver a copy of the same to the Trustee, Bond Registrar and the Paying Agent.

Upon receipt by the Trustee or the District of written notice from DTC: (i) confirming that DTC has received written notice from the District to the effect that a continuation of the requirement that all of the Outstanding Assessment Area Four Bonds be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, is not in the best interest of the Beneficial Owners of the Assessment Area Four Bonds or (ii) to the effect that DTC is unable or unwilling to discharge its responsibilities and no substitute Bond Depository willing to undertake the functions of DTC hereunder can be found which is willing and able to undertake such functions upon reasonable and customary terms, the Assessment Area Four Bonds shall no longer be restricted to being registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as nominee of DTC, but may be registered in whatever name or names the Beneficial Owners shall designate, in accordance with the provisions hereof.

Section 202. Terms of Assessment Area Four Bonds. The Assessment Area Four Bonds shall be issued as Term Bonds as set forth below and shall bear interest at the fixed interest rates per annum and shall mature in the amounts and on the dates set forth below:

\$[____], [____]% Term Bond due [____] 1, 20[____]

\$[____], [____]% Term Bond due [____] 1, 20[____]

\$[____], [____]% Term Bond due [____] 1, 20[____]

Section 203. Dating; Interest Accrual. Each Assessment Area Four Bond shall be dated [____], 2024, upon initial issuance. Each Assessment Area Four Bond shall also bear its date of authentication. Each Assessment Area Four Bond shall bear interest from the Interest Payment Date to which interest has been paid next preceding the date of its authentication, unless the date of its authentication: (i) is an Interest Payment Date to which interest on such Assessment Area Four Bond has been paid, in which event such Assessment Area Four Bond shall bear interest from its date of authentication; or (ii) is prior to the first Interest Payment Date for the Assessment Area Four Bonds, in which event such Assessment Area Four Bond shall bear interest from its date. Interest on the Assessment Area Four Bonds shall be due and payable on each May 1 and November 1, commencing May 1, 2024, and shall be computed on the basis of a 360-day year of twelve 30-day months.

Section 204. Denominations. The Assessment Area Four Bonds shall be issued in Authorized Denominations.

Section 205. Paying Agent. The District appoints the Trustee as Paying Agent for the Assessment Area Four Bonds.

Section 206. Bond Registrar. The District appoints the Trustee as Bond Registrar for the Assessment Area Four Bonds.

Section 207. Conditions Precedent to Issuance of Assessment Area Four Bonds. In addition to complying with the requirements set forth in Section 3.01 of the Master Indenture in connection with the issuance of the Assessment Area Four Bonds, all the Assessment Area Four Bonds shall be executed by the District for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the District or upon its order, but only upon the further receipt by the Trustee of:

- (a) Certified copies of the Assessment Proceedings;
- (b) Executed originals of the Master Indenture and this Fourth Supplemental Indenture;

(c) A Bond Counsel opinion addressed to the Trustee or with respect to which the Trustee has received a customary reliance letter substantially to the effect that: (i) the Indenture has been duly authorized and executed by the District and constitutes a valid and binding obligation of the District; (ii) the Assessment Area Four Bonds have been duly authorized, executed and delivered by the District and are valid and binding special obligations of the District, payable solely from the sources provided therefor in the Indenture; (iii) the interest on the Assessment Area Four Bonds is excludable from gross income for federal income tax purposes; and (iv) the Assessment Area Four Bonds and the interest paid thereon are exempt from all taxes imposed by the State of

Florida except as to estate taxes and taxes imposed by Chapter 220, Florida Statutes on corporations and other entities, as defined therein.

(d) An opinion of Counsel to the District addressed to the Trustee substantially to the effect that: (i) the District has been duly established and validly exists as a community development district under the Act, (ii) the District has good right and lawful authority under the Act to undertake the Assessment Area Four Project being financed with the proceeds of the Assessment Area Four Bonds, subject to obtaining such licenses, orders or other authorizations as are, at the date of such opinion, required to be obtained from any agency or regulatory body having lawful jurisdiction in order to undertake the Assessment Area Four Project, (iii) all proceedings undertaken by the District with respect to the Assessment Area Four Special Assessments have been in accordance with Florida law, (iv) the District has taken all action necessary to levy and impose the Assessment Area Four Special Assessments, and (v) the Assessment Area Four Special Assessments are legal, valid and binding liens upon the property against which such Assessment Area Four Special Assessments are made, coequal with the lien of all state, county, district and municipal taxes, superior in dignity to all other liens, titles and claims, until paid;

(e) A certificate of a Responsible Officer to the effect that, upon the authentication and delivery of the Assessment Area Four Bonds, the District will not be in default in the performance of the terms and provisions of the Master Indenture or this Fourth Supplemental Indenture;

(f) A certificate or certificates of the District's engineer certifying as to the accuracy of the information set forth in the District engineer's report regarding the Assessment Area Four Project; and

(g) A certified copy of the final judgment of validation together with a certificate of no appeal.

Delivery to the Trustee of the net proceeds from the issuance of the Assessment Area Four Bonds shall constitute conclusive proof of the delivery of the items described above to the satisfaction of the District and the underwriter of the Assessment Area Four Bonds.

Section 208. Continuing Disclosure. The District hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Agreement. Notwithstanding any other provisions of the Indenture, failure of the District to comply with the Continuing Disclosure Agreement shall not be considered an Event of Default; however, the Trustee may and, at the request of any Participating Underwriter (as defined in Rule 15c2-12 of the Securities and Exchange Commission) or the Holders of at least 25% aggregate principal amount of Outstanding Assessment Area Four Bonds, and receipt of indemnity satisfactory to the Trustee shall, or any such Bondholder may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the District to comply with its obligations under this Section.

ARTICLE III
REDEMPTION AND PURCHASE OF ASSESSMENT AREA FOUR BONDS

The Assessment Area Four Bonds are subject to redemption prior to maturity as provided in the form thereof set forth as **Exhibit A** to this Fourth Supplemental Indenture. Notice of redemption shall be given as provided in Section 8.02 of the Master Indenture.

ARTICLE IV
DEPOSIT OF ASSESSMENT AREA FOUR BOND PROCEEDS AND APPLICATION THEREOF;
ESTABLISHMENT OF ACCOUNTS AND OPERATION THEREOF

Section 401. Establishment of Accounts.

(a) There are hereby established within the Acquisition and Construction Fund held by the Trustee the following accounts:

(i) an Assessment Area Four Acquisition and Construction Account;

and

(ii) an Assessment Area Four Costs of Issuance Account;

(b) There are hereby established within the Debt Service Fund held by the Trustee an Assessment Area Four Sinking Fund Account, and an Assessment Area Four Interest Account;

(c) There is hereby established within the Bond Redemption Fund held by the Trustee an Assessment Area Four Prepayment Account and an Assessment Area Four Optional Redemption Account;

(d) There is hereby established within the Debt Service Reserve Fund held by the Trustee an Assessment Area Four Reserve Account, which account shall be held for the benefit of all of the Assessment Area Four Bonds without distinction as to Assessment Area Four Bonds and without privilege or priority of one Assessment Area Four Bonds over another; and

(e) There is hereby established within the Revenue Fund held by the Trustee an Assessment Area Four Revenue Account.

Section 402. Use of Assessment Area Four Bond Proceeds. Following the Trustee's receipt of the items set forth in Section 3.01 of the Master Indenture and Section 207 hereof; the net proceeds of sale of the Assessment Area Four Bonds, \$[] (face amount of Assessment Area Four Bonds less underwriter's discount of \$[]) shall be delivered to the Trustee by the District and be applied as follows:

(a) \$[], representing the Assessment Area Four Reserve Account Requirement, shall be deposited to the Assessment Area Four Reserve Account;

(b) \$[_____], representing costs of issuance relating to the Assessment Area Four Bonds, shall be deposited to the credit of the Assessment Area Four Costs of Issuance Account;

(c) \$[_____] shall be deposited to the Assessment Area Four Interest Account; and

(d) \$[_____] of the proceeds of the Assessment Area Four Bonds, consisting of the amount remaining after the deposits above, shall be deposited to the credit of the Assessment Area Four Acquisition and Construction Account of the Acquisition and Construction Fund.

Section 403. Assessment Area Four Acquisition and Construction Account.

(a) Amounts on deposit in the Assessment Area Four Acquisition and Construction Account shall be applied to pay the Costs of the Assessment Area Four Project upon presentment to the Trustee of a properly signed requisition in substantially the form of **Exhibit B** hereto.

(b) The District shall not declare that the Completion Date of the Assessment Area Four Project has occurred until after the Reserve Release Condition has been satisfied, and all moneys transferred from the Assessment Area Four Reserve Account to the Assessment Area Four Acquisition and Construction Account have been expended or the Consulting Engineer has certified in writing to the District and the Trustee that such amount is in excess of what is needed to complete the Assessment Area Four Project. The Trustee shall have no obligation to inquire if the Reserve Release Condition shall have occurred and, in the absence of notice from the District, the Trustee may assume that the Reserve Release Condition has not occurred.

(c) Any balance remaining in the Assessment Area Four Acquisition and Construction Account after the Completion Date of the Assessment Area Four Project and after retaining the amount, if any, of all remaining unpaid Costs of the Assessment Area Four Project set forth in the Engineers' Certificate establishing such Completion Date, shall be deposited in the Assessment Area Four Prepayment Account in the Bond Redemption Fund and applied to the extraordinary mandatory redemption of the Assessment Area Four Bonds in the manner prescribed in the Assessment Area Four Bonds. At such time as there are no amounts on deposit in the Assessment Area Four Acquisition and Construction Account such account shall be closed. No such transfer to the Assessment Area Four Prepayment Account shall be made if on the date of such proposed transfer the Trustee has actual knowledge that an Event of Default exists until such Event of Default no longer exists or is waived or the Trustee is directed by the Majority Owners to otherwise apply such moneys. Notwithstanding the foregoing, the Assessment Area Four Acquisition and Construction Account shall not be closed until after the Reserve Release Condition shall have occurred and the excess funds from the Assessment Area Four Reserve Account shall have been transferred to the General Acquisition and Construction Subaccount within the Assessment Area Four Acquisition and Construction Account and applied in accordance with this Section 405 hereof.

(d) In accordance with the provisions of the Indenture, the Assessment Area Four Bonds are payable solely from the Assessment Area Four Pledged Revenues. The District hereby acknowledges that (i) the Assessment Area Four Pledged Revenues include, without limitation, all amounts on deposit in the Assessment Area Four Acquisition and Construction Account then held by the Trustee, (ii) upon the occurrence of an Event of Default with respect to the Assessment Area Four Bonds, the Assessment Area Four Pledged Revenues may not be used by the District (whether to pay costs of the Assessment Area Four Project or otherwise) without the consent of the Majority Owners and (iii) the Assessment Area Four Pledged Revenues may be used by the Trustee, at the direction or with the approval of the Majority Owners, to pay costs and expenses incurred in connection with the pursuit of remedies under the Indenture. The District shall not enter into any binding agreement with respect to the Assessment Area Four Project after the occurrence of an Event of Default unless authorized in writing by the Majority Owners.

During the continuance of an Event of Default specified in Subsections 10.02(a), 10.02(b) or 10.02(g) of the Master Indenture (each, a "Payment Related Default"), disbursements from the Assessment Area Four Acquisition and Construction Account shall be made only with the consent of the Majority Owners, except as provided below. During the continuance of a Payment Related Default, the Majority Owners shall have the right to provide direction to the District to terminate, suspend, or proceed under any contracts for construction of the Assessment Area Four Project entered into prior to the occurrence of such Payment Related Default. The Majority Owners may provide such direction at any time during the continuance of such Payment Related Default and shall not be deemed to have waived their right to do so through inaction or delay and may change such direction from time to time.

(i) Until such time as the Majority Owners provide such direction to the District, disbursements may be made without the consent of the Majority Owners for Costs incurred by the District under construction contracts entered into by the District prior to the occurrence of such Payment Related Default.

(ii) Upon direction by the Majority Owners to proceed under any such contract(s), no consent of the Majority Owners shall be required for disbursements for Costs incurred by the District thereunder until the date of suspension or termination of such contract directed by the Majority Owners described in subparagraph (iii) below.

(iii) Upon direction by the Majority Owners to suspend or terminate such construction contract(s), disbursements for Costs incurred by the District thereunder shall only be made (x) for disbursements for Costs incurred by the District under construction contracts entered into by the District prior to the occurrence of such Payment Related Default and which Costs relate to work performed before the earliest date on which the District is entitled to suspend or terminate such construction contract at the direction of the Majority Owners, or (y) with the consent of the Majority Owners.

Notwithstanding anything to the contrary contained herein, during the continuance of a Payment Related Default, the consent of the Majority Owners shall be required for disbursements for Costs under contracts for the acquisition of Assessment Area Four Project improvements from the Assessment Area Four Landowner or its affiliates.

Section 404. Costs of Issuance Account. There shall be deposited in the Assessment Area Four Costs of Issuance Account \$ _____ which shall, at the written direction to the Trustee of a Responsible Officer of the District, be used to pay the costs of issuance relating to the Assessment Area Four Bonds. Any amounts on deposit in the Assessment Area Four Costs of Issuance Account one hundred eighty (180) days after the date of initial delivery of the Assessment Area Four Bonds, for which the District has not provided a written direction for payment, shall be transferred over and deposited into the Assessment Area Four Acquisition and Construction Account and used for the purposes permitted therefor and the Assessment Area Four Cost of Issuance Account shall be closed.

Section 405. Assessment Area Four Reserve Account.

(a) Amounts on deposit in the Assessment Area Four Reserve Account, except as provided elsewhere in the Master Indenture or in this Fourth Supplemental Indenture, shall be used only for the purpose of making payments into the Assessment Area Four Interest Account and the Assessment Area Four Sinking Fund Account to pay principal and interest on the Assessment Area Four Bonds when due, without distinction as to Assessment Area Four Bonds and without privilege or priority of one Assessment Area Four Bonds over another, when the moneys on deposit in such Accounts and available therefor are insufficient. Whenever, for any reason, on an Interest Payment Date, principal payment date or mandatory redemption date, the amount in the Assessment Area Four Interest Account or the Assessment Area Four Sinking Fund Account, as the case may be, is insufficient to pay all amounts payable on the Assessment Area Four Bonds therefrom on such payment dates, the Trustee shall, without further instructions, but subject to contrary direction by the Majority Owners of the Assessment Area Four Bonds, transfer the amount of any such deficiency from the Assessment Area Four Reserve Account into the Assessment Area Four Interest Account and the Assessment Area Four Sinking Fund Account, as the case may be, with priority to the Assessment Area Four Interest Account and then to the Assessment Area Four Sinking Fund Account, to be applied to pay the Assessment Area Four Bonds.

(b) The Trustee, on or before the forty-fifth day (or if such day is not a Business Day, on the Business Day next preceding such day) next preceding each Quarterly Redemption Date, after taking into account all payments and transfers made as of such date, shall compute the value of the Assessment Area Four Reserve Account and shall promptly notify the District of the amount of any deficiency or surplus as of such date in such account. The District shall immediately pay the amount of any deficiency to the Trustee, for deposit in the Assessment Area Four Reserve Account, from the first legally available sources of the District. Any surplus in the Assessment Area Four Reserve Account shall be deposited into the Assessment Area Four Prepayment Account and applied to the extraordinary mandatory redemption of Assessment Area Four Bonds in accordance with the provisions therefor set forth in the form of the Assessment Area Four Bonds in **Exhibit A** hereto; provided, however, that any surplus resulting from (i) investment earnings, (ii) the occurrence of the Reserve Release Condition, or (iii) optional prepayment of an Assessment Area Four Special Assessment by the owner of a lot or parcel shall in each case be applied as set forth below.

(i) All earnings on investments in the Assessment Area Four Reserve Account shall be deposited to the Assessment Area Four Revenue Account, provided that

no deficiency exists in the Assessment Area Four Reserve Account. Notwithstanding the foregoing, prior to the Date of Completion of the Assessment Area Four Project, earnings shall be deposited to the Assessment Area Four Acquisition and Construction Account if a deficiency does not exist. If a deficiency exists in the Assessment Area Four Reserve Account, such earnings shall remain on deposit in the Assessment Area Four Reserve Account until the deficiency is cured. The Assessment Area Four Reserve Account shall consist only of cash and Investment Securities.

(ii) Any excess in the Assessment Area Four Reserve Account as a result of satisfaction of the Reserve Release Condition shall be deposited into the Assessment Area Four Acquisition and Construction Account. The District, or the District Manager on behalf of the District, shall provide written notice to the Trustee when the Reserve Release Condition has been satisfied, upon which notice the Trustee may conclusively rely.

(iii) In the event that the amount on deposit in the Assessment Area Four Reserve Account exceeds the Assessment Area Four Reserve Account Requirement due to a decrease in the amount of Assessment Area Four Bonds that will be Outstanding as a result of an optional Prepayment or a mandatory true-up payment by the owner of a lot or parcel of land of an Assessment Area Four Special Assessment against such lot or parcel, the amount to be released shall be transferred from the Assessment Area Four Reserve Account to the Assessment Area Four Prepayment Account as a credit against the Prepayment Principal otherwise required to be made by the owner of such lot or parcel.

On any date the District receives notice from the District Manager that a landowner wishes to prepay its Assessment Area Four Special Assessments or is required to make a mandatory true-up payment, the District shall, or shall cause the District Manager on behalf of the District to, calculate the principal amount of such Prepayment, taking into account a credit against the amount of Prepayment Principal due in the amount of the surplus in the Assessment Area Four Reserve Account above the Assessment Area Four Reserve Requirement as a result of the proposed Prepayment. Such surplus shall be transferred to the Assessment Area Four Prepayment Account upon such Prepayment. The District Manager, on behalf of the District, shall make such calculation within ten (10) Business Days after such Prepayment and shall instruct the Trustee in writing to transfer such amount of credit given to the landowner from the Assessment Area Four Reserve Account to be used for the extraordinary mandatory redemption of the Assessment Area Four Bonds in accordance herewith. The Trustee is authorized to make such transfers and has no duty to verify such calculations.

(c) Notwithstanding the foregoing, on the earliest date on which there are sufficient monies on deposit in the Assessment Area Four Reserve Account, taking into account other monies available therefor, to pay and redeem all of the Outstanding Assessment Area Four Bonds, together with accrued interest on such Assessment Area Four Bonds, to the earliest date of redemption, then the Trustee shall transfer to the Assessment Area Four Prepayment Account the amount on deposit in the Assessment Area Four Reserve Account to pay and redeem all of the Outstanding Assessment Area Four Bonds on the earliest such date.

Section 406. Application of Prepayment Principal; Assessment Area Four Prepayment Account. All Prepayment Principal shall upon receipt by the Trustee be deposited to the Assessment Area Four Prepayment Account. At the time the District deposits Prepayment Principal with the Trustee it shall notify the Trustee in writing as to the amount of Prepayment Principal. Amounts on deposit in the Assessment Area Four Prepayment Account shall be applied to the extraordinary mandatory redemption of the Assessment Area Four Bonds in the manner prescribed in the Assessment Area Four Bonds.

The Trustee is not responsible to verify if any payment is Prepayment Principal and may conclusively rely as accurate upon the classification of the District as Prepayment Principal and in the absence of such notification will conclude that such payment is not Prepayment Principal.

Section 407. Tax Covenants and Rebate Account. The District shall comply with the Arbitrage Certificate (including deposits to and payments from the Assessment Area Four Rebate Account hereby established) included as part of the closing transcript for the Assessment Area Four Bonds, as amended and supplemented from time to time in accordance with its terms. Amounts in the Assessment Area Four Rebate Account hereby established shall be directed by the District for investment only in Government Obligations. To the extent any amounts in the Assessment Area Four Rebate Account are not needed to comply with the Arbitrage Certificate, such amounts shall be transferred as directed by the District to any other fund or account created hereunder.

Notwithstanding anything to the contrary contained in the Master Indenture, the District covenants with the holders of the Assessment Area Four Bonds that it shall comply with the requirements of Code necessary to maintain the exclusion of interest on the Assessment Area Four Bonds from gross income for purposes of federal income taxation, including the payment of any amount required to be rebated to the U.S. Treasury pursuant to the Code, and, in particular, that it shall not make or direct the making of any investment or other use of proceeds of such Assessment Area Four Bonds (or amounts deemed to be proceeds under the Code) in any manner which would cause the interest on such Assessment Area Four Bonds to be or become subject to federal income taxation, nor shall it fail to do any act which is necessary to prevent such interest from becoming subject to federal income taxation. The District further covenants that neither the District nor any other person under its control or direction will make any investment or other use of the proceeds of the Assessment Area Four Bonds (or amounts deemed to be proceeds under the Code) in any manner which would cause the Assessment Area Four Bonds to be "private activity bonds" as that term is defined in Section 141 of the Code (or any successor provision thereto), or "arbitrage bonds" as that term is defined in Section 148 of the Code (or any successor provision thereto) and that it will comply with such sections of the Code throughout the term of the Assessment Area Four Bonds.

Section 408. Establishment of Assessment Area Four Revenue Account in Revenue Fund; Application of Assessment Area Four Accounts and Investment Earnings.

(a) Except as otherwise provided herein, amounts on deposit in the Assessment Area Four Revenue Account shall be applied in accordance with Section 6.03 of the Master Indenture. Except as otherwise provided herein, the Assessment Area Four Special Assessments will be collected as provided in Section 9.04 of the Master Indenture. Following an Event of

Default, the Majority Owners may direct the District as to the collection method for the Assessment Area Four Special Assessments provided such method complies with Florida law. The District covenants to assess, levy, and enforce the payment of the Assessment Area Four Special Assessments at times and in amounts as shall be necessary in order to pay, when due, Debt Service Requirements on the Assessment Area Four Bonds and to pay or cause to be paid the proceeds of such Assessment Area Four Special Assessments as received to the Trustee for deposit to the Assessment Area Four Revenue Account.

(b) Upon deposit of the revenues from the Assessment Area Four Special Assessments including the interest thereon with the Trustee, the District shall provide the Trustee a written accounting setting forth the amounts of such Assessment Area Four Special Assessments in the following categories which shall be deposited by the Trustee into the Funds and Accounts established hereunder as follows:

(i) Assessment Interest which shall be deposited into the Assessment Area Four Interest Account;

(ii) Assessment Principal, which shall be deposited into the Assessment Area Four Sinking Fund Account;

(iii) Prepayment Principal which shall be deposited into the Assessment Area Four Prepayment Account;

(iv) Delinquent Assessment Principal shall first be applied to restore the amount of any withdrawal from the Assessment Area Four Reserve Account to pay the principal of Assessment Area Four Bonds, to the extent that less than the Assessment Area Four Reserve Account Requirement is on deposit in the Assessment Area Four Reserve Account, and, the balance, if any, shall be deposited into the Assessment Area Four Sinking Fund Account;

(v) Delinquent Assessment Interest shall first be applied to restore the amount of any withdrawal from the Assessment Area Four Reserve Account to pay the interest of Assessment Area Four Bonds to the extent that less than the Assessment Area Four Reserve Account Requirement is on deposit in an Assessment Area Four Reserve Account, and, the balance, if any, shall be deposited into the Assessment Area Four Interest Account;

(vi) The balance shall be deposited in the Assessment Area Four Revenue Account.

(c) On each February 1, May 1, August 1 and November 1 (or if such Day is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the Assessment Area Four Prepayment Account and, if the balance therein is greater than zero, shall transfer, but only after transferring sufficient amounts as directed by the District from the Assessment Area Four Revenue Account to pay amounts due on the next Interest Payment Date from the Assessment Area Four Revenue Account for deposit into such Prepayment Account, an amount sufficient to increase the amount on deposit therein to the next integral multiple of \$5,000, and, shall thereupon give notice and cause the extraordinary mandatory

redemption of Assessment Area Four Bonds on the next succeeding Quarterly Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in such Prepayment Account in accordance with the provisions for extraordinary redemption of Assessment Area Four Bonds. All interest due in regard to such prepayments shall be paid from the Assessment Area Four Interest Account or, if insufficient amounts are on deposit in the Assessment Area Four Interest Account to pay such interest, then from the Assessment Area Four Revenue Account.

(d) Anything herein or in the Master Indenture to the contrary, on each May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall transfer from amounts on deposit in the Assessment Area Four Revenue Account to the Funds and Accounts designated below, the following amounts in the following order of priority:

FIRST, to the Assessment Area Four Interest Account of the Debt Service Fund, an amount equal to the amount of interest payable on all Assessment Area Four Bonds then Outstanding on such May 1 or November 1, less any other amount already on deposit in the Assessment Area Four Interest Account not previously credited;

SECOND, beginning on May 1, 20__, and no later than the Business Day next preceding each May 1 thereafter while Assessment Area Four Bonds remain Outstanding, to the Assessment Area Four Sinking Fund Account, an amount equal to the Amortization Installment on the Assessment Area Four Bonds due on such May 1 or the principal maturing on such May 1, less any amount on deposit in the Assessment Area Four Sinking Fund Account not previously credited;

THIRD, to the Assessment Area Four Reserve Account, the amount, if any, which is necessary to make the amount on deposit therein equal to the Assessment Area Four Reserve Account Requirement with respect to the Assessment Area Four Bonds;

FOURTH, notwithstanding the foregoing, at any time the Assessment Area Four Bonds are subject to redemption on a date which is not a May 1 or November 1, the Trustee shall be authorized to transfer to the Assessment Area Four Interest Account the amount necessary to pay interest on the Assessment Area Four Bonds subject to redemption on such date; and

FIFTH, the balance shall be retained in the Assessment Area Four Revenue Account.

Anything herein to the contrary notwithstanding, it shall not constitute an Event of Default hereunder if the full amount of the foregoing deposits are not made due to an insufficiency of funds therefor; provided, however, that nothing in this paragraph is meant to change what are otherwise Events of Default as provided for in Article X of the Master Trust Indenture and Section 606 herein.

(e) On any date required by the Arbitrage Certificate, the District shall give the Trustee written direction to, and the Trustee shall, transfer from the Assessment Area Four Revenue Account to the Assessment Area Four Rebate Account established for the Assessment Area Four Bonds in the Rebate Fund the amount due and owing to the United States, which amount shall be paid, to the United States, when due, in accordance with such Arbitrage Certificate. To

the extent insufficient moneys are on deposit in the Assessment Area Four Revenue Account to make the transfer provided for in the immediately preceding sentence the District shall deposit with the Trustee from available moneys of the District the amount of any such insufficiency.

(f) Anything herein or in the Master Indenture to the contrary notwithstanding, amounts on deposit in all of the Funds and Accounts held as security for the Assessment Area Four Bonds shall be invested only in Investment Securities, and further, earnings on investments in the Assessment Area Four Acquisition and Construction Account and the Assessment Area Four Cost of Issuance Account shall be retained as realized, in such Accounts and used for the purpose of such Accounts. Earnings on investments in the Assessment Area Four Revenue Account, Assessment Area Four Sinking Fund Account, the Assessment Area Four Interest Account and the Assessment Area Four Prepayment Account and the Assessment Area Four Optional Redemption Account in the Bond Redemption Fund shall be deposited, as realized, to the credit of the Assessment Area Four Revenue Account and used for the purpose of such Account.

Earnings on investments in the Assessment Area Four Reserve Account shall be disposed of as provided in Section 405 hereof.

ARTICLE V CONCERNING THE TRUSTEE

Section 501. Acceptance by Trustee. The Trustee accepts the trusts declared and provided in this Fourth Supplemental Indenture and agrees to perform such trusts upon the terms and conditions set forth in the Master Indenture as modified by this Fourth Supplemental Indenture.

Section 502. Limitation of Trustee's Responsibility. The Trustee shall not be responsible in any manner for the due execution of this Fourth Supplemental Indenture by the District or for the recitals contained herein, all of which are made solely by the District.

Section 503. Trustee's Duties. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlements inuring to the Trustee under the Master Indenture, including, particularly, Article XI thereof, all of which shall apply to the actions of the Trustee under this Fourth Supplemental Indenture.

ARTICLE VI MISCELLANEOUS

Section 601. Confirmation of Master Indenture. As supplemented by this Fourth Supplemental Indenture, the Master Indenture is in all respect ratified and confirmed, and this Fourth Supplemental Indenture shall be read, taken and construed as a part of the Master Indenture so that all of the rights, remedies, terms, conditions, covenants and agreements of the Master Indenture, except insofar as modified herein, shall apply and remain in full force and effect with respect to this Fourth Supplemental Indenture and to the Assessment Area Four Bonds issued hereunder. To the extent of any conflicts between the terms and provisions of the Master Indenture and this Fourth Supplemental Indenture the terms and provisions hereof shall control.

Section 602. Additional Covenant Regarding Assessment Area Four Special Assessments. In addition, and not in limitation of, the covenants contained elsewhere in this Fourth Supplemental Indenture and in the Master Indenture, the District covenants to comply with the terms of the proceedings heretofore adopted with respect to the Assessment Area Four Special Assessments, including the assessment methodology, prepared by Inframark, LLC (the "Report"), and to levy the Assessment Area Four Special Assessments and any required true up payments as set forth in the Report, in such manner as will generate funds sufficient to pay the principal of and interest on the Assessment Area Four Bonds, when due. The District also agrees that it shall not amend the Report in any material manner without the written consent of the Majority Owners.

The District shall directly collect the Assessment Area Four Special Assessments in lieu of the Uniform Method with respect to any assessable lands until such time as such lots are platted, or when the timing for using the Uniform Method will not yet allow for using such method, unless the District Manager is directed otherwise by Majority Owners.

Section 603. Limitation on Additional Debt. Other than Bonds issued to refund a portion of Outstanding Assessment Area Four Bonds, the issuance of which as determined by the District results in present value debt service savings, the District shall not, while any Assessment Area Four Bonds are Outstanding, issue or incur any debt payable in whole or in part from the Assessment Area Four Pledged Revenues. In addition, the District covenants not to issue any other Bonds or other debt obligations secured by Special Assessments on assessable lands which are also encumbered by the Assessment Area Four Special Assessments for any capital project unless the Assessment Area Four Special Assessments have been Substantially Absorbed or the Majority Owners have consented in writing to the issuance of such Bonds or other debt obligations; provided, however, that the foregoing covenant shall not preclude the imposition of Special Assessments on property subject to the Assessment Area Four Special Assessments that are necessary for health, safety, and welfare reasons or to remediate a natural disaster, as determined by the District. The District may issue Bonds or other debt obligations secured by Special Assessments on assessable lands not encumbered by the Assessment Area Four Special Assessments without limitation except as limited by the documents pursuant to which such Bonds or debt are issued. The Trustee and the District may rely on a certificate from the District Manager regarding such status of Substantial Absorption of the Assessment Area Four Special Assessments and in the absence of receipt of such certificate, may assume Substantial Absorption has not occurred.

Section 604. Additional Matters Relating to Delinquent Assessments.

(a) Notwithstanding anything herein or in the Master Indenture to the contrary, the following provisions shall apply with respect to the Assessment Area Four Special Assessments and Assessment Area Four Bonds: If any property shall be offered for sale for the nonpayment of any Assessment Area Four Special Assessments, and no person or persons shall purchase such property for an amount equal to the full amount due on the Assessment Area Four Special Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), the District, after receiving the written consent of the Trustee, acting at the direction of the Majority Owners of the Assessment Area Four Bonds Outstanding, specifying whether the District is to take title to the property in its corporate name or in the name of a special purpose entity, may purchase the property for an amount approved by the Majority Owners (principal, interest, penalties and

costs, plus attorneys' fees, if any), from any legally available funds of the District and the District shall receive in its corporate name or in the name of a special-purpose entity title to the property for the benefit of the Owners of the Assessment Area Four Bonds, provided that the Trustee shall have the right, acting at the direction of the Majority Owners, but shall not be obligated, to direct the District with respect to any action taken pursuant to this Section. The District, either through its own actions, or actions caused to be taken by the District through the Trustee, shall have the power to and shall lease or sell such property, and deposit all of the net proceeds of any such lease or sale into the Assessment Area Four Revenue Account. The District, either through its own actions, or actions caused to be taken by the District through the Trustee, agrees that it shall, after being provided assurances satisfactory to it of payment of its fees, costs and expenses for doing so, be required to take the measures provided by law for listing for sale of property acquired by it as trustee for the Owners of the Assessment Area Four Bonds within sixty (60) days after the receipt of the request therefore signed by the Trustee, acting at the direction of the Majority Owners of the Assessment Area Four Bonds Outstanding. The District may pay costs associated with any actions taken by the District pursuant to this paragraph from any moneys legally available for such purpose held under the Indenture, provided such action does not adversely impact the tax-exempt status of the interest on the Assessment Area Four Bonds.

(b) Notwithstanding anything to the contrary herein or in the Master Indenture, the District acknowledges and agrees that (i) upon failure of any property owner to pay when due any installment of Assessment Area Four Special Assessments that are billed directly by the District, that the entire Assessment Area Four Special Assessments levied on the property for which such installment of Assessment Area Four Special Assessments is due and unpaid, with interest and penalties thereon, shall immediately become due and payable as provided by applicable law and, with the written consent of the Trustee, acting at the direction of the Majority Owners of the Assessment Area Four Bonds Outstanding, the District shall promptly, but in any event within ninety (90) days of the receipt of such consent, cause to be brought the necessary legal proceedings for the foreclosure of liens of the delinquent Assessment Area Four Special Assessments, including interest and penalties and (ii) the foreclosure proceedings shall be prosecuted to a sale and conveyance of the property involved in said proceedings as now provided by law in suits to foreclose mortgages.

Section 605. Additional Matters Relating to Assessment Area Four Special Assessments and Assessment Proceedings. The District covenants and agrees that upon the occurrence and continuance of an Event of Default with respect to the Assessment Area Four Bonds, it will take such actions to enforce the remedial provisions of the Indenture, the provisions for the collection of delinquent Assessment Area Four Special Assessments that are directly billed and collected by the District, as well as delinquent direct billed Operation and Maintenance Assessments, and the provisions for the foreclosure of liens of delinquent Assessment Area Four Special Assessments that are directly billed and collected by the District, as well as delinquent direct billed Operation and Maintenance Assessments, all in a manner consistent with the Master Indenture and this Fourth Supplemental Indenture. All Assessment Area Four Special Assessments that are billed and collected directly by the District shall be due and payable no later than thirty (30) days prior to each Interest Payment Date and shall become delinquent thereafter.

Section 606. Additional Matters Relating to Events of Default.

With respect to the Assessment Area Four Bonds, section 10.02 of the Master Indenture shall be deemed amended to add the following as additional Events of Default, notwithstanding anything to the contrary in the Master Indenture:

"(g) If at any time the amount in the Assessment Area Four Reserve Account is less than the Assessment Area Four Reserve Account Requirement as a result of the Trustee withdrawing an amount therefrom to pay debt service on the Assessment Area Four Bonds and such amount has not been restored within thirty (30) days of such withdrawal; and

(h) More than fifteen percent (15%) of the Operation and Maintenance Assessments that are directly billed by the District and levied by the District on tax parcels subject to the Assessment Area Four Special Assessments are not paid by the date such are due and payable and such default continues for sixty (60) days after the date when due."

Section 607. Provisions relating to Bankruptcy or Insolvency of Landowner.

(a) The provisions of this Section 607 shall be applicable both before and after the commencement, whether voluntary or involuntary, of any case, proceeding or other action by or against any owner of any tax parcel subject to at least three percent (3%) of the Assessment Area Four Special Assessments pledged to the Assessment Area Four Bonds Outstanding (an "Insolvent Taxpayer") under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a "Proceeding").

(b) The District acknowledges and agrees that, although the Assessment Area Four Bonds were issued by the District, the Owners of the Assessment Area Four Bonds are categorically the party with the ultimate financial stake in the transaction and, consequently, the party with a vested and pecuniary interest in a Proceeding. In the event of any Proceeding involving an Insolvent Taxpayer:

(i) the District hereby agrees that it shall seek to secure the written consent of the Trustee, acting at the direction of the Majority Owners of the Assessment Area Four Bonds Outstanding, prior to making any election, giving any consent, commencing any action or filing any motion, claim, obligation, notice or application or in taking any other action or position in any Proceedings or in any action related to a Proceeding that affects, either directly or indirectly, the Assessment Area Four Special Assessments relating to the Outstanding Assessment Area Four Bonds or any rights of the Trustee under the Indenture (provided, however, Trustee shall be deemed to have consented, on behalf of the Majority Owners of the Assessment Area Four Bonds Outstanding, to the proposed action if the District does not receive a written response from the Trustee within thirty (30) days following receipt by the Trustee of the written request for consent);

(ii) the District hereby agrees that it shall not make any election, give any consent, commence any action or file any motion, claim, obligation, notice or application or take any other action or position in any Proceeding or in any action related

to a Proceeding that affects, either directly or indirectly, the Assessment Area Four Special Assessments relating to the Assessment Area Four Bonds Outstanding or any rights of the Trustee under the Indenture that are inconsistent with any written consent received (or deemed received) from the Trustee;

(iii) the District hereby agrees that it shall seek the written consent of the Trustee prior to filing and voting in any such Proceeding (provided, however, Trustee shall be deemed to have consented, on behalf of the Majority Owners of the Assessment Area Four Bonds Outstanding, to the proposed action if the District does not receive a written response from the Trustee within thirty (30) days following receipt by the Trustee of the written request for consent);

(iv) the Trustee shall have the right, by interpleader or otherwise, to seek or oppose any relief in any such Proceeding that the District, as claimant with respect to the Assessment Area Four Special Assessments relating to the Assessment Area Four Bonds Outstanding would have the right to pursue, and, if the Trustee chooses to exercise any such rights, the District shall not oppose the Trustee in seeking to exercise any and all rights and taking any and all actions available to the District in connection with any Proceeding of any Insolvent Taxpayer, including without limitation, the right to file and/or prosecute and/or defend any claims and proofs of claims, to vote to accept or reject a plan, to seek dismissal of the Proceeding, to seek stay relief to commence or continue foreclosure or pursue any other available remedies as to the Assessment Area Four Special Assessments relating the Assessment Area Four Bonds Outstanding, to seek substantive consolidation, to seek to shorten the Insolvent Taxpayer's exclusivity periods or to oppose any motion to extend such exclusivity periods, to oppose any motion for use of cash collateral or for authority to obtain financing, to oppose any sale procedures motion or any sale motion, to propose a competing plan of reorganization or liquidation, or to make any election under Section 1111(b) of the Bankruptcy Code; and

(v) The District shall not challenge the validity or amount of any claim submitted in good faith in such Proceeding by the Trustee or any valuations of the lands owned by any Insolvent Taxpayer submitted in good faith by the Trustee in such Proceedings or take any other action in such Proceedings, which is adverse to Trustee's enforcement or the District's claim and rights with respect to the Assessment Area Four Special Assessments relating to the Assessment Area Four Bonds Outstanding or receipt of adequate protection (as that term is defined in the Bankruptcy Code). Without limiting the generality of the foregoing, the District agrees that the Trustee shall have the right (i) to file a proof of claim with respect to the Assessment Area Four Special Assessments pledged to the Assessment Area Four Bonds Outstanding, (ii) to deliver to the District a copy thereof, together with evidence of the filing with the appropriate court or other authority, and (iii) to defend any objection filed to said proof of claim.

(c) Notwithstanding the provisions of the immediately preceding paragraphs, nothing in this Section shall preclude the District from becoming a party to a Proceeding in order to enforce a claim for Operation and Maintenance Assessments, and the District shall be free to pursue such claim in such manner as it shall deem appropriate in its sole and absolute discretion. Any actions taken by the District in pursuance of its claim for Operation and Maintenance

Assessments in any Proceeding shall not be considered an action adverse or inconsistent with the Trustee's rights or consents with respect to the Assessment Area Four Special Assessments relating to the Assessment Area Four Bonds Outstanding whether such claim is pursued by the District or the Trustee; provided, however, that the District shall not oppose any relief sought by the Trustee under the authority granted to the Trustee in clause (b)(iv) or (b)(v) above.

Section 608. Third Party Beneficiaries. This Fourth Supplemental Indenture shall inure solely to the benefit of the District, the Trustee and the Holders from time to time of the Assessment Area Four Bonds, and shall create no rights in any other person or entity.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT has caused these presents to be signed in its name and on its behalf by its Chairman, and its official seal to be hereunto affixed and attested by its Secretary, thereunto duly authorized, and to evidence its acceptance of the trusts hereby created, the Trustee has caused these presents to be signed in its name and on its behalf by its duly authorized signatory.

**PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

[SEAL]

By: _____
Chairman, Board of Supervisors

ATTEST:

By: _____
Secretary

**U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION, as Trustee**

By: _____
Vice President

EXHIBIT A

No. 2024R-__

\$ _____

UNITED STATES OF AMERICA
STATE OF FLORIDA
PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BOND, SERIES 2024
(ASSESSMENT AREA FOUR PROJECT)

| | | | |
|-----------------------------------|---|--|-----------------------|
| Interest <u>Rate</u> _____% | Maturity <u>Date</u> May 1, _____ | Dated <u>Date</u> [_____] , 2024 | <u>CUSIP</u> _____ |
|-----------------------------------|---|--|-----------------------|

Registered Owner: CEDE & CO.

Principal Amount: _____ MILLION _____ HUNDRED _____ THOUSAND AND
NO/100 DOLLARS

THE PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT HAS ESTABLISHED A BOOK ENTRY SYSTEM OF REGISTRATION FOR THIS ASSESSMENT AREA FOUR BOND. EXCEPT AS SPECIFICALLY PROVIDED OTHERWISE IN THE INDENTURE, CEDE & CO., AS NOMINEE OF THE DEPOSITORY TRUST COMPANY, A NEW YORK CORPORATION ("DTC"), WILL BE THE REGISTERED OWNER AND WILL HOLD THIS ASSESSMENT AREA FOUR BOND ON BEHALF OF EACH BENEFICIAL OWNER HEREOF. BY ACCEPTANCE OF A CONFIRMATION OF PURCHASE, DELIVERY OR TRANSFER, EACH BENEFICIAL OWNER OF THIS ASSESSMENT AREA FOUR BOND SHALL BE DEEMED TO HAVE AGREED TO SUCH ARRANGEMENT. CEDE & CO., AS REGISTERED OWNER OF THIS ASSESSMENT AREA FOUR BOND, MAY BE TREATED AS THE OWNER OF IT FOR ALL PURPOSES.

UNLESS THIS ASSESSMENT AREA FOUR BOND IS PRESENTED BY AN AUTHORIZED REPRESENTATIVE OF DTC TO THE TRUSTEE FOR REGISTRATION OF TRANSFER, EXCHANGE, OR PAYMENT, WITH RESPECT TO ANY ASSESSMENT AREA FOUR BOND REGISTERED IN THE NAME OF CEDE & CO. OR IN SUCH OTHER NAME AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC, ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL INASMUCH AS THE REGISTERED OWNER HEREOF, CEDE & CO., HAS AN INTEREST HEREIN.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT, a community development district duly created and existing pursuant to Chapter 190, Florida Statutes (the "District"), for value received, hereby promises to pay (but only out of the sources hereinafter mentioned) to the Registered Owner set forth above, or registered assigns, on the maturity date shown hereon, unless this Assessment Area Four Bond shall have been called for redemption in whole or in part and payment of the Redemption Price (as defined in the Indenture mentioned

hereinafter) shall have been duly made or provided for, the principal amount shown above and to pay (but only out of the sources hereinafter mentioned) interest on the Outstanding principal amount hereof from the most recent Interest Payment Date to which interest has been paid or provided for, or if no interest has been paid, from the Dated Date shown above, on May 1 and November 1 of each year (each, an "Interest Payment Date"), commencing on May 1, 2024, until payment of said principal sum has been made or provided for, at the rate per annum set forth above. Notwithstanding the foregoing, if any Interest Payment Date is not a Business Day (as defined in the Indenture hereinafter mentioned), then all amounts due on such Interest Payment Date shall be payable on the first Business Day succeeding such Interest Payment Date, but shall be deemed paid on such Interest Payment Date. The interest so payable, and punctually paid or duly provided for, on any Interest Payment Date will, as provided in the Indenture (as hereinafter defined), be paid to the Registered Owner hereof at the close of business on the regular record date for such interest, which shall be the first (1st) day of the calendar month next preceding such Interest Payment Date; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) and/or (b) of Section 10.02 of the Master Indenture, the payment of interest and principal or Redemption Price shall be made by the Paying Agent (hereinafter defined) to such person, who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Bond Registrar as the Registered Owner of this Assessment Area Four Bond. Any payment of principal, or Redemption Price or interest shall be made only in accordance with standard DTC practices. Interest on this Bond will be computed on the basis of a 360-day year of twelve 30 day months.

This Bond is one of a duly authorized issue of bonds of the District designated "Special Assessment Revenue Bonds, Series 2024" (Assessment Area Four Project) (the "Assessment Area Four Bonds") issuable under and governed by the terms of a Master Trust Indenture, dated as of February 1, 2021 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association as trustee (the "Trustee"), as supplemented by a Fourth Supplemental Trust Indenture, dated as of _____ 1, 2024 (the "Supplemental Indenture"), between the District and the Trustee (the Master Indenture as supplemented by the Supplemental Indenture is hereafter referred to as the "Indenture"). The Assessment Area Four Bonds are issued in an aggregate principal amount of \$_____ for the purposes of (i) financing the Cost of acquiring, constructing and equipping certain assessable improvements (the "Assessment Area Four Project"); (ii) paying certain costs associated with the issuance of the Assessment Area Four Bonds; (iii) to pay a portion of the interest accruing on the Assessment Area Four Bonds and (iv) making a deposit into the Assessment Area Four Reserve Account for the benefit of all of the Assessment Area Four Bonds.

NEITHER THE ASSESSMENT AREA FOUR BONDS NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THE ASSESSMENT AREA FOUR BONDS AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING

POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THE ASSESSMENT AREA FOUR BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THE ASSESSMENT AREA FOUR BONDS, SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE ASSESSMENT AREA FOUR PLEDGED REVENUES PLEDGED TO THE ASSESSMENT AREA FOUR BONDS, ALL AS PROVIDED HEREIN AND IN THE INDENTURE.

This Assessment Area Four Bond is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes, as amended, and other applicable provisions of law and pursuant to the Indenture, executed counterparts of which Indenture are on file at the designated office of the Trustee. Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of Assessment Area Four Bonds, the collection, receipt and disposition of revenues and the funds charged with and pledged to the payment of the principal, and Redemption Price of, and the interest on, the Assessment Area Four Bonds, the nature and extent of the security thereby created, the covenants of the District with respect to the levy and collection of the Assessment Area Four Pledged Revenues (as defined in the Indenture), the terms and conditions under which the Assessment Area Four Bonds are or may be issued, the rights, duties, obligations and immunities of the District and the Trustee under the Indenture and the rights of the Registered Owners and Beneficial Owners of the Assessment Area Four Bonds, and, by the acceptance of this Assessment Area Four Bond, the Registered Owner and Beneficial Owners hereof assent to all of the provisions of the Indenture. Terms not otherwise defined herein shall have the meaning ascribed to them in the Indenture. The Assessment Area Four Bonds are equally and ratably secured by the Assessment Area Four Pledged Revenues, without preference or priority of one Assessment Area Four Bonds over another.

The Assessment Area Four Bonds are issuable only as registered bonds without coupons in current interest form in denominations of \$5,000 or any integral multiple thereof (an "Authorized Denomination"). This Assessment Area Four Bond is transferable by the Registered Owner hereof or his duly authorized attorney at the designated corporate trust office of the Trustee as Bond Registrar (the "Bond Registrar"), upon surrender of this Assessment Area Four Bond, accompanied by a duly executed instrument of transfer in form and with guaranty of signature reasonably satisfactory to the Bond Registrar, subject to such reasonable regulations as the District or the Bond Registrar may prescribe, and upon payment of any taxes or other governmental charges incident to such transfer. Upon any such transfer a new Assessment Area Four Bond or Assessment Area Four Bonds, in the same aggregate principal amount and of the same maturity as the Assessment Area Four Bond or Assessment Area Four Bonds transferred, will be issued to the transferee. At the designated corporate trust office of the Bond Registrar in the manner and subject to the limitations and conditions provided in the Indenture and without cost, except for any tax or other governmental charge, Assessment Area Four Bonds may be exchanged for an equal aggregate principal amount of Assessment Area Four Bonds of the same maturity, in Authorized Denominations and bearing interest at the same rate or rates.

The District has established a book-entry system of registration for the Assessment Area Four Bonds. Except as specifically provided otherwise in the Indenture, an agent will hold this Assessment Area Four Bond on behalf of the Beneficial Owner hereof. By acceptance of a confirmation of purchase, delivery or transfer, the Beneficial Owner of this Assessment Area Four Bond shall be deemed to have agreed to such arrangement.

Optional Redemption

The Assessment Area Four Bonds are subject to redemption at the option of the District prior to maturity, in whole or in part, on any date on or after [____] 1, 20[____] at the Redemption Price of 100% of the principal amount to be redeemed plus accrued interest to the redemption date.

Mandatory Redemption

The Assessment Area Four Bonds maturing May 1, 20[____] are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Four Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

| <u>Year</u> | <u>Amortization Installment</u> | <u>Year</u> | <u>Amortization Installment</u> |
|-------------|-------------------------------------|-------------|-------------------------------------|
| | | * | |

* Final maturity

The Assessment Area Four Bonds maturing May 1, 20[____] are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Four Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

| <u>Year</u> | <u>Amortization Installment</u> | <u>Year</u> | <u>Amortization Installment</u> |
|-------------|-------------------------------------|-------------|-------------------------------------|
| | | * | |

* Final maturity

The Assessment Area Four Bonds maturing May 1, 20[____] are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Four Sinking Fund Account established under the Supplemental Indenture in

satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

| <u>Year</u> | <u>Amortization Installment</u> | <u>Year</u> | <u>Amortization Installment</u> |
|-------------|-------------------------------------|-------------|-------------------------------------|
|-------------|-------------------------------------|-------------|-------------------------------------|

*

* Final maturity

Any Assessment Area Four Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of Assessment Area Four Bonds.

Upon redemption or purchase of the Assessment Area Four Bonds (other than redemption in accordance with scheduled Amortization Installments), the District shall cause to be recalculated and delivered to the Trustee revised Amortization Installments recalculated so that debt service on the Assessment Area Four Bonds is amortized in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Assessment Area Four Bonds.

Extraordinary Mandatory Redemption

The Assessment Area Four Bonds are subject to extraordinary mandatory redemption prior to scheduled maturity, in whole on any date or in part on any Quarterly Redemption Date, and if in part on a pro rata basis calculated by the District determined by the ratio of the Outstanding principal amount of each maturity of the Assessment Area Four Bonds treating for such purposes each Amortization Installment as a maturity divided by the aggregate principal amount of Outstanding Assessment Area Four Bonds and as otherwise provided in the Indenture, at the Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the Quarterly Redemption Date, if and to the extent that any one or more of the following shall have occurred:

- (i) On or after Completion Date of the Assessment Area Four Project by application of moneys transferred from the Assessment Area Four Acquisition and Construction Account to the Assessment Area Four Prepayment Account in accordance with the terms of the Indenture; or
- (ii) Amounts are deposited into the Assessment Area Four Prepayment Account from the prepayment of Assessment Area Four Special Assessments and from amounts deposited into the Assessment Area Four Prepayment Account from any other sources; or

(iii) When the amount on deposit in the Assessment Area Four Reserve Account, together with other moneys available therefor are sufficient to pay and redeem all the Assessment Area Four Bonds then Outstanding as provided in the Supplemental Indenture.

If less than all of the Assessment Area Four Bonds of a maturity subject to redemption shall be called for redemption, the particular Assessment Area Four Bonds or portions of such Assessment Area Four Bonds of that maturity to be redeemed shall be selected by lot by the Registrar as provided in the Indenture.

Notice of each redemption of Assessment Area Four Bonds is required to be mailed by the Bond Registrar, postage prepaid, not less than thirty (30) nor more than sixty (60) days prior to the redemption date to each Registered Owner of Assessment Area Four Bonds to be redeemed at the address of such Registered Owner recorded on the bond register maintained by the Bond Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Assessment Area Four Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Assessment Area Four Bonds or such portions thereof on such date, interest on such Assessment Area Four Bonds or such portions thereof so called for redemption shall cease to accrue, such Assessment Area Four Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Assessment Area Four Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent.

The Owner of this Assessment Area Four Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

Modifications or alterations of the Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or Paying Agent in trust for the payment and discharge of any Assessment Area Four Bond which remain unclaimed for three (3) years after the date when such Assessment Area Four Bond has become due and payable, either at its stated maturity date or by call for earlier redemption, if such moneys were held by the Trustee or any Paying Agent at such date, or for three (3) years after the date of deposit of such moneys if deposited with the Trustee or Paying Agent after the date when such Assessment Area Four Bond became due and payable, shall be paid to the District, and thereupon and thereafter no claimant shall have any rights against the Trustee or Paying Agent to or in respect of such moneys.

If the District deposits or causes to be deposited with the Trustee funds or Defeasance Securities (as defined in the Indenture) sufficient to pay the principal or Redemption Price of any Assessment Area Four Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of such Assessment Area Four Bonds as to the Assessment Area Four Pledged Revenues shall be

discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Assessment Area Four Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

This Assessment Area Four Bond is issued with the intent that the laws of the State of Florida shall govern its construction.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the resolutions of the District to happen, exist and be performed precedent to and in the issuance of this Assessment Area Four Bond and the execution of the Indenture, have happened, exist and have been performed as so required. This Assessment Area Four Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by the execution by the Trustee of the Certificate of Authentication endorsed hereon.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, Parrish Plantation Community Development District has caused this Assessment Area Four Bond to bear the signature the Chairman of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of its Secretary.

**PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

(SEAL)

By: _____
Chairman, Board of Supervisors

ATTEST:

By: _____
Secretary

CERTIFICATE OF AUTHENTICATION

This Assessment Area Four Bond is one of the Bonds of the Series designated herein, described in the within-mentioned Indenture.

**U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION,
as Registrar**

By: _____
Vice President

Date of Authentication:

CERTIFICATE OF VALIDATION

This Assessment Area Four Bond is one of a Series of Bonds which were validated by judgments of the Circuit Court in and for Manatee County, Florida, rendered on February 3, 2020 and June 27, 2023.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

By: _____
Chairman, Board of Supervisors

[FORM OF ABBREVIATIONS FOR ASSESSMENT AREA FOUR BONDS]

The following abbreviations, when used in the inscription on the face of the within Assessment Area Four Bonds, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM as tenants in common

TEN ENT as tenant by the entirety

JT TEN as joint tenants with the right of survivorship and not as tenants in common

UNIFORM TRANS MIN ACT - _____ Custodian _____ under Uniform
Transfers to Minors Act _____ (State)

Additional abbreviations may also be used
though not in the above list.

For value received, the undersigned hereby sells, assigns and transfers unto
_____ the within Assessment Area Four Bonds and
all rights thereunder, and hereby irrevocably constitutes and appoints
_____, attorney to transfer the said Assessment Area Four Bonds on the
books of the District, with full power of substitution in the premises.

Date: _____

Social Security Number of Employer

Identification Number of Transferee:

Signature guaranteed:

NOTICE: The assignor's signature to this Assignment must correspond with the name as it appears on the face of the within Assessment Area Four Bonds in every particular without alteration or any change whatever.

NOTICE: Signatures (s) must be guaranteed by guarantor institution participating in the Securities Transfer Agents Medallion Program or such other guaranteed program acceptable to the Trustee.

EXHIBIT B

FORM OF REQUISITION

ASSESSMENT AREA FOUR ACQUISITION AND CONSTRUCTION ACCOUNT

Parrish Plantation Community Development District
Manatee County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024
(ASSESSMENT AREA FOUR PROJECT)

The undersigned, a Responsible Officer of the Parrish Plantation Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of February 1, 2021, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of [_____] 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number;
- (B) Name of Payee;
- (C) Amount Payable;
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (E) Account from which disbursement to be made: Assessment Area Four Acquisition and Construction Account

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District;
- 2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;

3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Four Project;
4. each disbursement represents a Cost of the Assessment Area Four Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Assessment Area Four Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Assessment Area Four Project improvements being acquired from the proceeds of the Assessment Area Four Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Assessment Area Four Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Assessment Area Four Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Assessment Area Four Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

District Engineer

EXHIBIT C

DESCRIPTION OF ASSESSMENT AREA FOUR PROJECT

| Description | Assessment Area Four Project (Phase III) |
|-----------------------|---|
| Earthwork | \$ 1,945,801.18 |
| Stormwater | 1,407,806.42 |
| Roadways & Paving | 1,619,008.60 |
| Potable Water | 947,148.05 |
| Reclaimed Water | 666,078.50 |
| Sanitary Sewer | 2,113,313.13 |
| Dry Utilities | 388,500.00 |
| Landscape/Hardscape | 777,000.00 |
| Permit & Impact Fees | 50,507.02 |
| Professional Services | 453,131.62 |
| Contingency | <u>372,547.11</u> |
| Total | \$10,740,841.63 |

All as further described in the Master Report Phases III & IV (Assessment Areas #4 and #5) dated January 2024 prepared by Clearview Land Design, P.L.

**PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
(MANATEE COUNTY, FLORIDA)**

\$[_____] *
**SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2024**
(ASSESSMENT AREA THREE PROJECT)

\$[_____] *
**SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2024**
(ASSESSMENT AREA FOUR PROJECT)

BOND PURCHASE CONTRACT

[_____] , 2024

Board of Supervisors
Parrish Plantation Community Development District
Manatee County, Florida

Board of Supervisors:

FMSbonds, Inc. (the "Underwriter") offers to enter into this Bond Purchase Contract (the "Purchase Contract") with Parrish Plantation Community Development District (the "District"). The District is located entirely within an unincorporated area of Manatee County, Florida (the "County"). This offer of the Underwriter shall, unless accepted by the District, acting through its Board of Supervisors (the "Board"), expire at 4:00 P.M. prevailing time within the jurisdiction of the District on the date hereof, unless previously withdrawn or extended in writing by the Underwriter. This Purchase Contract shall be binding upon the District and the Underwriter upon execution and delivery. Any capitalized word not defined herein shall have the meaning ascribed thereto in the Preliminary Limited Offering Memorandum (as hereinafter defined). In conformance with Section 218.385, Florida Statutes, as amended, the Underwriter hereby delivers to the District the Disclosure and Truth-In-Bonding Statements attached hereto as Exhibit A.

1. Purchase and Sale. Upon the terms and conditions and upon the basis of the representations, warranties and agreements set forth herein, the Underwriter hereby agrees to purchase from the District, and the District hereby agrees to sell and deliver to the Underwriter, all (but not less than all) of its \$[_____] aggregate principal amount of Special Assessment Revenue Bonds, Series 2024 (Assessment Area Three Project) (the "Assessment Area Three Bonds") and its \$[_____] aggregate principal amount of Special Assessment Revenue Bonds, Series 2024 (Assessment Area Four Project) (the "Assessment Area Four Bonds" and, together with the Assessment Area Three Bonds, the "Series 2024 Bonds"). The Series 2024 Bonds shall be dated their date of delivery and shall mature on the dates, shall bear interest at the rates, and shall be subject to redemption prior to maturity, all as provided in the Limited Offering Memorandum (hereinafter defined) and in Exhibit B attached hereto. The purchase price for the Assessment Area Three Bonds shall be \$[_____] (representing the \$[_____] aggregate principal amount of the Assessment Area Three Bonds, [plus/less net original issue premium/discount of \$[_____] and] less an underwriter's discount of \$[_____]). The purchase price for the Assessment Area Four Bonds shall be \$[_____] (representing the \$[_____] aggregate principal amount of the Assessment Area Four Bonds, [plus/less net original issue premium/discount of \$[_____] and] less an underwriter's discount of \$[_____]). Such payment and delivery and the other actions contemplated hereby to take place at the time of such payment and delivery are hereinafter referred to as the "Closing."

2. The Series 2024 Bonds. The Series 2024 Bonds are to be issued by the District, a local unit of special-purpose government of the State of Florida (the "State") created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (the "Act"), the Florida

Constitution, and other applicable provisions of law, and Ordinance No. 19-33 of the Board of County Commissioners of Manatee County, Florida, enacted on October 8, 2019 and effective as of October 17, 2019, as amended by Ordinance No. 21-32, effective as of August 31, 2021 (together, the "Ordinance"), and pursuant to Resolution Nos. 2020-21, 2023-05 and 2024-[] adopted by the Board on October 18, 2019, February [], 2023 and [February 15], 2024, respectively (collectively, the "Bond Resolution"). The Series 2024 Bonds are being issued pursuant to the Act and secured pursuant to the provisions of a Master Trust Indenture, dated as of February 1, 2021 (the "Master Indenture"), as supplemented with respect to the Assessment Area Three Bonds by a Third Supplemental Trust Indenture, dated as of [] 1, 2024 (the "Third Supplemental Indenture," and together with the Master Indenture, the "Assessment Area Three Indenture"), and as supplemented with respect to the Assessment Area Four Bonds by a Fourth Supplemental Trust Indenture, dated as of [] 1, 2024 (the "Fourth Supplemental Indenture," and together with the Master Indenture, the "Assessment Area Four Indenture"), each by and between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"). The Assessment Area Three Indenture and the Assessment Area Four Indenture are collectively referred to herein as the "Indenture." The Assessment Area Three Special Assessments, the revenues from which constitute a portion of the Assessment Area Three Pledged Revenues securing the Assessment Area Three Bonds, and the Assessment Area Four Special Assessments, the revenues from which constitute a portion of the Assessment Area Four Pledged Revenues securing the Assessment Area Four Bonds, have been or will be prior to the time of Closing levied by the District on certain lands within the District specially benefited by the Assessment Area Three Project and Assessment Area Four Project, respectively, pursuant to the Assessment Resolutions (as such terms are defined in the Indenture).

3. Limited Offering; Establishment of Issue Price. It shall be a condition to the District's obligation to sell and to deliver the Series 2024 Bonds to the Underwriter, and to the Underwriter's obligation to purchase, accept delivery of and pay for the Series 2024 Bonds, that the entire principal amount of the Series 2024 Bonds be issued, sold and delivered by the District and purchased, accepted and paid for by the Underwriter at the Closing and that the District and the Underwriter receive the opinions, documents and certificates described in Section 8(c) hereof.

(a) The Underwriter agrees to assist the District in establishing the issue price for the Bonds of each Series of the Series 2024 Bonds and shall execute and deliver to the District at Closing an "issue price" or similar certificate relating to the Series 2024 Bonds, together with the supporting pricing wires or equivalent communications, in the form reasonably satisfactory to Bond Counsel, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the District and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Series 2024 Bonds.

(b) Except as otherwise set forth in Exhibit B attached hereto, the District will treat the first price at which 10% of each maturity of each Series of the Series 2024 Bonds (the "10% test") is sold to the public as the issue price of that maturity (if different interest rates apply within a maturity, each separate CUSIP number within that maturity will be subject to the 10% test). At or promptly after the execution of this Purchase Contract, the Underwriter shall report to the District the price or prices at which it has sold to the public each maturity of the Bonds of each Series of the Series 2024 Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Bonds of a Series of Series 2024 Bonds, the Underwriter agrees to promptly report to the District the prices at which it sells the unsold Bonds of such Series of Series 2024 Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the Closing Date (as defined below) has occurred, until the 10% test has been satisfied as to the Bonds of such Series of Series 2024 Bonds of that maturity or until all Bonds of such Series of Series 2024 Bonds of that maturity have been sold to the public.

(c) The Underwriter confirms that it has offered each Series of the Series 2024 Bonds to the public on or before the date of this Purchase Contract at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in Exhibit B attached hereto, except as otherwise set forth therein. Exhibit B also sets forth, as of the date of this Purchase Contract, the maturities, if any, of the Bonds of each Series of the Series 2024 Bonds for which the 10% test has not been satisfied and for which the District and the Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the District to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule remains applicable to any maturity of Bonds of a Series of Series 2024 Bonds, the Underwriter will neither offer nor sell unsold Bonds of such Series of Series 2024 Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

(1) the close of the fifth (5th) business day after the sale date; or

(2) the date on which the Underwriter has sold at least 10% of that maturity of Bonds of such Series of the Series 2024 Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter shall promptly advise the District when it has sold 10% of that maturity of Bonds of such Series of the Series 2024 Bonds to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5th) business day after the sale date.

(d) The Underwriter acknowledges that sales of any Series 2024 Bonds to any person that is a related party to the Underwriter shall not constitute sales to the public for purposes of this Section. Further, for purposes of this Section:

(1) "public" means any person other than an underwriter or a related party, and

(2) a purchaser of any of the Series 2024 Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(3) "sale date" means the date of execution of this Purchase Contract is executed by all parties.

4. Use of Documents. Prior to the date hereof, the District has caused to be prepared and provided to the Underwriter the Preliminary Limited Offering Memorandum, dated [____], 2024 (the "Preliminary Limited Offering Memorandum") of the District relating to the Series 2024 Bonds that the District has deemed final as of its date, except for certain permitted omissions (the "Permitted Omissions"), as contemplated by Rule 15c2-12 of the Securities and Exchange Commission ("Rule 15c2-

12") in connection with the limited offering of the Series 2024 Bonds. The Underwriter has reviewed the Preliminary Limited Offering Memorandum prior to the execution of this Purchase Contract. The District hereby ratifies and approves the use of the Preliminary Limited Offering Memorandum by the Underwriter. The District shall deliver, or cause to be delivered, at its expense, to the Underwriter within seven (7) business days after the date hereof but not later than the Closing Date and in sufficient time to accompany any confirmation that requests payment from any customer such number of copies of the final Limited Offering Memorandum (the "Limited Offering Memorandum" and, together with the Preliminary Limited Offering Memorandum, the "Limited Offering Memoranda") as the Underwriter shall reasonably request to comply with the requirements of Rule 15c2-12 and all applicable rules of the Municipal Securities Rulemaking Board (the "MSRB"). The Underwriter agrees to file the Limited Offering Memorandum with the MSRB not later than two (2) business days after the Closing Date. The Underwriter agrees that it will not confirm the sale of any Series 2024 Bonds unless a final written confirmation of sale is accompanied or preceded by the delivery of a copy of the Limited Offering Memorandum. The District hereby authorizes the use by the Underwriter of the Limited Offering Memoranda with respect to the Series 2024 Bonds.

5. Definitions. For purposes hereof, (a) this Purchase Contract, the Indenture, the Continuing Disclosure Agreement dated as of the Closing Date, by and among the District, JEN Tampa 4, LLC, a Florida limited liability company (the "Assessment Area Three Landowner") [and HBWB Development Services, LLC, a Florida limited liability company ("HBWB")], and Inframark, LLC, as dissemination agent (the "Dissemination Agent"), in substantially the form attached to the Preliminary Limited Offering Memorandum as APPENDIX E thereto (the "Assessment Area Three Disclosure Agreement"), the Continuing Disclosure Agreement dated as of the Closing Day, by and among the District, [Mattamy Tampa/Sarasota, LLC, a Delaware limited liability company] (the "Assessment Area Four Landowner" and, together with the Assessment Area Three Landowner, the "Landowners"), and the Dissemination Agent, in substantially the form attached to the Preliminary Limited Offering Memorandum as APPENDIX E thereto (the "Assessment Area Four Disclosure Agreement"), and the DTC Blanket Issuer Letter of Representations entered into by the District, are referred to herein collectively as the "Financing Documents" and (b) [the Funding and Completion Agreement by and between the District and the [Assessment Area Three Landowner] dated as of the Closing Date and the Funding and Completion Agreement by and between the District and the Assessment Area Four Landowner (the "Completion Agreements"), the Development Acquisition Agreement by and between the District and the [Assessment Area Three Landowner / HBWB] dated as of the Closing Date and the Development Acquisition Agreement by and between the District and the Assessment Area Four Landowner dated as of the Closing Date (the "Acquisition Agreements"), the Collateral Assignment and Assumption of Development Rights Relating to the Assessment Area Three Project by and between the District, the Assessment Area Three Landowner and HBWB dated as of the Closing Date and the Collateral Assignment and Assumption of Development Rights Relating to the Assessment Area Four Project by and between the District and the Assessment Area Four Landowner dated as of the Closing Date (the "Collateral Assignments"), the Agreement to Convey or Dedicate by and between the District and the [Assessment Area Three Landowner / HBWB] dated as of the Closing Date and the Agreement to Convey or Dedicate by and between the District and the Assessment Area Four Landowner dated as of the Closing Date (the "Conveyance Agreements"), the True-Up Agreement by and between the District and the Assessment Area Three Landowner dated as of the Closing Date and the True-Up Agreement by and between the District and the Assessment Area Four Landowner dated as of the Closing Date (the "True-Up Agreements"), and the Declaration of Consent to Jurisdiction of the Parrish Plantation Community Development District, Imposition of Special Assessments, and Imposition of Lien of Record with the Assessment Area Three Landowner dated as of the Closing Date and the Declaration of Consent to Jurisdiction of the Parrish Plantation Community Development District, Imposition of Special Assessments, and Imposition of Lien of Record with the Assessment Area Four Landowner dated as of the Closing Date (collectively, the "Declarations of Consent") are collectively referred to herein as the "Ancillary Agreements."]

6. Representations, Warranties and Agreements. The District hereby represents, warrants and agrees as follows:

(a) The Board is the governing body of the District, and the District is and will be on the Closing Date duly organized and validly existing as a unit of special-purpose government created pursuant to the Constitution and laws of the State, including, without limitation, the Act;

(b) The District has full legal right, power and authority to (1) adopt the Bond Resolution and the Assessment Resolutions, (2) enter into the Financing Documents and Ancillary Agreements, (3) sell, issue and deliver the Series 2024 Bonds to the Underwriter as provided herein, (4) apply the proceeds of the sale of the Series 2024 Bonds for the purposes described in the Preliminary Limited Offering Memorandum, (5) acknowledge the use of the Limited Offering Memoranda and authorize the execution of the Limited Offering Memorandum, and (6) carry out and consummate the transactions contemplated by the Series 2024 Bonds, the Bond Resolution, the Assessment Resolutions, the Financing Documents, the Ancillary Agreements, and the Limited Offering Memoranda. The District has complied, and on the Closing Date will be in compliance in all material respects, with the terms of the Act and with the obligations on its part contained in the Bond Resolution, the Assessment Resolutions, the Financing Documents, the Ancillary Agreements and the Series 2024 Bonds;

(c) At meetings of the Board that were duly called and noticed and at which a quorum was present and acting throughout, the Board duly adopted the Bond Resolution and the Assessment Resolutions, and the same are in full force and effect and have not been supplemented, amended, modified or repealed, except as set forth therein. By all necessary official Board action, the District has (1) duly authorized and approved the use and delivery of the Preliminary Limited Offering Memorandum and the execution and delivery of the Financing Documents, the Ancillary Agreements, the Series 2024 Bonds and the Limited Offering Memorandum, and (2) duly authorized and approved the performance by the District of the obligations on its part contained in the Financing Documents, the Ancillary Agreements and the Series 2024 Bonds and the consummation by it of all other transactions contemplated by this Purchase Contract and the Preliminary Limited Offering Memorandum in connection with the issuance of the Series 2024 Bonds. Upon execution and delivery by the District and the Trustee (and assuming the due authorization, execution and delivery by the Trustee), the Indenture will constitute a legal, valid and binding obligation of the District, enforceable in accordance with its terms, subject only to applicable bankruptcy, insolvency, and similar laws affecting creditors' rights and subject, as to enforceability, to general principles of equity (regardless of whether enforcement is sought in a proceeding in equity or at law). Upon execution by the District and the other parties thereto (and assuming the due authorization, execution and delivery of such agreements by the other parties thereto), the Financing Documents and the Ancillary Agreements will constitute the legal, valid and binding obligations of the District, enforceable in accordance with their respective terms, subject only to applicable bankruptcy, insolvency and similar laws affecting creditors' rights and subject, as to enforceability, to general principles of equity (regardless of whether enforcement is sought in a proceeding in equity or at law);

(d) Except as may be expressly disclosed in the Preliminary Limited Offering Memorandum, the District is not in material breach of or material default under any applicable provision of the Act or any applicable constitutional provision or statute or, to the best of its knowledge, administrative regulation of the State or the United States of America or any applicable judgment or decree, or any loan agreement, indenture, bond, note, resolution, agreement, or other material instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, and to the best of its knowledge, no event has occurred and is continuing

which with the passage of time or the giving of notice, or both, would constitute a material default or material event of default under any such instrument, and the execution and delivery of the Series 2024 Bonds, the Financing Documents, the Ancillary Agreements, and when available, the Limited Offering Memorandum, and the adoption of the Bond Resolution and the Assessment Resolutions, and compliance with the provisions on the District's part contained therein, will not conflict with or constitute a material breach of or material default under any applicable constitutional provision or law or, to the best of its knowledge, any administrative regulation, judgment, decree, loan agreement, indenture, bond, note, resolution, agreement, or other instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, nor will any such execution, delivery, adoption, or compliance result in the creation or imposition of any lien, charge, or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of the District or under the terms of any such law, regulation or instrument, except as provided by the Assessment Resolutions, the Series 2024 Bonds and the Indenture. To the best of its knowledge, no event has occurred which, with the lapse of time or the giving of notice, or both, would constitute an event of default (as therein defined) under the Series 2024 Bonds, the Financing Documents or the Ancillary Agreements;

(e) All authorizations, approvals, licenses, permits, consents and orders of any governmental authority, legislative body, board, agency or commission having jurisdiction of the matters which (1) are required for the due authorization by the District, or (2) would constitute a condition precedent to, or the absence of which would materially adversely affect, the due performance by the District of its obligations to issue the Series 2024 Bonds, or under the Series 2024 Bonds, the Bond Resolution, the Assessment Resolutions, the Financing Documents or the Ancillary Agreements, have been duly obtained, except for such approvals, consents and orders as may be required under the Blue Sky or securities laws of any state in connection with the offering and sale of the Series 2024 Bonds as to which no representation is made;

(f) The descriptions of the Series 2024 Bonds, the Financing Documents and the Series 2024 Projects to the extent referred to in the Preliminary Limited Offering Memorandum, conform or, with respect to the Limited Offering Memorandum will conform, in all material respects to the Series 2024 Bonds, the Financing Documents and the Series 2024 Projects, respectively;

(g) The Series 2024 Bonds, when issued, executed and delivered in accordance with the Indenture and when sold to the Underwriter as provided herein, will be validly issued and outstanding obligations of the District, entitled to the benefits of the Indenture and upon such issuance, execution and delivery of the Series 2024 Bonds, the Indenture will provide, for the benefit of the holders from time to time of the Series 2024 Bonds, a legally valid and binding pledge of and first lien on the Assessment Area Three Pledged Revenues (with respect to the Assessment Area Three Bonds) and the Assessment Area Four Pledged Revenues (with respect to the Assessment Area Four Bonds) (collectively, the "Series 2024 Pledged Revenues"). On the Closing Date, all conditions precedent to the issuance of the Series 2024 Bonds set forth in the Indenture will have been complied with or fulfilled;

(h) As of the date hereof, there is no claim, action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body, pending or, to its best knowledge, threatened against the District (1) contesting the organization, existence or powers of the District or the titles of the respective officers of the Board to their respective offices, (2) affecting or seeking to prohibit, restrain or enjoin the sale, issuance or delivery of the Series 2024 Bonds or the application of the proceeds of the sale thereof for the purposes described in the Preliminary Limited Offering Memorandum or the collection of the

respective Series 2024 Special Assessments or the pledge of and lien on the respective Series 2024 Pledged Revenues, pursuant to the Indenture, (3) contesting or affecting specifically as to the District the validity or enforceability of the Act or any action of the District in any respect relating to the authorization for the issuance of the Series 2024 Bonds, or the authorization of the Series 2024 Projects, the Bond Resolution, the Assessment Resolutions, the Financing Documents and the Ancillary Agreements, or the application of the proceeds of the Series 2024 Bonds for the purposes set forth in the Preliminary Limited Offering Memorandum, (4) contesting the federal tax status of the Series 2024 Bonds, or (5) contesting the completeness or accuracy of the Preliminary Limited Offering Memorandum (other than Permitted Omissions) or any supplement or amendment thereto;

(i) To the extent applicable, the District will furnish such information, execute such instruments and take such other action in cooperation with the Underwriter as the Underwriter may reasonably request in order to (1) qualify the Series 2024 Bonds for offer and sale under the Blue Sky or other securities laws and regulations of such states and other jurisdictions of the United States as the Underwriter may designate and (2) determine the eligibility of the Series 2024 Bonds for investment under the laws of such states and other jurisdictions, and the District will use its best efforts to continue such qualifications in effect so long as required for the initial limited offering and distribution of the Series 2024 Bonds; provided, however, that the District shall not be required to execute a general or special consent to service of process or to qualify to do business in connection with any such qualification or determination in any jurisdiction or register as a broker/dealer;

(j) As of its date (unless an event occurs of the nature described in paragraph (l) of this Section 6) and at all times subsequent thereto, up to and including the Closing Date, the statements and information contained in the Preliminary Limited Offering Memorandum (other than Permitted Omissions) and in the Limited Offering Memorandum are and will be accurate in all material respects for the purposes for which their use is authorized and do not and will not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading; provided, however, that no representation is made concerning information contained in the Limited Offering Memoranda under the captions "DESCRIPTION OF THE SERIES 2024 BONDS – Book-Entry Only System," "THE DISTRICT – The District Manager and Other Consultants," "THE DEVELOPMENT," "THE LANDOWNERS AND THE ASSESSMENT AREA THREE DEVELOPMENT MANAGER," "TAX MATTERS," "SUITABILITY FOR INVESTMENT," "LITIGATION – Assessment Area Three Landowner," "LITIGATION – The Assessment Area Three Development Manager," "LITIGATION – Assessment Area Four Landowner" and "UNDERWRITING;"

(k) If the Limited Offering Memorandum is supplemented or amended pursuant to subsection (l) of this Section 6, at the time of each supplement or amendment thereto and (unless subsequently again supplemented or amended pursuant to such paragraph) at all times subsequent thereto up to and including the Closing Date, the Limited Offering Memorandum as so supplemented or amended will not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading; provided, however, that no representation is made concerning information contained in the Limited Offering Memorandum under the captions "DESCRIPTION OF THE SERIES 2024 BONDS – Book-Entry Only System," "THE DISTRICT – The District Manager and Other Consultants," "THE DEVELOPMENT," "THE LANDOWNERS AND THE ASSESSMENT AREA THREE DEVELOPMENT MANAGER," "TAX MATTERS," "SUITABILITY FOR INVESTMENT," "LITIGATION – Assessment Area

Three Landowner," "LITIGATION – The Assessment Area Three Development Manager," "LITIGATION – Assessment Area Four Landowner" and "UNDERWRITING;"

(l) If between the date of this Purchase Contract and the earlier of (1) ninety (90) days from the end of the "Underwriting Period" as defined in Rule 15c2-12, or (2) the time when the Limited Offering Memorandum is available to any person from the MSRB's Electronic Municipal Market Access system (but in no event less than twenty-five (25) days following the end of the Underwriting Period), any event shall occur, of which the District has actual knowledge, which might or would cause the Limited Offering Memorandum, as then supplemented or amended, to contain any untrue statement of a material fact or to omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading, the District shall notify the Underwriter thereof and, if in the opinion of the Underwriter such event requires the preparation and publication of a supplement or amendment to the Limited Offering Memorandum, the District will at its expense supplement or amend the Limited Offering Memorandum in a form and in a manner approved by the Underwriter. The end of the Underwriting Period shall be the next business day after the Closing Date;

(m) Since its inception, there has been no material adverse change in the properties, businesses, results of operations, prospects, management or financial or other condition of the District, except as disclosed in the Preliminary Limited Offering Memorandum, and the District has not incurred liabilities that would materially adversely affect its ability to discharge its obligations under the Bond Resolution, the Assessment Resolutions, the Series 2024 Bonds, the Financing Documents or the Ancillary Agreements, direct or contingent, other than as set forth in or contemplated by the Preliminary Limited Offering Memorandum;

(n) Except as may be expressly disclosed in the Preliminary Limited Offering Memorandum, the District has not and is not now in default in the payment of the principal of or the interest on any governmental security issued or guaranteed by it after December 31, 1975, which would require the disclosure pursuant to Section 517.051, Florida Statutes or Rule 69W-400.003 of the Florida Department of Financial Services;

(o) Except as may be expressly disclosed in the Preliminary Limited Offering Memorandum, the District has never failed to comply with any continuing disclosure obligations undertaken by the District in accordance with the continuing disclosure requirements of Rule 15c2-12;

(p) The District has not been notified of any listing or the proposed listing of the District by the Internal Revenue Service as an issuer whose arbitrage certifications may not be relied upon;

(q) Any certificate signed by any official of the District and delivered to the Underwriter will be deemed to be a representation by the District to the Underwriter as to the statements made therein; and

(r) From the date of this Purchase Contract through the Closing Date, the District will not issue any bonds, notes or other obligations, other than the Series 2024 Bonds, payable from the Series 2024 Pledged Revenues.

7. Closing. At 10:00 a.m. prevailing time on [____], 2024 (the "Closing Date"), or at such later time as may be mutually agreed upon by the District and the Underwriter, the District will, subject to the terms and conditions hereof, deliver the Series 2024 Bonds to the Underwriter in definitive book-

entry form, duly executed and authenticated, together with the other documents hereinafter mentioned and, subject to the terms and conditions hereof, the Underwriter will accept such delivery and pay the purchase price of each series of the Series 2024 Bonds as set forth in Section 1 hereof, in federal or other immediately available funds to the order of the District. Delivery of the Series 2024 Bonds as aforesaid shall be made pursuant to the FAST system of delivery of The Depository Trust Company, New York, New York, or at such other place as may be mutually agreed upon by the District and the Underwriter. The Series 2024 Bonds shall be typewritten, shall be prepared and delivered as fully registered bonds in book-entry form, with one bond for each maturity, registered in the name of Cede & Co. and shall be made available to the Underwriter at least one (1) business day before the Closing Date for purposes of inspection, unless otherwise agreed by the District and the Underwriter.

8. Closing Conditions. The Underwriter has entered into this Purchase Contract in reliance upon the representations, warranties and agreements of the District contained herein, and in reliance upon the representations, warranties and agreements to be contained in the documents and instruments to be delivered on the Closing Date and upon the performance by the District of its obligations hereunder, both as of the date hereof and as of the Closing Date. Accordingly, the Underwriter's obligations under this Purchase Contract are conditioned upon the performance by the District of its obligations to be performed hereunder and under such documents and instruments at or prior to the Closing Date, and are also subject to the following additional conditions:

(a) The representations and warranties of the District contained herein shall be true, complete and correct, on the date hereof and on and as of the Closing Date, as if made on the Closing Date;

(b) At the time of the Closing, the Bond Resolution, the Assessment Resolutions, the Series 2024 Bonds, the Financing Documents and the Ancillary Agreements shall each be in full force and effect in accordance with their respective terms and the Bond Resolution, the Assessment Resolutions, the Indenture and the Limited Offering Memorandum shall not have been supplemented, amended, modified or repealed, except in any such case as may have been agreed to by the Underwriter;

(c) At or prior to the Closing Date, the Underwriter and the District shall have received each of the following:

(1) The Limited Offering Memorandum and each supplement or amendment, if any, thereto, executed on behalf of the District by the Chairman of the Board or such other authorized member of the Board;

(2) A copy of each of the Bond Resolution and the Assessment Resolutions certified by the Secretary or an Assistant Secretary of the Board under seal as having been duly adopted by the Board and as being in full force and effect;

(3) Executed copies of each of the Financing Documents and Ancillary Agreements;

(4) Specimen of the Bonds of each Series of the Series 2024 Bonds;

(5) An opinion, dated as of the Closing Date and addressed to the District, of GrayRobinson, P.A., Bond Counsel, in substantially the form attached to the Preliminary Limited Offering Memorandum as APPENDIX B, together with a letter of such counsel, dated as of the Closing Date and addressed to the Underwriter and the Trustee, to the effect

that the foregoing opinion addressed to the District may be relied upon by the Underwriter and the Trustee to the same extent as if such opinion were addressed to them;

(6) A supplemental opinion, dated as of the Closing Date and addressed to the Underwriter, of Bond Counsel, substantially in the form attached hereto as Exhibit C;

(7) An opinion, dated as of the Closing Date and addressed to the District and the Underwriter, of GrayRobinson, P.A., Disclosure Counsel, substantially in the form attached hereto as Exhibit D;

(8) An opinion, dated as of the Closing Date and addressed to the District, the Trustee, Bond Counsel, the Underwriter and counsel to the Underwriter, of Straley Robin Vericker P.A., counsel to the District, substantially in the form attached hereto as Exhibit E;

(9) An opinion, dated as of the Closing Date and addressed to the Underwriter, the District and the Trustee, of counsel to the Trustee, in form and substance acceptable to Bond Counsel, Underwriter, counsel to the Underwriter, and the District;

(10) An opinion, dated as of the Closing Date and addressed to the District, the Trustee, Bond Counsel, the Underwriter and counsel to the Underwriter, of Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A., counsel to HBWB and Homes by West Bay, LLC (the "Assessment Area Three Builder" and, together with HBWB, the "Assessment Area Three Development Manager"), substantially in the form attached hereto as Exhibit F;

(11) An opinion, dated as of the Closing Date and addressed to the District, the Trustee, Bond Counsel, the Underwriter and counsel to the Underwriter, of Godbold, Downing, Bill, & Rentz, P.A., counsel to the Assessment Area Three Landowner, substantially in the form attached hereto as Exhibit G;

(12) An opinion, dated as of the Closing Date and addressed to the District, the Trustee, Bond Counsel, the Underwriter and counsel to the Underwriter, of [____], counsel to the Assessment Area Four Landowner, substantially in the form attached hereto as Exhibit G;

(13) A customary authorization and incumbency certificate, dated as of the Closing Date, signed by authorized officers of the Trustee;

(14) A certificate of the Assessment Area Three Development Manager, dated as of the Closing Date, substantially in the form attached hereto as Exhibit I;

(15) A certificate of Assessment Area Three Landowner, dated as of the Closing Date, substantially in the form attached hereto as Exhibit J;

(16) A certificate of Assessment Area Four Landowner, dated as of the Closing Date, substantially in the form attached hereto as Exhibit K;

(17) A copy of the Ordinance;

(18) A certificate, dated as of the Closing Date, signed by the Chairman or Vice Chairman and the Secretary or an Assistant Secretary of the Board, setting forth that (i) each of the representations of the District contained herein was true and accurate in all material respects on the date when made, has been true and accurate in all material respects at all times since, and continues to be true and accurate in all material respects on the Closing Date as if made on such date, (ii) the District has performed all obligations to be performed hereunder as of the Closing Date, (iii) except as may be disclosed in the Limited Offering Memorandum, the District has never been in default as to principal or interest with respect to any obligation issued or guaranteed by the District, (iv) the District agrees to take all reasonable action necessary to use the Uniform Method or the direct collection method, as the case may be, as the means of collecting the Series 2024 Special Assessments as described in the Indenture, and (v) the Limited Offering Memoranda (other than Permitted Omissions with respect to the Preliminary Limited Offering Memorandum and other than the information under the captions "DESCRIPTION OF THE SERIES 2024 BONDS – Book-Entry Only System," "THE DISTRICT – The District Manager and Other Consultants," "THE DEVELOPMENT," "THE LANDOWNERS AND THE ASSESSMENT AREA THREE DEVELOPMENT MANAGER," "TAX MATTERS," "SUITABILITY FOR INVESTMENT," "LITIGATION – Assessment Area Three Landowner," "LITIGATION – The Assessment Area Three Development Manager," "LITIGATION – Assessment Area Four Landowner" and "UNDERWRITING," as to which no view need be expressed) as of their date, and as of the Closing Date, does not contain any untrue statement of a material fact or omit to state a material fact which should be included therein for the purposes for which the Limited Offering Memoranda are to be used, or which is necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading;

(19) A customary signature and no litigation certificate, dated as of the Closing Date, signed on behalf of the District by the Chairman or Vice Chairman and Secretary or an Assistant Secretary of the Board;

(20) Evidence of compliance by the District with the requirements of Section 189.051, Florida Statutes and Section 215.84, Florida Statutes;

(21) Executed copy of the District's certification as to arbitrage and other matters relative to the tax status of the Series 2024 Bonds under Section 148 of the Internal Revenue Code of 1986, as amended;

(22) Executed copy of Internal Revenue Service Form 8038-G relating to the Series 2024 Bonds;

(23) A copy of the Master Report Phases I-B, II & V (Assessment Area #3), dated February 2024, prepared by the District Engineer;

(24) A copy of the Master Report Phases III & IV (Assessment Area #4), dated January 2024, prepared by the District Engineer;

(25) A certificate of the District Engineer, dated as of the Closing Date, substantially in the form attached hereto as Exhibit L;

(26) Copies of the [Master Assessment Methodology Report, dated _____], the [Final _____ Supplemental Methodology Report Assessment Area

Three], dated on or about the date hereof, relating to the Assessment Area Three Bonds, and the [Final _____ Supplemental Methodology Report Assessment Area Four], dated on or about the date hereof, relating to the Assessment Area Four Bonds;

(27) A certificate of the District Manager, Methodology Consultant and Dissemination Agent, dated as of the Closing Date, substantially in the form attached hereto as Exhibit M;

(28) Acknowledgments in recordable form by any mortgage holder on lands within the Series 2024 Assessment Areas, if any, as to the superior lien of the corresponding Series 2024 Special Assessments, in form and substance acceptable to the Underwriter and Underwriter's Counsel;

(29) A certificate of the District whereby the District deemed the Preliminary Limited Offering Memorandum final for purposes of Rule 15c2-12 as of the date of the Preliminary Limited Offering Memorandum except for Permitted Omissions;

(30) To the extent required under the Indenture, an investor letter from each initial beneficial owner of the Series 2024 Bonds in form and substance satisfactory to the District and the Underwriter;

(31) Such additional documents as may be required by the Indenture to be delivered as a condition precedent to the issuance of the Series 2024 Bonds;

(32) Executed copies of the Final Judgments of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida rendered on February 3, 2020, and June 27, 2023 validating the Series 2024 Bonds and appropriate certificates of no-appeal;

(33) Executed copy of the Declarations of Consent to Jurisdiction of the District, Imposition of Special Assessments, and Imposition of Lien of Record by the Landowners and any other landowners with respect to all real property which is subject to the Series 2024 Special Assessments, in recordable form and otherwise in form and substance acceptable to the Underwriter and Underwriter's Counsel; and

(34) Such additional legal opinions, certificates, instruments and other documents as the Underwriter, counsel to the Underwriter or Bond Counsel may reasonably request to evidence the truth and accuracy, as of the date hereof and as of the Closing Date, of the District's representations and warranties contained herein and of the statements and information contained in the Limited Offering Memoranda and the due performance or satisfaction by the District, Assessment Area Three Landowner, the Assessment Area Three Development Manager and the Assessment Area Four Landowner on or prior to the Closing of all the agreements then to be performed and conditions then to be satisfied by each.

If the District shall be unable to satisfy the conditions to the obligations of the Underwriter to purchase, to accept delivery of and to pay for the Series 2024 Bonds contained in this Purchase Contract (unless waived by the Underwriter in its sole discretion), or if the obligations of the Underwriter to purchase, to accept delivery of and to pay for the Series 2024 Bonds shall be terminated for any reason permitted by this Purchase Contract, this Purchase Contract shall terminate and neither the Underwriter nor the District shall be under any further obligation hereunder, except that the respective obligations of the District and the Underwriter set forth in Section 10 hereof shall continue in full force and effect.

9. Termination. The Underwriter shall have the right to terminate its obligations under this Purchase Contract to purchase, to accept delivery of and to pay for the Series 2024 Bonds by notifying the District in writing of its election to do so if, after the execution hereof and prior to the Closing (a) legislation shall have been introduced in or enacted by the Congress of the United States or enacted by the State, or legislation pending in the Congress of the United States shall have been amended, or legislation shall have been recommended to the Congress of the United States or otherwise endorsed for passage (by press release, other form of notice or otherwise) by the President of the United States, the Treasury Department of the United States, the Internal Revenue Service or the Chairperson or ranking minority member of the Committee on Finance of the United States Senate or the Committee on Ways and Means of the United States House of Representatives, or legislation shall have been proposed for consideration by either such committee, by any member thereof, or legislation shall have been favorably reported for passage to either House of Congress of the United States by a committee of such House to which such legislation has been referred for consideration, or a decision shall have been rendered by a court of the United States or the State, including the Tax Court of the United States, or a ruling shall have been made or a regulation shall have been proposed or made or a press release or other form of notice shall have been issued by the Treasury Department of the United States, the Internal Revenue Service or other federal or State authority, with respect to federal or State taxation upon revenues or other income of the general character to be derived by the District or by any similar body, or upon interest on obligations of the general character of the Series 2024 Bonds, which may have the purpose or effect, directly or indirectly, of materially and adversely affecting the tax status of the District, its property or income, its securities (including the Series 2024 Bonds) or the interest thereon, or any tax exemption granted or authorized by the State or, which in the reasonable opinion of the Underwriter, materially and adversely affects the market for the Series 2024 Bonds, or the market price generally of obligations of the general character of the Series 2024 Bonds, (b) the District, Assessment Area Three Landowner, the Assessment Area Three Development Manager or the Assessment Area Four Landowner have, without the prior written consent of the Underwriter, offered or issued any bonds, notes or other obligations for borrowed money, or incurred any material liabilities, direct or contingent, or there has been an adverse change of a material nature in the financial position, results of operations or condition, financial or otherwise, of the District, Assessment Area Three Landowner, the Assessment Area Three Development Manager or the Assessment Area Four Landowner, other than in the ordinary course of its business, (c) any event shall have occurred or shall exist which, in the reasonable opinion of the Underwriter, would or might cause the information contained in the Limited Offering Memorandum, as then supplemented or amended, to contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading, or (d) the District fails to adopt the Assessment Resolutions or fails to perform any action to be performed by it in connection with the levy of the Series 2024 Special Assessments.

10. Expenses.

(a) The District agrees to pay, and the Underwriter shall not be obligated to pay, any expenses incident to the performance of the District's obligations hereunder, including, but not limited to (1) the cost of the preparation and distribution of the Indenture, (2) the cost of the preparation of the Limited Offering Memoranda and any supplements thereto, together with a reasonable number of copies which the Underwriter may request, (3) the cost of registering the Series 2024 Bonds in the name of Cede & Co., as nominee of DTC, which will act as securities depository for such Series 2024 Bonds, (4) the fees and disbursements of counsel to the District, the District Manager, the Dissemination Agent, Bond Counsel, Disclosure Counsel, counsel to the Underwriter, the Methodology Consultant, the District Engineer, and any other experts or consultants retained by the District, and (5) the cost of recording in the Official Records of the County any Financing Documents, Ancillary Agreements or other documents or certificates that are required to be recorded pursuant to the terms of this Purchase Contract. The District shall submit for

recording all documents required to be provided in recordable form hereunder within three business days after the Closing Date, which obligation shall survive the Closing.

(b) The Underwriter agrees to pay all advertising expenses in connection with the Series 2024 Bonds, if any.

11. No Advisory or Fiduciary Role. The District acknowledges and agrees that (i) the purchase and sale of the Series 2024 Bonds pursuant to this Agreement is an arm's-length commercial transaction between the District and the Underwriter, (ii) in connection with such transaction and with the discussions, undertakings and processes leading up to such transaction, the Underwriter is and has been acting solely as a principal and not as an advisor (including, without limitation, a Municipal Advisor (as such term is defined in Section 975(e) of the Dodd-Frank Wall Street Reform and Consumer Protection Act)), agent or a fiduciary of the District, (iii) the Underwriter has not assumed an advisory or a fiduciary responsibility in favor of the District with respect to the limited offering of the Series 2024 Bonds or the discussions, undertakings and process leading thereto (whether or not the Underwriter, or any affiliate of the Underwriter, has provided or is currently advising or providing services to the District on other matters) or any other obligation to the District except the obligations expressly set forth in this Agreement, (iv) the Underwriter has financial and other interests that differ from those of the District, (v) the District has consulted with its own legal and financial advisors to the extent it deemed appropriate in connection with the offering of the Series 2024 Bonds, and (vi) the Underwriter has provided to the District prior disclosures under Rule G-17 of the MSRB, which have been received by the District.

12. Notices. Any notice or other communication to be given to the District under this Purchase Contract may be given by delivering the same in writing to the District Manager at Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and any notice or other communication to be given to the Underwriter under this Purchase Contract may be given by delivering the same in writing to FMSbonds, Inc., 20660 W. Dixie Highway, North Miami Beach, Florida 33180, Attention: Jon Kessler.

13. Parties in Interest; Survival of Representations. This Purchase Contract is made solely for the benefit of the District and the Underwriter (including the successors or assigns of the Underwriter) and no other person shall acquire or have any right hereunder or by virtue hereof. All of the District's representations, warranties and agreements contained in this Purchase Contract shall remain operative and in full force and effect, regardless of (a) any investigations made by or on behalf of the Underwriter or (b) delivery of and payment for the Series 2024 Bonds pursuant to this Purchase Contract.

14. Effectiveness. This Purchase Contract shall become effective upon the execution by the appropriate officials of the District and shall be valid and enforceable at the time of such acceptance. To the extent of any conflict between the provisions of this Purchase Contract and any prior contract between the parties hereto, the provisions of this Purchase Contract shall govern.

15. Headings. The headings of the sections of this Purchase Contract are inserted for convenience only and shall not be deemed to be a part hereof.

16. Amendment. No modification, alteration or amendment to this Purchase Contract shall be binding upon any party until such modification, alteration or amendment is reduced to writing and executed by all parties hereto.

17. Governing Law. This Purchase Contract shall be governed and construed in accordance with the laws of the State.

18. Counterparts; Facsimile. This Purchase Contract may be signed in any number of counterparts with the same effect as if the signatures thereto and hereto were signatures upon the same instrument. Facsimile and pdf signatures shall be deemed originals.

[Remainder of Page Intentionally Left Blank]

Very truly yours,

FMSBONDS, INC.

By: _____
Theodore A. Swinarski,
Senior Vice President – Trading

Accepted and agreed to this
____ day of _____, 2024.

**PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Matt O'Brien,
Chairman, Board of Supervisors

EXHIBIT A

DISCLOSURE AND TRUTH-IN-BONDING STATEMENT

[____], 2024

Parrish Plantation Community Development District
Manatee County, Florida

Re: Parrish Plantation Community Development District \$[____] Special Assessment Revenue Bonds, Series 2024 (Assessment Area Three Project) (the "Assessment Area Three Bonds") and \$[____] Special Assessment Revenue Bonds, Series 2024 (Assessment Area Four Project) (the "Assessment Area Four Bonds" and, together with the Assessment Area Three Bonds, the "Series 2024 Bonds")

Dear Board of Supervisors:

Pursuant to Section 218.385, Florida Statutes, and with respect to the issuance of the above captioned Series 2024 Bonds, FMSbonds, Inc. (the "Underwriter"), having purchased the Series 2024 Bonds pursuant to a Bond Purchase Contract, dated [____], 2024 (the "Purchase Contract"), between the Underwriter and Parrish Plantation Community Development District (the "District"), furnishes the following information in connection with the limited public offering and sale of the Series 2024 Bonds:

1. The total underwriting discount paid to the Underwriter pursuant to the Purchase Contract for the Assessment Area Three Bonds is approximately \$[____] per \$1,000.00 or \$[____], and for the Assessment Area Four Bonds is approximately \$[____] per \$1,000.00 or \$[____].
2. There are no "finders" as such term is used in Sections 218.385 and 218.386, Florida Statutes, in connection with the issuance of the Series 2024 Bonds.
3. The nature and estimated amounts of expenses to be incurred by the Underwriter in connection with the issuance of the Series 2024 Bonds are set forth in Schedule I attached hereto.
4. The management fee charged by the Underwriter is: \$0.
5. Any other fee, bonus or other compensation estimated to be paid by the Underwriter in connection with the Series 2024 Bonds to any person not regularly employed or retained by the Underwriter is as follows: None. Nabors, Giblin & Nickerson, P.A., has been retained as counsel to the Underwriter and will be compensated by the District.
6. Pursuant to the provisions of Sections 218.385(2) and (3), Florida Statutes, as amended, the following truth-in-bonding statements are made with respect to the Series 2024 Bonds.
7. The address of the Underwriter is:

FMSbonds, Inc.
20660 W. Dixie Highway
North Miami Beach, Florida 33180

The District is proposing to issue \$[] aggregate principal amount of the Assessment Area Three Bonds to provide funds to: (i) finance the Cost of acquisition, construction, installation and equipping of a portion of the Assessment Area Three Project; (ii) pay certain costs associated with the issuance of the Assessment Area Three Bonds; (iii) pay a portion of the interest accruing on the Assessment Area Three Bonds; and (iv) fund the Assessment Area Three Reserve Account as provided in the Indenture. This debt or obligation is expected to be repaid over a period of approximately [] () years, [] () months, and [] () days. [There shall be no more than thirty (30) principal installments.] At a net interest cost of approximately []%, total interest paid over the life of the Assessment Area Three Bonds will be \$[].

The District is proposing to issue \$[] aggregate principal amount of the Assessment Area Four Bonds to provide funds to: (i) finance the Cost of acquisition, construction, installation and equipping of a portion of the Assessment Area Four Project; (ii) pay certain costs associated with the issuance of the Assessment Area Four Bonds; (iii) pay a portion of the interest accruing on the Assessment Area Four Bonds; and (iv) fund the Assessment Area Four Reserve Account as provided in the Indenture. This debt or obligation is expected to be repaid over a period of approximately [] () years, [] () months, and [] () days. [There shall be no more than thirty (30) principal installments.] At a net interest cost of approximately []%, total interest paid over the life of the Assessment Area Four Bonds will be \$[].

The source of repayment for the Assessment Area Three Bonds is the Assessment Area Three Special Assessments imposed and collected by the District and other Assessment Area Three Pledged Revenues. Based solely upon the assumptions set forth in the paragraph above, the issuance of the Assessment Area Three Bonds will result in approximately \$[] (representing average annual debt service on the Assessment Area Three Bonds) of the District's special assessment revenues not being available to the District on an annual basis to finance other services of the District; provided however, that in the event that the Assessment Area Three Bonds were not issued, the District would not be entitled to impose and collect the Assessment Area Three Special Assessments in the amount of the principal of and interest to be paid on the Assessment Area Three Bonds.

The source of repayment for the Assessment Area Four Bonds is the Assessment Area Four Special Assessments imposed and collected by the District and other Assessment Area Four Pledged Revenues. Based solely upon the assumptions set forth in the paragraph above, the issuance of the Assessment Area Four Bonds will result in approximately \$[] (representing average annual debt service on the Assessment Area Four Bonds) of the District's special assessment revenues not being available to the District on an annual basis to finance other services of the District; provided however, that in the event that the Assessment Area Four Bonds were not issued, the District would not be entitled to impose and collect the Assessment Area Four Special Assessments in the amount of the principal of and interest to be paid on the Assessment Area Four Bonds.

[Remainder of Page Intentionally Left Blank]

Sincerely,

FMSBONDS, INC.

By: _____
Theodore A. Swinarski,
Senior Vice President - Trading

SCHEDULE I**Expenses for the Assessment Area Three Bonds:**

| <u>Expense</u> | <u>Amount</u> |
|--------------------------|---------------|
| DALCOMP | \$[_____] |
| Clearance | |
| CUSIP | |
| DTC | |
| FINRA/SIPC | |
| MSRB | |
| <u>Electronic Orders</u> | |
| TOTAL: | \$[_____] |

Expenses for the Assessment Area Four Bonds:

| <u>Expense</u> | <u>Amount</u> |
|--------------------------|---------------|
| DALCOMP | \$[_____] |
| Clearance | |
| CUSIP | |
| DTC | |
| FINRA/SIPC | |
| MSRB | |
| <u>Electronic Orders</u> | |
| TOTAL: | \$[_____] |

EXHIBIT B**TERMS OF SERIES 2024 BONDS**

1. **Purchase Price:** \$[] (representing the \$[] aggregate principal amount of the Assessment Area Three Bonds, [plus/less net original issue premium/discount of \$[] and] less an underwriter's discount of \$[]);

\$[] (representing the \$[] aggregate principal amount of the Assessment Area Four Bonds, [plus/less net original issue premium/discount of \$[] and] less an underwriter's discount of \$[])

2. **Principal Amounts, Maturities, Interest Rates, and Prices:**

| Assessment Area Three Bonds | | | |
|-----------------------------|----------------------|-------------|--------------|
| <u>Amount</u> | <u>Maturity Date</u> | <u>Rate</u> | <u>Price</u> |

| Assessment Area Four Bonds | | | |
|----------------------------|----------------------|-------------|--------------|
| <u>Amount</u> | <u>Maturity Date</u> | <u>Rate</u> | <u>Price</u> |

[*Yield calculated to the first optional call date of ____, 20__.]

The Underwriter has offered the Series 2024 Bonds to the public on or before the date of this Purchase Contract at the initial offering prices set forth herein and has sold at least 10% of each maturity of the Series 2024 Bonds to the public at a price that is no higher than such initial offering prices[, except for the following maturities: _____].

3. **Redemption Provisions:**

Optional RedemptionAssessment Area Three Bonds

The Assessment Area Three Bonds are subject to redemption at the option of the District prior to maturity, in whole or in part, on any date on or after [_____] 1, 20__] at the Redemption Price of 100% of the principal amount to be redeemed plus accrued interest to the redemption date.

Assessment Area Four Bonds

The Assessment Area Four Bonds are subject to redemption at the option of the District prior to maturity, in whole or in part, on any date on or after [_____] 1, 20__] at the Redemption Price of 100% of the principal amount to be redeemed plus accrued interest to the redemption date.

Mandatory Sinking Fund Redemption

Assessment Area Three Bonds

The Assessment Area Three Bonds maturing May 1, 20[] are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Three Sinking Fund Account established under the Third Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

| <u>Year</u> | <u>Amortization Installment</u> |
|-------------|-------------------------------------|
|-------------|-------------------------------------|

*

*Maturity

The Assessment Area Three Bonds maturing May 1, 20[] are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Three Sinking Fund Account established under the Third Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

| <u>Year</u> | <u>Amortization Installment</u> |
|-------------|-------------------------------------|
|-------------|-------------------------------------|

*

*Maturity

The Assessment Area Three Bonds maturing May 1, 20[] are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Three Sinking Fund Account established under the Third Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

| | |
|--------------------|--|
| <u>Year</u> | <u>Amortization Installment</u> |
|--------------------|--|

*

*Maturity

Any Assessment Area Three Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of Assessment Area Three Bonds.

Upon redemption or purchase of the Assessment Area Three Bonds (other than redemption in accordance with scheduled Amortization Installments), the District shall cause to be recalculated and delivered to the Trustee revised Amortization Installments recalculated so that debt service on the Assessment Area Three Bonds is amortized in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Assessment Area Three Bonds.

Assessment Area Four Bonds

The Assessment Area Four Bonds maturing May 1, 20[] are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Four Sinking Fund Account established under the Fourth Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

| | |
|--------------------|--|
| <u>Year</u> | <u>Amortization Installment</u> |
|--------------------|--|

*

*Maturity

The Assessment Area Four Bonds maturing May 1, 20[] are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Four Sinking Fund Account established under the Fourth Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

| | |
|--------------------|--|
| <u>Year</u> | <u>Amortization Installment</u> |
|--------------------|--|

*

*Maturity

The Assessment Area Four Bonds maturing May 1, 20[] are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Four Sinking Fund Account established under the Fourth Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

| | |
|--------------------|--|
| <u>Year</u> | <u>Amortization Installment</u> |
|--------------------|--|

*

*Maturity

Any Assessment Area Four Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of Assessment Area Four Bonds.

Upon redemption or purchase of the Assessment Area Four Bonds (other than redemption in accordance with scheduled Amortization Installments), the District shall cause to be recalculated and delivered to the Trustee revised Amortization Installments recalculated so that debt service on the Assessment Area Four Bonds is amortized in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Assessment Area Four Bonds.

Extraordinary Mandatory Redemption

Assessment Area Three Bonds

The Assessment Area Three Bonds are subject to extraordinary mandatory redemption prior to scheduled maturity, in whole on any date or in part on any Quarterly Redemption Date, and if in part on a pro rata basis calculated by the District determined by the ratio of the Outstanding principal amount of each maturity of the Assessment Area Three Bonds treating for such purposes each Amortization Installment as a maturity divided by the aggregate principal amount of Outstanding Assessment Area Three Bonds and as otherwise provided in the Indenture, at the Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the Quarterly Redemption Date, if and to the extent that any one or more of the following shall have occurred:

(i) On or after Completion Date of the Assessment Area Three Project by application of moneys transferred from the Assessment Area Three Acquisition and Construction Account to the Assessment Area Three Prepayment Account in accordance with the terms of the Indenture; or

(ii) Amounts are deposited into the Assessment Area Three Prepayment Account from the prepayment of Assessment Area Three Special Assessments and from amounts deposited into the Assessment Area Three Prepayment Account from any other sources; or

(iii) When the amount on deposit in the Assessment Area Three Reserve Account, together with other moneys available therefor are sufficient to pay and redeem all the Assessment Area Three Bonds then Outstanding as provided in the Third Supplemental Indenture.

If less than all of the Assessment Area Three Bonds of a maturity subject to redemption shall be called for redemption, the particular Assessment Area Three Bonds or portions of such Assessment Area Three Bonds of that maturity to be redeemed shall be selected by lot by the Registrar as provided in the Assessment Area Three Indenture.

Assessment Area Four Bonds

The Assessment Area Four Bonds are subject to extraordinary mandatory redemption prior to scheduled maturity, in whole on any date or in part on any Quarterly Redemption Date, and if in part on a pro rata basis calculated by the District determined by the ratio of the Outstanding principal amount of each maturity of the Assessment Area Four Bonds treating for such purposes each Amortization Installment as a maturity divided by the aggregate principal amount of Outstanding Assessment Area Four Bonds and as otherwise provided in the Indenture, at the Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the Quarterly Redemption Date, if and to the extent that any one or more of the following shall have occurred:

(i) On or after Completion Date of the Assessment Area Four Project by application of moneys transferred from the Assessment Area Four Acquisition and Construction Account to the Assessment Area Four Prepayment Account in accordance with the terms of the Indenture; or

(ii) Amounts are deposited into the Assessment Area Four Prepayment Account from the prepayment of Assessment Area Four Special Assessments and from amounts deposited into the Assessment Area Four Prepayment Account from any other sources; or

(iii) When the amount on deposit in the Assessment Area Four Reserve Account, together with other moneys available therefor are sufficient to pay and redeem all the Assessment Area Four Bonds then Outstanding as provided in the Fourth Supplemental Indenture.

If less than all of the Assessment Area Four Bonds of a maturity subject to redemption shall be called for redemption, the particular Assessment Area Four Bonds or portions of such Assessment Area Four Bonds of that maturity to be redeemed shall be selected by lot by the Registrar as provided in the Assessment Area Four Indenture.

EXHIBIT C**FORM OF BOND COUNSEL'S SUPPLEMENTAL OPINION**

[____], 2024

Parrish Plantation Community Development District
Manatee County, Florida

FMSbonds, Inc.
North Miami Beach, Florida

Re: Parrish Plantation Community Development District \$[____] Special Assessment Revenue Bonds, Series 2024 (Assessment Area Three Project) (the "Assessment Area Three Bonds") and \$[____] Special Assessment Revenue Bonds, Series 2024 (Assessment Area Four Project) (the "Assessment Area Four Bonds" and, together with the Series 2024 Bonds, the "Series 2024 Bonds")

Ladies and Gentlemen:

We have acted as Bond Counsel to the Parrish Plantation Community Development District (the "District"), a community development district established and existing pursuant to Chapter 190 of the Florida Statutes, as amended (the "Act"), in connection with the issuance by the District of its \$[____] original aggregate principal amount of Special Assessment Revenue Bonds, Series 2024 (Assessment Area Three Project) (the "Assessment Area Three Bonds") and \$[____] original aggregate principal amount of Special Assessment Revenue Bonds, Series 2024 (Assessment Area Four Project) (the "Assessment Area Four Bonds" and, together with the Assessment Area Three Bonds, the "Series 2024 Bonds"). The Series 2024 Bonds are secured pursuant to that certain Master Trust Indenture, dated February 1, 2021 (the "Master Indenture"), as supplemented with respect to the Assessment Area Three Bonds by a Third Supplemental Trust Indenture, dated as of [____] 1, 2024 (the "Third Supplemental Indenture," and together with the Master Indenture, the "Assessment Area Three Indenture"), and as supplemented with respect to the Assessment Area Four Bonds by a Fourth Supplemental Trust Indenture, dated as of [____] 1, 2024 (the "Fourth Supplemental Indenture," and together with the Master Indenture, the "Assessment Area Four Indenture"), each by and between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"). The Assessment Area Three Indenture and the Assessment Area Four Indenture are collectively referred to herein as the "Indenture."

In connection with the rendering of this opinion, we have reviewed records of the acts taken by the District in connection with the authorization, sale and issuance of the Series 2024 Bonds, were present at various meetings and participated in various discussions in connection therewith and have reviewed such other documents, records and other instruments as we deem necessary to deliver this opinion.

The District has entered into a Bond Purchase Contract dated [____], 2024 (the "Purchase Contract"), for the purchase of the Series 2024 Bonds. Capitalized words used but not defined herein shall have the meanings ascribed thereto in the Purchase Contract.

Based upon the forgoing, we are of the opinion that:

1. The sale of the Series 2024 Bonds by the District is not subject to the registration requirements of the Securities Act of 1933, as amended (the "Securities Act"), pursuant to the exemption provided in Section 3(a)(2) of the Securities Act.

2. The Indenture is exempt from qualification pursuant to the Trust Indenture Act of 1939, as amended.

3. The information in the Limited Offering Memorandum under the captions "INTRODUCTION," "DESCRIPTION OF THE SERIES 2024 BONDS" (other than the subheading "Book-Entry Only System"), "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2024 BONDS" and "APPENDIX A: COPY OF THE MASTER INDENTURE AND PROPOSED FORMS OF SUPPLEMENTAL INDENTURES," insofar as such statements constitute descriptions of the Series 2024 Bonds or the Indenture, are accurate as to the matters set forth or documents described therein, and the information under the captions "TAX MATTERS" and "AGREEMENT BY THE STATE," insofar as such information purports to describe or summarize certain provisions of the laws of the State of Florida and the provisions of the Internal Revenue Code of 1986, as amended, are accurate.

This letter is furnished by us as Bond Counsel. No attorney-client relationship has existed or exists between our firm and FMSbonds, Inc. (the "Underwriter") in connection with the Series 2024 Bonds or by virtue of this letter. This letter is delivered to the Underwriter solely for its benefit as Underwriter and may not be used, circulated, quoted or otherwise referred to or relied upon by the Underwriter for any other purpose or by any other person other than the addressee hereto. This letter is not intended to, and may not be, relied upon by holders of the Series 2024 Bonds.

Very truly yours,

EXHIBIT D

FORM OF DISCLOSURE COUNSEL OPINION

[____], 2024

Parrish Plantation Community Development District
Manatee County, Florida

FMSbonds, Inc.
North Miami Beach, Florida

Re: Parrish Plantation Community Development District \$[____] Special Assessment Revenue Bonds, Series 2024 (Assessment Area Three Project) (the "Assessment Area Three Bonds") and \$[____] Special Assessment Revenue Bonds, Series 2024 (Assessment Area Four Project) (the "Assessment Area Four Bonds" and, together with the Series 2024 Bonds, the "Series 2024 Bonds")

Ladies and Gentlemen:

We have acted as Disclosure Counsel to the Parrish Plantation Community Development District (the "District"), a community development district established and existing pursuant to Chapter 190 of the Florida Statutes, as amended (the "Act"), in connection with the issuance by the District of its \$[____] original aggregate principal amount of Special Assessment Revenue Bonds, Series 2024 (Assessment Area Three Project) (the "Assessment Area Three Bonds") and \$[____] original aggregate principal amount of Special Assessment Revenue Bonds, Series 2024 (Assessment Area Four Project) (the "Assessment Area Four Bonds" and, together with the Assessment Area Three Bonds, the "Series 2024 Bonds"). The Series 2024 Bonds were sold pursuant to a Bond Purchase Contract dated [____], 2024 (the "Purchase Contract") between the District and FMSbonds, Inc. (the "Underwriter"). Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Purchase Contract.

In this capacity we have examined the constitution and laws of the State of Florida, particularly, the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, and other applicable provisions of law (collectively, the "Act"), the Bond Resolution and Assessment Resolutions adopted by the Board of Supervisors of the District, and that certain Master Trust Indenture dated as of February 1, 2021 (the "Master Indenture"), as supplemented with respect to the Assessment Area Three Bonds by a Third Supplemental Trust Indenture, dated as of [____] 1, 2024 (the "Third Supplemental Indenture," and together with the Master Indenture, the "Assessment Area Three Indenture"), and as supplemented with respect to the Assessment Area Four Bonds by a Fourth Supplemental Trust Indenture, dated as of [____] 1, 2024 (the "Fourth Supplemental Indenture," and together with the Master Indenture, the "Assessment Area Four Indenture"), each by and between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"). The Assessment Area Three Indenture and the Assessment Area Four Indenture are collectively referred to herein as the "Indenture."

To the extent that the opinions expressed herein relate to or are dependent upon the determination that the proceedings and actions relating to the authorization, issuance and sale of the Series 2024 Bonds are lawful and valid under the Act, the validity of the formation of the District and the pledge of revenues, that the Series 2024 Bonds, the Bond Resolution, the Assessment Resolutions and the Indenture are valid and legally binding obligations and that the interest on the Series 2024 Bonds is excluded from federal income taxation and to certain other matters relating to the District, we understand that you are relying upon

the separate opinions and reliance letter(s), as applicable, to you on the date hereof of GrayRobinson, P.A., in its role as Bond Counsel, and Straley Robin Vericker P.A., as District Counsel, as applicable.

In rendering these opinions, we have made such investigations and have examined such documents as we have deemed relevant and necessary in connection with the opinions expressed herein. In our examination, we have assumed the genuineness of signatures on all documents and instruments, the authenticity of documents submitted as originals and the conformity to originals of documents submitted as copies.

We are not passing upon and do not assume any responsibility for the accuracy, completeness or fairness of any of the statements in the District's Limited Offering Memorandum and make no representation that we have independently verified the accuracy, completeness or fairness of any such statements. We have, however, acted as your counsel in the preparation of the Limited Offering Memorandum, generally reviewed and discussed the statements contained therein with certain officials of the District, District Counsel, representatives of Inframark, LLC, as District Manager, Methodology Consultant and Dissemination Agent to the District, representatives of Clearview Land Design, P.L., as District Engineer to the District, representatives of JEN Tampa 4, LLC, a Florida limited liability company, Homes by West Bay, LLC, a Florida limited liability company and HBWB Development Services, LLC, a Florida limited liability company, as the Assessment Area Landowner and the Assessment Area Three Development Manager, respectively, and of [Mattamy Tampa/Sarasota, LLC, a Delaware limited liability company] as the Assessment Area Four Landowner, and their respective counsels, and representatives of the Underwriter and its counsel. In the course of such preparation, review and discussions, no facts have come to our attention which would lead us to believe that the Limited Offering Memorandum (except for the financial and statistical data and forecasts, numbers, estimates, assumptions and expressions of opinion, and information concerning The Depository Trust Company and the book-entry system for the Series 2024 Bonds which we expressly exclude from the scope of this sentence) contained as of its date or contains as of the date hereof any untrue statement of a material fact or omits to state any material fact to make the statements made therein, in light of the circumstances under which they were made, not misleading.

In rendering the opinions set forth above, it is understood that we have not undertaken to independently verify information contained or derived from various United States, State of Florida or Manatee County, Florida publications and websites and presented in the Limited Offering Memorandum. In rendering the foregoing opinions, we have assumed the accuracy and truthfulness of all public records and of all certifications, documents and other proceedings examined by us that have been executed or certified by public officials acting within the scope of their official capacities and have not verified the accuracy or truthfulness thereof. We have also assumed the genuineness of the signatures appearing upon such public records, certifications, documents and proceedings.

The opinions and statements expressed herein are based solely on the laws of the State of Florida and of the United States of America. Accordingly, we express no opinion nor make any statement regarding the effect or application of the laws of any other state or jurisdiction.

This letter is furnished by us as Disclosure Counsel. No attorney-client relationship has existed or exists between our firm and FMSbonds, Inc. (the "Underwriter") in connection with the Series 2024 Bonds or by virtue of this letter. These opinions are furnished by us solely for the benefit of the addressees only and may not be relied upon by any other person or entity. We disclaim any obligation to supplement this letter to reflect any facts or circumstances that may hereafter come to our attention or any changes in the law that may hereafter occur. This letter is not intended to, and may not be, relied upon by holders of the Series 2024 Bonds.

Very truly yours,

EXHIBIT E
FORM OF DISTRICT COUNSEL OPINION

[____], 2024

Parrish Plantation Community Development District
Manatee County, Florida

FMSbonds, Inc.
North Miami Beach, Florida

U.S. Bank Trust Company, National Association
Orlando, Florida

GrayRobinson, P.A.
Tampa, Florida

Re: Parrish Plantation Community Development District \$[____] Special Assessment Revenue Bonds, Series 2024 (Assessment Area Three Project) (the "Assessment Area Three Bonds") and \$[____] Special Assessment Revenue Bonds, Series 2024 (Assessment Area Four Project) (the "Assessment Area Four Bonds" and, together with the Series 2024 Bonds, the "Series 2024 Bonds")

Ladies and Gentlemen:

We serve as counsel to the Parrish Plantation Community Development District (the "**District**"), a community development district established pursuant to the laws of the State of Florida (the "**State**"), particularly Chapter 190, Florida Statutes, as amended (the "**Act**"), in connection with the authorization, issuance, and sale by the District of its above referenced bonds (the "**Series 2024 Bonds**"). The Series 2024 Bonds are being issued to acquire and construct a portion of the public improvements described in the Master Report Phases I-B, II, & V (Assessment Area #3), dated February 2024 and the Master Report Phases III & IV (Assessment Area #4), dated January 2024, each prepared by the District Engineer (the "**Series 2024 Projects**"). Unless otherwise expressly defined herein, capitalized terms used herein have the respective meanings assigned to them in the Bond Purchase Contract between the District and FMSbonds, Inc. dated [____], 2024 (the "**Bond Purchase Contract**").

In our capacity as counsel to the District, we have examined such documents and have made such examination of law as we have deemed necessary or appropriate in rendering the opinions set forth below. We have also attended various meetings of the District and have participated in conferences from time to time with representatives of the District, the District Manager, the District assessment consultant, the Underwriter, Bond Counsel, counsel for the Underwriter, the Assessment Area Three Landowner, counsel for the Assessment Area Three Landowner, the Assessment Area Three Development Manager, counsel for the Assessment Area Three Development Manager, the Assessment Area Four Landowner, counsel for the Assessment Area Four Landowner and the District Engineer relative to the Limited Offering Memoranda (as defined herein) and the related documents described as follows:

the Bond Purchase Contract, the Indenture, the DTC Letter of Representations, and the Continuing Disclosure Agreement (collectively, the "**Financing Documents**"); [the Funding and Completion Agreement by and between the District and the Assessment Area Three Landowner dated as of the Closing Date, and the Funding and Completion Agreement by and between the District and the

Assessment Area Four Landowner (the "Completion Agreements"), the Development Acquisition Agreement by and between the District and the [Assessment Area Three Landowner / HBWB] dated as of the Closing Date, and the Development Acquisition Agreement by and between the District and the Assessment Area Four Landowner dated as of the Closing Date (the "Acquisition Agreements"), the Collateral Assignment and Assumption of Development Rights Relating to the Assessment Area Three Project by and between the District, the Assessment Area Three Landowner and HBWB dated as of the Closing Date, and the Collateral Assignment and Assumption of Development Rights Relating to the Assessment Area Four Project by and between the District and the Assessment Area Four Landowner dated as of the Closing Date (the "Collateral Assignments"), the Agreement to Convey or Dedicate by and between the District and the [Assessment Area Three Landowner / HBWB] dated as of the Closing Date, and the Agreement to Convey or Dedicate by and between the District and the Assessment Area Four Landowner dated as of the Closing Date (the "Conveyance Agreements"), the True-Up Agreement by and between the District and the Assessment Area Three Landowner dated as of the Closing Date, and the True-Up Agreement by and between the District and the Assessment Area Four Landowner dated as of the Closing Date (the "True-Up Agreements"), and the Declaration of Consent to Jurisdiction of the Parrish Plantation Community Development District, Imposition of Special Assessments, and Imposition of Lien of Record with the Assessment Area Three Landowner dated as of the Closing Date, and the Declaration of Consent to Jurisdiction of the Parrish Plantation Community Development District, Imposition of Special Assessments, and Imposition of Lien of Record with the Assessment Area Four Landowner dated as of the Closing Date (collectively, the "Declaration of Consent", and together with the Completion Agreements, the Acquisition Agreements, the Collateral Assignments, the Conveyance Agreements, and the True-Up Agreements, the "**Ancillary Agreements**"); Resolution Nos. 2020-21, 2023-05 and 2024-[] adopted by the Board of Supervisors of the District (the "**Board**") on October 18, 2019, February [], 2023 and [February 15], 2024, respectively (collectively, the "**Bond Resolutions**"); and Resolution Nos. [], [] and [] adopted by the Board on [], [], and [], respectively (collectively, the "**Assessment Resolutions**").

Based on the foregoing, we are of the opinion that:

1. The District has been established and validly exists as a community development district, independent local unit of special purpose government and political subdivision under applicable Florida law.
2. The Financing Documents, the Ancillary Agreements and the use of the uniform method for the collection of non-ad valorem assessments pursuant to Section 197.3632, Florida Statutes, as amended, and the Series 2024 Bonds have been duly authorized, executed, and delivered by the District.
3. Assuming due execution by the other party(ies) thereto, if applicable, the Financing Documents, the Ancillary Agreements, the Series 2024 Bonds, the Bond Resolutions, and the Assessment Resolutions constitute legal, valid and binding obligations of the District, enforceable in accordance with their respective terms, except to the extent that the enforceability of the rights and remedies set forth therein may be limited by bankruptcy, insolvency, and similar laws affecting creditors' rights generally and general principles of equity.
4. There is no litigation or other proceeding now pending of which the District or its registered agent has received notice or service of process, or to our best knowledge, threatened against the District: (a) contesting the existence or powers of the Board or the titles of the respective officers of the Board to their respective offices; (b) affecting or seeking to prohibit, restrain or enjoin the sale,

issuance or delivery of the Series 2024 Bonds or the application of the proceeds of the sale thereof for the purposes described in the Limited Offering Memoranda or the collection of Assessment Area Three Special Assessments or the pledge of and lien on the Assessment Area Three Pledged Revenues, or the collection of Assessment Area Four Special Assessments or the pledge of and lien on the Assessment Area Four Pledged Revenues, pursuant to the Indenture; (c) contesting or affecting specifically as to the District the validity or enforceability of the Act or any action of the District relating to authorization for the issuance of the Series 2024 Bonds or the authorization of the Series 2024 Projects, the Bond Resolutions, the Assessment Resolutions, the Financing Documents, the Ancillary Agreements, or the application of the proceeds of the Series 2024 Bonds for the purposes set forth in the Limited Offering Memoranda; (d) specifically contesting the federal or state tax status of the Series 2024 Bonds; or (e) contesting the completeness or accuracy of the Limited Offering Memoranda (except for permitted omissions with respect to the Preliminary Limited Offering Memorandum as defined herein) or any supplement or amendment thereto.

5. The District has duly authorized and delivered the Preliminary Limited Offering Memorandum dated [____], 2024 (the "**Preliminary Limited Offering Memorandum**"), and duly authorized, executed and delivered the Limited Offering Memorandum dated [____], 2024 (the "**Limited Offering Memorandum**" and, together with the Preliminary Limited Offering Memorandum, collectively, the "**Limited Offering Memoranda**").
6. Based upon our representation of the District as its Counsel and our limited participation in the preparation of the Limited Offering Memoranda, we have no reason to believe that the statements and information contained in the Limited Offering Memoranda under the captions (including all subcaptions thereunder unless hereinafter excluded) "INTRODUCTION," "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2024 BONDS," "ENFORCEMENT OF ASSESSMENT COLLECTIONS," "THE DISTRICT" (excluding the subcaption "The District Manager and Other Consultants"), "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS," "AGREEMENT BY THE STATE," "LITIGATION – The District," "DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS," "CONTINUING DISCLOSURE," "VALIDATION," and "AUTHORIZATION AND APPROVAL" are not true and accurate and as of their respective dates did not, and as of the date of Closing do not, contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading.
7. The District is not, in any manner material to the issuance of the Series 2024 Bonds, in breach of or default under any applicable provision of the Act or constitutional provision, statute, or administrative regulation of the State or the United States, or to the best of our knowledge, any applicable judgment or decree, any loan agreement, indenture, bond, note, resolution, agreement, or any other material instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, and to the best of our knowledge, no event has occurred and is continuing which with the passage of time or the giving of notice, or both, would constitute a material default or event of default by the District under any such instrument; provided, however, that no opinion is expressed as to compliance with any state or federal tax laws or with any state "Blue Sky" or other securities laws, as may be applicable.
8. The execution and delivery of the Series 2024 Bonds, the Financing Documents, and the Ancillary Agreements to which the District is a party, and the adoption of the Bond Resolutions and the Assessment Resolutions and compliance with the provisions on the District's part contained therein will not conflict with or constitute a breach of or default under any applicable constitutional provision or law, or to the best of our knowledge, under any administrative regulation, judgment,

decree, loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, nor will any such execution, delivery, adoption or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of the District or under the terms of any such law, regulation or instrument, except as expressly provided by the Series 2024 Bonds and the Indenture. To the best of our knowledge after due inquiry, the District has taken no action which, with the lapse of time or the giving of notice, or both would constitute a material default or event of default by the District under the Series 2024 Bonds, the Financing Documents, or the Ancillary Agreements.

9. To the best of our knowledge after investigation, all consents, permits or licenses, and all notices to or filings with governmental authorities necessary for the consummation by the District of the transactions described in the Limited Offering Memoranda and contemplated by the Indenture required to be obtained or made, have been obtained or made or there is no reason to believe they will not be obtained or made when required, provided that no opinion is expressed as to the applicability of or compliance with tax laws, state "Blue Sky" laws or other securities laws.
10. The District has the right and authority under the Act and other state law to adopt the Bond Resolutions and the Assessment Resolutions, to issue the Series 2024 Bonds, to undertake the Series 2024 Projects, and to levy the Series 2024 Special Assessments that will secure the Series 2024 Bonds and has duly adopted the Bond Resolutions and the Assessment Resolutions.
11. All proceedings undertaken by the District with respect to the Series 2024 Special Assessments securing the Series 2024 Bonds, including adoption of the Assessment Resolutions, were undertaken in accordance with Florida law, and the District has taken all necessary action as of the date hereof to levy and impose the Series 2024 Special Assessments. The Series 2024 Special Assessments constitute legal, valid, binding and enforceable first liens upon the property against which such Series 2024 Special Assessments are assessed, co-equal with the lien of all state, county, district and municipal taxes and assessments, and superior in dignity to all other liens, titles and claims, until paid (except for federal liens, titles, and claims).
12. The Series 2024 Bonds have been validated by final judgments of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, of which no timely appeals were filed.
13. The District has the full power and authority to own and operate the Series 2024 Projects.
14. All conditions prescribed in the Indenture and the Bond Purchase Contract to be performed by the District as precedent to the issuance of the Series 2024 Bonds have been fulfilled.

Very truly yours,

EXHIBIT F**FORM OF ASSESSMENT AREA THREE DEVELOPMENT MANAGER'S COUNSEL
OPINION**

[____], 2024

Parrish Plantation Community Development District
Manatee County, Florida

FMSbonds, Inc.
North Miami Beach, Florida

U.S. Bank Trust Company, National Association
Orlando, Florida

GrayRobinson, P.A.
Tampa, Florida

Re: \$[____] Parrish Plantation Community Development District (Manatee County, Florida) Special Assessment Revenue Bonds, Series 2024 (Assessment Area Three Project) (the "Assessment Area Three Bonds")

Ladies and Gentlemen:

The firm of Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A., is counsel to Homes by West Bay, LLC, a Florida limited liability company (the "Assessment Area Three Builder") and HBWB Development Services, LLC, a Florida limited liability company ("HBWB" and together with the Assessment Area Three Builder, the "Assessment Area Three Development Manager"), which is the development manager of certain land within the master-planned community located in Manatee County, Florida and commonly referred to as Crosswinds Point and Crosswinds Ranch, as such lands are described in the Limited Offering Memoranda (as hereinafter defined). This opinion is rendered at the request of the Assessment Area Three Development Manager in connection with the issuance by the Parrish Plantation Community Development District (the "District") of the Assessment Area Three Bonds as described in the District's Preliminary Limited Offering Memorandum dated [____], 2024, and the District's final Limited Offering Memorandum, dated [____], 2024, including the appendices attached thereto (collectively, the "Limited Offering Memoranda"). Capitalized terms not defined herein shall have the meaning set forth in the Limited Offering Memoranda.

It is our understanding that the Assessment Area Three Bonds are being issued for the purpose of providing moneys to: (i) finance the cost of acquisition, construction, installation and equipping of a portion of the Assessment Area Three Project; (ii) pay certain costs associated with the issuance of the Assessment Area Three Bonds; (iii) pay a portion of the interest accruing on the Assessment Area Three Bonds; and (iv) fund the Assessment Area Three Reserve Account (all as defined in the Limited Offering Memoranda).

In our capacity as counsel to the Assessment Area Three Development Manager, attorneys in the Firm have examined originals or copies identified to our satisfaction as being true copies of the Limiting Offering Memoranda, the [Development Acquisition Agreement by and between the District, JEN Tampa 4, LLC (the "Assessment Area Three Landowner", and HBWB dated as of the Closing Date], the Collateral Assignment and Assumption of Development Rights Relating to the Assessment Area Three Project by and between the District, JEN Tampa 4, LLC and HBWB dated as of the Closing Date, [the Agreement to

Convey or Dedicate by and between the District, JEN Tampa 4, LLC and HBWB dated as of the Closing Date], the Certificate of the Assessment Area Three Development Manager dated as of the Closing Date, the Certificate of Manager of HBWB Development Services, LLC dated _____, and the Certificate of President of Homes by West Bay, LLC dated _____ (collectively, the "Documents") and have made such examination of law as we have deemed necessary or appropriate in rendering this opinion. In connection with the forgoing, attorneys in the Firm also have reviewed and examined the Operating Agreements and all amendments thereto of HBWB Development Services, LLC and Homes by West Bay, LLC dated [May 3, 2012 and June 18, 2011], respectively, and the Articles of Organization of HBWB Development Services, LLC and Homes by West Bay, LLC filed on [May 3, 2012 and October 1, 2009], respectively, each with the Florida Division of Corporations.

In rendering this opinion, we have assumed, without having made any independent investigation of the facts, the genuineness of all signatures (other than those of the Assessment Area Three Development Manager) and the authenticity of all documents submitted to us as originals and the conformity to original documents of all documents submitted to us as certified, conformed or photostatic copies, and the legal capacity of all natural persons.

In basing the opinions set forth in this opinion on "our knowledge," the words "our knowledge" signify that, in the course of our representation of the Assessment Area Three Development Manager, no facts have come to our attention that would give us actual knowledge or actual notice that any such opinions or other matters are not accurate. Except as otherwise stated in this opinion, we have undertaken no investigation or verification of such matters.

Based on the forgoing, we are of the opinion that:

1. HBWB Development Services, LLC and Homes by West Bay, LLC are both limited liability companies organized and existing under the laws of the State of Florida.

2. HBWB Development Services, LLC and Homes by West Bay, LLC each has the power to conduct their respective businesses and to undertake the development of the lands and the construction of lots, respectively, in Assessment Area Three of the District as described in the Limited Offering Memoranda and to enter into the Documents.

3. The Documents have been duly authorized, executed and delivered by HBWB Development Services, LLC and Homes by West Bay, LLC, as applicable, and are in full force and effect. Assuming the due authorization, execution and delivery of such instruments by the other parties thereto and their authority to perform such instruments, the Documents constitute legal, valid and binding obligations of HBWB Development Services, LLC and Homes by West Bay, LLC, as applicable, enforceable in accordance with their respective terms.

4. Nothing has come to our attention that would lead us to believe the information contained in the Limited Offering Memoranda under the captions "THE DEVELOPMENT," "THE LANDOWNERS AND THE ASSESSMENT AREA THREE DEVELOPMENT MANAGER – The Assessment Area Three Development Manager and the Assessment Area Three Builders" and "LITIGATION – The Assessment Area Three Development Manager" does not accurately and fairly present the information purported to be shown or contains any untrue statement of a material fact or omits to state any material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading as of the dates of the Limited Offering Memoranda or as of the date hereof.

5. The execution, delivery and performance of the Documents by HBWB Development Services, LLC and Homes by West Bay, LLC, as applicable, do not violate (i) the operating agreements of

the respective entities, (ii) to our knowledge, any agreement, instrument or Federal or Florida law, rule or regulation known to us to which HBWB Development Services, LLC and/or Homes by West Bay, LLC are a party or by which either of such entity's assets are or may be bound; or (iii) to our knowledge, any judgment, decree or order of any administrative tribunal, which judgment, decree, or order is binding on HBWB Development Services, LLC and/or Homes by West Bay, LLC or any of the their respective assets.

6. Nothing has come to our attention that would lead us to believe that HBWB Development Services, LLC and Homes by West Bay, LLC are not in compliance in all material respects with all provisions of applicable law in all material matters relating to such entity as described in the Limited Offering Memoranda. Except as otherwise described in the Limited Offering Memoranda, (a) we have no knowledge that HBWB Development Services, LLC and Homes by West Bay, LLC have not received all government permits, consents and licenses required in connection with the construction and completion of the development of the Assessment Area Three Project and the lands within Assessment Area Three of the District as described in the Limited Offering Memoranda, (b) we have no knowledge of any default of any zoning condition, land use permit or development agreement which would adversely affect the Assessment Area Three Development Manager's ability to complete development of the Assessment Area Three Project and the lands within Assessment Area Three as described in the Limited Offering Memoranda and all appendices thereto or the Assessment Area Three Builder's ability to complete construction of the homes planned for Assessment Area Three as described in the Limited Offering Memoranda, and (c) we have no knowledge or any reason to believe that any permits, consents and licenses required to complete the development of the lands and the construction of homes within Assessment Area Three as described in the Limited Offering Memoranda will not be obtained in due course as required by HBWB Development Services, LLC and/or Homes by West Bay, LLC.

7. To the best of our knowledge, the levy of the Assessment Area Three Special Assessments on the applicable lands within Assessment Area Three of the District will not conflict with or constitute a breach of or default under any agreement, indenture or other instrument to which HBWB Development Services, LLC and/or Homes by West Bay, LLC is a party or to which HBWB Development Services, LLC, Homes by West Bay, LLC or any of their respective properties or assets are subject.

8. To the best of our knowledge after due inquiry, there is no litigation pending which would prevent or prohibit the development of either the Assessment Area Three Project or the lands in Assessment Area Three of the District in accordance with the descriptions thereof in the Limited Offering Memoranda and the District Engineer's Report annexed thereto or which may result in any material adverse change in the respective business, properties, assets or financial condition of HBWB Development Services, LLC or Homes by West Bay, LLC.

9. To the best of our knowledge after due inquiry, none of the entities comprising HBWB Development Services, LLC or Homes by West Bay, LLC have made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction. To the best of our knowledge after due inquiry, none of the entities comprising HBWB Development Services, LLC or Homes by West Bay, LLC have indicated its consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee.

10. To the best of our knowledge, none of the entities comprising HBWB Development Services, LLC or Homes by West Bay, LLC are in default under any mortgage, trust indenture, lease or other instrument to which they or any of their respective assets are subject, which default would have a

material adverse effect on the Assessment Area Three Bonds or the development of the Assessment Area Three Project or the lands within Assessment Area Three.

This opinion is given as of the date hereof, and we disclaim any obligation to update this opinion letter for events occurring after the date of this opinion letter. The foregoing opinion applies only with respect to the laws of the State of Florida and the federal laws of the United States of America and we express no opinion with respect to the laws of any other jurisdiction. Nothing herein shall be construed as an opinion regarding the possible applicability of state securities or "blue sky" laws, as to which no opinion is expressed. This letter is for the benefit of and may be relied upon solely by the addressees and this opinion may not be relied upon in any manner, nor used, by any other persons or entities.

Our opinion as to enforceability of any document is subject to limitations imposed by bankruptcy, insolvency, reorganization, moratorium, liquidation, readjustment of debt, or similar laws relating to or affecting creditor's rights generally and general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law), and to the exercise of judicial discretion in appropriate cases.

Very truly yours,

EXHIBIT G**FORM OF OPINION OF COUNSEL TO ASSESSMENT AREA THREE LANDOWNER**

[____], 2024

Parrish Plantation Community Development District
Manatee County, Florida

FMSbonds, Inc.
North Miami Beach, Florida

U.S. Bank Trust Company, National Association
Orlando, Florida

GrayRobinson, P.A.
Tampa, Florida

Re: \$[_____] Parrish Plantation Community Development District (Manatee County, Florida) Special Assessment Revenue Bonds, Series 2024 (Assessment Area Three Project) (the "Assessment Area Three Bonds")

Ladies and Gentlemen:

We have acted as counsel to JEN Tampa 4, LLC, a Florida limited liability company ("Assessment Area Three Landowner"), which is the owner of certain land which is being developed by Homes by West Bay, LLC (the "Assessment Area Three Builder") and HBWB Development Services, LLC ("HBWB" and together with the Assessment Area Three Builder, the "Assessment Area Three Development Manager"), within the master-planned community located in unincorporated Manatee County, Florida and commonly referred to as Crosswinds Point and Crosswinds Ranch, as such lands are described in the Limited Offering Memoranda (as hereinafter defined). This opinion is rendered at the request of Assessment Area Three Landowner in connection with the issuance by the Parrish Plantation Community Development District (the "District") of the above-referenced Assessment Area Three Bonds, as described in the District's Preliminary Limited Offering Memorandum dated [____], 2024, and the District's final Limited Offering Memorandum, dated [____], 2024, including the appendices attached thereto (collectively, the "Limited Offering Memoranda").

It is our understanding that the Assessment Area Three Bonds are being issued for the purpose of providing moneys to: (i) finance the cost of acquisition, construction, installation and equipping of a portion of the Assessment Area Three Project; (ii) pay certain costs associated with the issuance of the Assessment Area Three Bonds; (iii) pay a portion of the interest accruing on the Assessment Area Three Bonds; and (iv) fund the Assessment Area Three Reserve Account (all as defined in the Limited Offering Memoranda).

In connection with rendering this opinion, we have reviewed certain records of Assessment Area Three Landowner, and made such investigations of fact and inquiries of Assessment Area Three Landowner as we deem appropriate and necessary in order to express the opinions given herein. Defined terms used in this letter have the meaning as ascribed to items herein or in the Documents (defined below).

This opinion letter is limited to the matters expressly stated herein. No opinions are to be inferred or implied beyond the opinions expressly so stated. This opinion letter has been prepared and is to be construed

in accordance with the "Report on Third-Party Legal Opinion Customary Practice in Florida, dated December 3, 2011" (the "Report"). The Report is incorporated by reference into this opinion letter.

BACKGROUND

For purposes of rendering this opinion, we have examined originals or copies of the following documents, all dated of even date herewith, unless otherwise noted below:

- (i) Limited Offering Memoranda;
- (ii) Funding and Completion Agreement by and between the District and the Assessment Area Three Landowner;
- (iii) Development Acquisition Agreement by and between Assessment Area Three Landowner [, the Assessment Area Three Development Manager] and the District (the "Acquisition Agreement");
- (iv) Agreement to Convey or Dedicate by and between Assessment Area Three Landowner [, the Assessment Area Three Development Manager] and the District (the "Conveyance Agreement");
- (v) Collateral Assignment and Assumption of Development Rights Relating to the Assessment Area Three Project by and between the District, the Assessment Area Three Landowner and HBWB (the "Collateral Assignment");
- (vi) True-Up Agreement by and between the District and the Assessment Area Three Landowner (the "True-Up");
- (vii) Declaration of Consent to Jurisdiction of the Parrish Plantation Community Development District, Imposition of Special Assessments, and Imposition of Lien of Record executed by Assessment Area Three Landowner (the "Declaration of Consent");
- (viii) Continuing Disclosure Agreement by and between the District, Assessment Area Three Landowner[, HBWB], and the Dissemination Agent named therein (the "Disclosure Agreement"); and
- (ix) Certificate of Resolution and Incumbency Certificate for Assessment Area Three Landowner (the "Resolution").

For purposes of this opinion, the Limited Offering Memoranda, the Acquisition Agreement, the Conveyance Agreement, the Collateral Assignment, the True-Up, the Declaration of Consent, the Disclosure Agreement and the Resolution are collectively called the "Documents."

For purposes of rendering the opinions contained in this opinion letter, we have not reviewed any documents other than the documents listed above. We have also not reviewed any documents that may be referred to in or incorporated by reference into any of the documents listed above.

ASSUMPTIONS

In rendering this opinion, we have assumed, with your express permission and without independent verification or investigation, each of the following:

(a) In rendering the opinions set forth herein, we have relied, without investigation, on each of the following assumptions: (i) the legal capacity of each natural person to take all actions required of each such person in connection with the Assessment Area Three Bonds and the Documents; (ii) the legal existence of each party to the Assessment Area Three Bonds and the Documents other than Assessment Area Three Landowner; (iii) the power of each party to the Documents, other than Assessment Area Three Landowner, to execute, deliver and perform all Documents executed and delivered by such party and to do each other act done or to be done by such party; (iv) the authorization, execution and delivery by each party, other than Assessment Area Three Landowner, of each Document executed and delivered or to be executed and delivered by such party; (v) the validity, binding effect and enforceability as to each party, other than Assessment Area Three Landowner, of each Document executed and delivered by such party or to be executed and delivered and of each other act done or to be done by such party; (vi) there have been no undisclosed modifications of any provision of any document reviewed by us in connection with the rendering of this opinion letter and no undisclosed prior waiver of any right or remedy contained in any of the Documents; (vii) the genuineness of each signature, the completeness of each document submitted to us, the authenticity of each document reviewed by us as an original, the conformity to the original of each document reviewed by us as a copy and the authenticity of the original of each document received by us as a copy; (viii) the truthfulness of each statement as to all factual matters otherwise not known to us to be untruthful or unreliable contained in any document encompassed within the diligence review undertaken by us; (ix) each certificate or other document issued by a public authority is accurate, complete and authentic as of the date of the opinion letter, and all official public records (including their proper indexing and filing) are accurate and complete; (x) each recipient of the opinion letter has acted in good faith, without notice of any defense against enforcement of rights created by, or adverse claim to any property or security interest transferred or created as part of, the Assessment Area Three Bonds, and has complied with all laws applicable to it that affect the Assessment Area Three Bonds; (xi) the Documents and the conduct of the parties to the Documents comply with any requirement of good faith, fair dealing and conscionability; (xii) routine procedural matters such as service of process or qualification to do business in the relevant jurisdiction(s) will be satisfied by the parties seeking to enforce the Documents; (xiii) agreements (other than the Documents as to which opinions are being given) and judgments, decrees and orders reviewed in connection with rendering the opinions will be enforced as written; (xiv) no discretionary action (including a decision not to act) that is permitted in the Documents will be taken by or on behalf of Assessment Area Three Landowner in the future that might result in a violation of law or constitute a breach of or default under any of Assessment Area Three Landowner's other agreements or under any applicable court order; (xv) there are no agreements or understandings among the parties, written or oral, and there is no usage of trade or course of prior dealing among the parties that would, in either case, define, supplement, modify or qualify the terms of the Documents or the rights of the parties thereunder; (xvi) the payment of all required documentary stamp taxes, intangible taxes and other taxes and fees imposed upon the execution, filing or recording of documents; and (xvii) with respect to the Assessment Area Three Bonds and the Documents, including the inducement of the parties to enter into and perform their respective obligations thereunder, there has been no mutual mistake of fact or undue influence and there exists no fraud or duress.

(b) To the extent that the Documents impose any obligations upon any party, other than Assessment Area Three Landowner, the Documents are valid and binding obligations of such party, enforceable against such party in accordance with their respective terms.

(c) With your consent, we have relied upon, and assumed the accuracy of, the representations and warranties contained in the Documents supplied to us by Assessment Area Three Landowner with respect to the factual matters set forth therein. However, no opinion is

rendered hereunder as to the accuracy of the representations and warranties contained in the Documents.

(d) We have, with your consent, assumed that certificates of public officials dated earlier than the date of this opinion letter remain accurate from such earlier dates through and including the date of this opinion letter.

(e) When used in this opinion letter, the phrases "to our knowledge," "known to us" or the like means the conscious awareness of the lawyers in the "primary lawyer group" of factual matters such lawyers recognize as being relevant to the opinion or confirmation so qualified. Such phrases do not imply that we have undertaken any independent investigation within our firm, with Assessment Area Three Landowner or with any third party to determine the existence or absence of any facts or circumstances, and no inference should be drawn merely from our past or current representation of Assessment Area Three Landowner. Where any opinion or confirmation is qualified by the phrase "to our knowledge," "known to us" or the like, it means that the lawyers in the "primary lawyer group" are without any actual knowledge or conscious awareness that the opinion or confirmation is untrue in any respect material to the opinion or confirmation. For purposes of this opinion letter, "primary lawyer group" means: (i) the lawyer who signs his or her name or the name of the firm to this opinion letter, (ii) the lawyers currently in the firm who are actively involved in preparing or negotiating this opinion letter, and (iii) the lawyers currently in the firm who are actively involved in negotiating or documenting the Documents.

OPINIONS

Based upon the foregoing assumptions and subject to the qualifications, limitations and exceptions set forth herein, we are of the opinion that:

1. Assessment Area Three Landowner is a limited liability company duly organized and validly existing in good standing under the laws of the State of Florida with full company power to execute, deliver, undertake and perform the obligations set forth in the Documents. In rendering our opinion that Assessment Area Three Landowner is "validly existing in good standing" we have relied on a Certificate of Good Standing dated _____, 2024 from the Florida Secretary of State. The execution and delivery and performance of the Documents have been duly authorized by all necessary company action on the part of Assessment Area Three Landowner.
2. Assessment Area Three Landowner has the power to conduct its business, as described in the Limited Offering Memoranda, and to enter into the Documents.
3. Each of the Documents has been duly authorized, executed and delivered by Assessment Area Three Landowner and constitutes its legal, valid and binding obligation, enforceable against it in accordance with its terms.
4. The Documents and the performance by Assessment Area Three Landowner of its obligations thereunder do not conflict with, or result in a violation of its Operating Agreement. To the best of our knowledge, the execution, delivery and performance of the Documents by Assessment Area Three Landowner (a) do not and will not violate or conflict with any judgment, order, or decree of any court, administrative agency or any other governmental authority applicable to Assessment Area Three Landowner or its assets, and (b) will not violate any agreement, instrument or Federal or Florida law, rule or

regulation known to us to which Assessment Area Three Landowner is a party or by which Assessment Area Three Landowner's assets are or may be bound.

5. Nothing has come to our attention that would lead us to believe the information contained in the Limited Offering Memoranda under the captions "THE DEVELOPMENT," "THE LANDOWNERS AND THE ASSESSMENT AREA THREE DEVELOPMENT MANAGER – The Assessment Area Three Landowner," "LITIGATION – Assessment Area Three Landowner" and "CONTINUING DISCLOSURE" (with respect to Assessment Area Three Landowner only) does not accurately and fairly present the information purported to be shown or contains any untrue statement of a material fact or omits to state any material fact necessary to make the statement made therein, in light of the circumstances under which they were made, not misleading as of the dates of the respective Limited Offering Memoranda or as of the date hereof.
6. To the best of our knowledge, there is no action, suit or proceeding at law or in equity, or by or before any governmental instrumentality or agency or arbitral body now pending, or overtly threatened against Assessment Area Three Landowner, except which has been expressly disclosed to the District and FMSbonds, Inc., the Underwriter of the Assessment Area Three Bonds, prior to the date hereof.
7. To the best of our knowledge, the levy of the Assessment Area Three Special Assessments on the lands within the District will not conflict with or constitute a breach of or default under any agreement, indenture or other instrument to which Assessment Area Three Landowner is a party or to which Assessment Area Three Landowner or any of its property or assets is subject.
8. To the best of our knowledge, there is no litigation pending which would prevent or prohibit the development of the Assessment Area Three Project and the lands in the District in accordance with the description thereof in the Limited Offering Memoranda and the Engineer's Report annexed thereto as APPENDIX C or which may result in any material adverse change in the respective business, properties, assets or financial condition of Assessment Area Three Landowner.
9. To the best of our knowledge, Assessment Area Three Landowner is not in default under any mortgage, trust indenture, lease or other instrument to which it or any of its assets is subject, which default would have a material adverse effect on the Assessment Area Three Bonds or the development of the Assessment Area Three Project and the lands in the District.

When used in this opinion letter, the term "Applicable Laws" means the federal and Florida laws, rules and regulations that a Florida counsel exercising customary professional diligence would reasonably be expected to recognize as being applicable to Assessment Area Three Landowner and the Documents, but excluding the laws, rules and regulations set forth below.

The following federal and Florida laws, rules and regulations are expressly excluded from the scope of this opinion letter: (a) securities laws, rules and regulations; (b) Federal Reserve Board margin regulations; (c) laws, rules and regulations regulating banks and other financial institutions, insurance companies and investment companies; (d) pension and employee benefit laws, rules and regulations, such as the Employee Retirement Income Security Act (ERISA); (e) labor laws, rules and regulations, including laws on occupational safety and health (OSHA); (f) antitrust and unfair competition laws, rules and regulations; (g) laws, rules and regulations concerning compliance with fiduciary requirements; (h) laws,

rules and regulations concerning the creation, attachment, perfection or priority of any lien or security interest, except to the extent expressly set forth in this opinion letter; (i) laws, rules and regulations relating to taxation; (j) bankruptcy, fraudulent conveyance, fraudulent transfer and other insolvency laws; (k) environmental laws, rules and regulations; (l) laws, rules and regulations relating to patents, copyrights, trademarks, trade secrets and other intellectual property; (m) local laws, administrative decisions, ordinances, rules or regulations, including any zoning, planning, building, occupancy or other similar approval or permit or any other ordinance or regulation of any county, municipality, township or other political subdivision of the State of Florida; (n) criminal and state forfeiture laws and any racketeering laws, rules and regulations; (o) other statutes of general application to the extent that they provide for criminal prosecution; (p) laws relating to terrorism or money laundering; (q) laws, regulations and policies concerning national and local emergency and possible judicial deference to acts of sovereign states; (r) filing or consent requirements under any of the foregoing excluded laws; and (s) judicial and administrative decisions to the extent they deal with any of the foregoing excluded laws.

QUALIFICATIONS

The opinions set forth herein are subject to the following qualifications:

(A) Enforceability of the Documents may be limited by (i) applicable bankruptcy, insolvency, reorganization, moratorium, fraudulent conveyance and other similar state or federal debtor relief laws from time to time in effect and which affect the enforcement of creditors' rights or the collection of debtors' obligations in general, (ii) general principles of equity, the application of which may deny the District of certain of the rights and remedies granted to the District under the Documents, including the rights to specific performance, injunctive relief and the appointment of a receiver, and (iii) general principles of commercial reasonableness and good faith to the extent required of the District by applicable law.

(B) Certain remedies, waivers and other provisions of the Documents may not be enforceable, but such unenforceability will not render the Documents invalid as a whole. Provisions that may be unenforceable due to public policy concerns may include, but are not limited to, issues related to the waiver of procedural, substantive or constitutional rights or other legal or equitable rights, including, without limitation, the right of statutory or equitable redemption; the confession or consent to any judgment; the consent by Assessment Area Three Landowner to the jurisdiction of any court or to service of process in any particular manner; forum selection clauses; disclaimers or limitations of liabilities; discharges of defenses; the exercise of self-help or other remedies without judicial process; and the waiver of accountings for rent or sale proceeds.

(C) We express no opinion as to the enforceability of any provisions of any of the Documents which impose liquidated damages, penalties, forfeitures, or that appoint the District or others as the agent or attorney-in-fact for Assessment Area Three Landowner. We express no opinion as to any consent, approval, authorization or other action or filing necessary for the ongoing operation of Assessment Area Three Landowner's business.

(D) We express no opinion as to the effectiveness of any provisions of the Documents that provide for the assignment or transfer of any permits, licenses or similar rights of Assessment Area Three Landowner.

(E) In rendering the opinions set forth above we have, with your permission, advised you only as to such knowledge as we have obtained from (a) the certificate of Assessment Area Three Landowner and our examination of any documents referred to therein, and (b) inquiries of officers, partners, members and any responsible employees of Assessment Area Three Landowner and lawyers presently in our firm whom we have determined are likely, in the ordinary course of their respective duties, to have knowledge

of the transactions contemplated by the Documents, and the matters covered by this opinion. Except to the extent otherwise set forth above, for purposes of this opinion, we have not made an independent review of any agreements, instruments, writs, orders, judgments, rules or other regulations or decrees which may have been executed by or which may now be binding upon Assessment Area Three Landowner which may affect the collateral, nor have we undertaken to review our internal files or any files of Assessment Area Three Landowner relating to transactions to which Assessment Area Three Landowner may be a party, or to discuss their transactions or business with any other lawyers in our firm or with any officers, partners or any employees of Assessment Area Three Landowner.

(F) The opinions regarding enforceability of the Documents that are set forth above are limited by: (i) bankruptcy, insolvency, reorganization, moratorium, fraudulent conveyance and transfer, and similar law affecting the rights and remedies of creditors generally (the "Bankruptcy Exception"); and (ii) general principles of equity, regardless of whether such enforceability is considered in a proceeding at law or in equity (the "Equitable Principles Limitation"). In addition, certain remedies, waivers and other provisions of the Documents might not be enforceable; nevertheless, subject to the Bankruptcy Exception and the Equitable Principles Limitation, such unenforceability will not render the Documents invalid as a whole. The scope of our opinions set forth herein is further limited by the Bankruptcy Exception and the Equitable Principles Limitation.

(G) No opinion is expressed herein with respect to any provision of the Documents that: (a) purports to excuse a party from liability for the party's own acts; (b) purports to make void any act done in contravention thereof; (c) purports to authorize a party to act in the party's sole discretion or purports to provide that determination by a party is conclusive; (d) requires waivers or amendments to be made only in writing; (e) purports to effect waivers of: (i) constitutional, statutory or equitable rights, (ii) the effect of applicable laws, (iii) any statute of limitations, (iv) broadly or vaguely stated rights, (v) unknown future defenses, or (vi) rights to damages; (f) imposes or permits: (i) liquidated damages, (ii) the appointment of a receiver, (iii) penalties, (iv) indemnification for gross negligence, willful misconduct or other wrongdoing, (v) confessions of judgment, or (vi) rights of self-help or forfeiture; (g) purports to limit or alter laws requiring mitigation of damages; (h) concerns choice of forum, consent or submission to the personal or subject matter jurisdiction of courts, venue of actions, means of service of process, waivers of rights to jury trials, and agreements regarding arbitration; (i) purports to reconstitute the terms thereof as necessary to avoid a claim or defense of usury; (j) purports to require a party thereto to pay or reimburse attorneys' fees incurred by another party, or to indemnify another party therefor, which provisions may be limited by applicable statutes and decisions relating to the collection and award of attorneys' fees; (k) relates to the evidentiary standards or other standards by which the Documents are to be construed, including, but not limited to, provisions that attempt to change or waive rules of evidence or fix the method or quantum of proof to be applied in litigation or similar proceedings; (l) prohibits or unreasonably restricts: (i) competition, (ii) the solicitation or acceptance of customers, business relationships or employees, (iii) the use or disclosure of information, or (iv) activities in restraint of trade; (m) enumerates that remedies are not exclusive or that a party has the right to pursue multiple remedies without regard to other remedies elected or that all remedies are cumulative; (n) constitutes severability provisions; (o) permits the exercise, under certain circumstances, of rights without notice or without providing opportunity to cure failures to perform; (p) purports to create rights to setoff otherwise than in accordance with applicable law; (q) contains a blanket prohibition on assignments or a specific prohibition on assignment of payments due or to come due; or (r) purports to entitle any party to specific performance of any provision thereof.

(H) No opinions are expressed with respect to the relative priority of any liens or security interests created by the Documents, if any.

(I) We are admitted to practice only in the State of Florida and we express no opinion as to matters under or involving the laws of any jurisdiction other than the United States of America and the State

of Florida and its political subdivisions. This opinion is rendered solely to the parties to which this opinion letter is addressed in connection with the Assessment Area Three Bonds and may not be relied upon by any other party or for any other purposes other than the purposes herein stated without our prior written consent.

This opinion letter is furnished to you solely for your benefit in connection with the Assessment Area Three Bonds and may not be relied upon by any other party without our prior written consent in each instance. Further, copies of this opinion letter may not be furnished to any other party, nor may any portion of this opinion letter be quoted, circulated or referred to in any other document without our prior written consent in each instance.

This opinion letter speaks only as of the date hereof. We assume no obligation to update or supplement this opinion letter if any applicable laws change after the date of this opinion letter or if we become aware after the date of this opinion letter of any facts or other developments, whether existing before or first arising after the date hereof, that might change the opinions expressed above.

Yours truly,

EXHIBIT H

FORM OF OPINION OF COUNSEL TO ASSESSMENT AREA FOUR LANDOWNER

[To come]

EXHIBIT I

FORM OF CERTIFICATE OF ASSESSMENT AREA THREE DEVELOPMENT MANAGER

HBWB DEVELOPMENT SERVICES, LLC, a Florida limited liability company ("HBWB"), and **HOMES BY WEST BAY, LLC**, a Florida limited liability company (the "Assessment Area Three Builder" and, together with HBWB, the "Assessment Area Three Development Manager"), **DO HEREBY CERTIFY** that:

1. This Certificate of the Assessment Area Three Development Manager is furnished pursuant to Section 8(c)(14) of the Bond Purchase Contract dated [____], 2024 (the "Purchase Contract") between Parrish Plantation Community Development District (the "District") and FMSbonds, Inc. (the "Underwriter") relating to the sale by the District of its \$[____] Special Assessment Revenue Bonds, Series 2024 (Assessment Area Three Project) (the "Assessment Area Three Bonds"). Capitalized terms used, but not defined, herein shall have the meaning assigned thereto in the Purchase Contract.

2. Both HBWB and the Assessment Area Three Builder are limited liability companies organized and existing under the laws of the State of Florida.

3. Representatives of HBWB and the Assessment Area Three Builder have provided information to the District to be used in connection with the offering by the District of the Assessment Area Three Bonds, pursuant to a Preliminary Limited Offering Memorandum dated [____], 2024, and a Limited Offering Memorandum, dated [____], 2024, including the appendices attached thereto (collectively, the "Limited Offering Memoranda").

4. The Financing Agreements and the Ancillary Agreements to which HBWB and the Assessment Area Three Builder, as applicable, are parties constitute valid and binding obligations of HBWB and the Assessment Area Three Builder, as applicable, enforceable against such entities in accordance with their respective terms.

5. HBWB and the Assessment Area Three Builder have reviewed and approved the statements contained in the Limited Offering Memoranda under the captions "CAPITAL IMPROVEMENT PROGRAM AND THE SERIES 2024 PROJECTS," "THE DEVELOPMENT," "THE LANDOWNERS AND THE ASSESSMENT AREA THREE DEVELOPMENT MANAGER – The Assessment Area Three Development Manager," "BONDOWNERS' RISKS" (as it relates to HBWB, the Assessment Area Three Builder, the Development and non-specific Bondholder risks) and "LITIGATION – The Assessment Area Three Development Manager" and warrant and represent that such statements did not as of their respective dates, and do not as of the date hereof, contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading. In addition, none of the entities comprising HBWB or the Assessment Area Three Builder are aware of any other information in the Limited Offering Memoranda that contains an untrue statement of a material fact or omits to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading.

6. HBWB and the Assessment Area Three Builder represent and warrant that they have complied with and will continue to comply with Chapter 190.048, Florida Statutes, as amended.

7. As of the date hereof, there has been no material adverse change in the business, properties, assets or financial condition of HBWB or the Assessment Area Three Builder which has not been disclosed in the Limited Offering Memoranda.

8. None of the entities comprising HBWB or the Assessment Area Three Builder have made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction. None of the entities comprising HBWB or the Assessment Area Three Builder have indicated their consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee.

9. HBWB and the Assessment Area Three Builder acknowledge that the Assessment Area Three Bonds have the debt service requirements set forth in the Limited Offering Memorandum and that the Assessment Area Three Special Assessments will be levied by the District at times, and in amounts sufficient, to enable the District to pay debt service on the Assessment Area Three Bonds when due.

10. To the best of our knowledge, none of the entities comprising HBWB or the Assessment Area Three Builder are in default under any other resolution, ordinance, agreement or indenture, mortgage, lease, deed of trust, note or other instrument to which any of such entities are subject or by which any of such entities or their respective properties are or may be bound, which would have a material adverse effect on the consummation of the transactions contemplated by the Financing Documents, Ancillary Agreements, or on the Development and such entities are current in the payment of all ad valorem, federal and state taxes associated with the Development.

11. Except as otherwise disclosed in the Limited Offering Memoranda, there is no action, suit or proceeding at law or in equity by or before any court or public board or body pending or, solely to the best of our knowledge, threatened against any of the entities comprising HBWB or the Assessment Area Three Builder (or any basis therefor) (a) seeking to restrain or enjoin the execution or delivery of Financing Documents, the Declaration of Consent and/or the Ancillary Agreements to which any of such entities are a party, (b) contesting or affecting the validity or enforceability of the Financing Documents, the Declaration of Consent, and/or the Ancillary Agreements, or any and all such other agreements or documents as may be required to be executed, or the transactions contemplated thereunder, (c) contesting or affecting the establishment or existence of any of such entities, or of their respective businesses, assets, properties or conditions, financial or otherwise, or contesting or affecting any of the powers of any of such entities, or (d) that would have a material and adverse effect upon the ability of HBWB or the Assessment Area Three Builder to (i) complete the development of lands and construction of homes within the District as described in the Limited Offering Memoranda or (ii) perform their various respective obligations as described in the Limited Offering Memoranda.

12. To the best of our knowledge after due inquiry, HBWB and the Assessment Area Three Builder are in compliance in all material respects with all provisions of applicable law in all material matters relating to the Development as described in the Limited Offering Memoranda, including applying for all necessary permits. Except as otherwise described in the Limited Offering Memoranda, (a) the Development is zoned and properly designated for its intended use, (b) all government permits other than certain permits, which permits are expected to be received as needed, have been received, (c) HBWB and the Assessment Area Three Builder are not aware of any default of any zoning condition, permit or development agreement which would adversely affect the Assessment Area Three Development Manager's ability to complete or cause the completion of development of the Development or the Assessment Area Three Builder's ability to complete the construction of homes as described in the Limited Offering Memoranda and all appendices thereto, and (d) there is no reason to believe that any permits, consents and licenses required to complete the Development as described in the Limited Offering Memoranda will not be obtained as required.

13. HBWB and the Assessment Area Three Builder acknowledge that they will have no rights under Chapter 170, Florida Statutes, as amended, to prepay, without interest, the Assessment Area Three

Special Assessments imposed on lands in Assessment Area Three of the District owned by HBWB or the Assessment Area Three Builder within thirty (30) days following completion of the Assessment Area Three Project and acceptance thereof by the District.

14. Neither HBWB nor the Assessment Area Three Builder is in default of any obligations to pay special assessments and none of such entities is insolvent.

15. [HBWB has entered into prior continuing disclosure obligations in connection with SEC Rule 15c2-12, and the information presented in the Limited Offering Memoranda under the heading "CONTINUING DISCLOSURE" (at it relates to HBWB only) accurately reflects the continuing disclosure history of HBWB.]

Dated: [____], 2024.

HBWB DEVELOPMENT SERVICES, LLC,
a Florida limited liability company

By: _____
Name: _____
Title: _____

HOMES BY WEST BAY, LLC,
a Florida limited liability company

By: _____
Name: _____
Title: _____

EXHIBIT J

FORM OF CERTIFICATE OF ASSESSMENT AREA THREE LANDOWNER

JEN TAMPA 4, LLC, a Florida limited liability company (the "Assessment Area Three Landowner"), **DOES HEREBY CERTIFY** that:

1. This Certificate of Assessment Area Three Landowner is furnished pursuant to Section 8(c)(15) of the Bond Purchase Contract dated [____], 2024 (the "Purchase Contract") between the Parrish Plantation Community Development District (the "District") and FMSbonds, Inc. (the "Underwriter") relating to the sale by the District of its \$[____] Special Assessment Revenue Bonds, Series 2024 (Assessment Area Three Project) (the "Assessment Area Three Bonds"). Capitalized terms used, but not defined, herein shall have the meaning assigned thereto in the Purchase Contract.

2. The Assessment Area Three Landowner is a limited liability company organized and existing under the laws of the State of Florida.

3. Representatives of the Assessment Area Three Landowner have provided information to the District to be used in connection with the offering by the District of the Assessment Area Three Bonds, pursuant to a Preliminary Limited Offering Memorandum dated [____], 2024, and a Limited Offering Memorandum, dated [____], 2024, including the appendices attached thereto (collectively, the "Limited Offering Memoranda").

4. Each of the Financing Agreements and the Ancillary Agreements to which the Assessment Area Three Landowner is a party constitutes a valid and binding obligation of the Assessment Area Three Landowner, enforceable against the Assessment Area Three Landowner in accordance with its terms.

5. The Assessment Area Three Landowner has reviewed and approved the statements contained in the Limited Offering Memoranda under the captions "CAPITAL IMPROVEMENT PROGRAM AND THE SERIES 2024 PROJECTS," "THE DEVELOPMENT," "THE LANDOWNERS AND THE ASSESSMENT AREA THREE DEVELOPMENT MANAGER – The Assessment Area Three Landowner," "BONDOWNERS' RISKS" (as it relates to the Assessment Area Three Landowner, the Development and non-specific Bondholder risks), "LITIGATION – Assessment Area Three Landowner" and "CONTINUING DISCLOSURE" (as it relates to the Assessment Area Three Landowner only) and warrants and represents that such statements did not as of their respective dates, and do not as of the date hereof, contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading. In addition, the Assessment Area Three Landowner is not aware of any other information in the Limited Offering Memoranda that contains an untrue statement of a material fact or omits to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading.

6. The Assessment Area Three Landowner represents and warrants that it has complied with and will continue to comply with Chapter 190.048, Florida Statutes, as amended.

7. As of the date hereof, there has been no material adverse change in the business, properties, assets or financial condition of the Assessment Area Three Landowner which has not been disclosed in the Limited Offering Memoranda.

8. The Assessment Area Three Landowner hereby represents that it owns [all] of the assessable lands in Assessment Area Three that will be subject to the Assessment Area Three Special

Assessments and hereby consents to the levy of the Assessment Area Three Special Assessments on the lands in the District owned by the Assessment Area Three Landowner. The levy of the Assessment Area Three Special Assessments on the lands in Assessment Area Three will not conflict with or constitute a breach of or default under any agreement, mortgage, lien or other instrument to which the Assessment Area Three Landowner is a party or to which its property or assets are subject.

9. The Assessment Area Three Landowner has not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction. The Assessment Area Three Landowner has not indicated its consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee.

10. The Assessment Area Three Landowner acknowledges that the Assessment Area Three Bonds have the debt service requirements set forth in the Limited Offering Memorandum and that the Assessment Area Three Special Assessments will be levied by the District at times, and in amounts sufficient, to enable the District to pay debt service on the Assessment Area Three Bonds when due.

11. To the best of our knowledge, the Assessment Area Three Landowner is not in default under any other resolution, ordinance, agreement or indenture, mortgage, lease, deed of trust, note or other instrument to which the Assessment Area Three Landowner is subject or by which the Assessment Area Three Landowner or its properties are or may be bound, which would have a material adverse effect on the consummation of the transactions contemplated by the Financing Documents, Ancillary Agreements or on the Development and is current in the payment of all ad valorem, federal and state taxes associated with the Development.

12. Except as otherwise disclosed in the Limited Offering Memoranda, there is no action, suit or proceedings at law or in equity by or before any court or public board or body pending or, solely to the best of our knowledge, threatened against the Assessment Area Three Landowner (or any basis therefor) (a) seeking to restrain or enjoin the execution or delivery of the Financing Documents and/or the Ancillary Agreements, (b) contesting or affecting the validity or enforceability of the Financing Documents and/or the Ancillary Agreements, or any and all such other agreements or documents as may be required to be executed, or the transactions contemplated thereunder, (c) contesting or affecting the establishment or existence of the Assessment Area Three Landowner or of the Assessment Area Three Landowner's business, assets, property or conditions, financial or otherwise, or contesting or affecting any of the powers of the Assessment Area Three Landowner, or (d) that would have a material and adverse effect upon the ability of the Assessment Area Three Landowner to (i) complete the development of lands within Assessment Area Three as described in the Limited Offering Memoranda, (ii) pay the Assessment Area Three Special Assessments, or (iii) perform its various obligations as described in the Limited Offering Memoranda.

13. To the best of our knowledge after due inquiry, the Assessment Area Three Landowner is in compliance in all material respects with all provisions of applicable law in all material matters relating to the Development as described in the Limited Offering Memoranda, including applying for all necessary permits.

14. The Assessment Area Three Landowner acknowledges that it will have no rights under Chapter 170, Florida Statutes, as amended, to prepay, without interest, the Assessment Area Three Special Assessments imposed on lands in Assessment Area Three of the District owned by the Assessment Area

Three Landowner within thirty (30) days following completion of the Assessment Area Three Project and acceptance thereof by the District.

15. The Assessment Area Three Landowner is not in default of any obligations to pay special assessments and the Assessment Area Three Landowner is not insolvent.

16. The Assessment Area Three Landowner has entered into prior continuing disclosure obligations in connection with SEC Rule 15c2-12, and the information presented in the Limited Offering Memoranda under the heading "CONTINUING DISCLOSURE" (at it relates to the Assessment Area Three Landowner only) accurately reflects the continuing disclosure history of the Assessment Area Three Landowner.

Dated: [____], 2024.

JEN TAMPA 4, LLC,
a Florida limited liability company

By: _____
Name: _____
Title: _____

EXHIBIT K

FORM OF CERTIFICATE OF ASSESSMENT AREA FOUR LANDOWNER

[MATTAMY TAMPA/SARASOTA, LLC], a Florida limited liability company (the "Assessment Area Four Landowner"), **DOES HEREBY CERTIFY** that:

1. This Certificate of Assessment Area Four Landowner is furnished pursuant to Section 8(c)(16) of the Bond Purchase Contract dated [____], 2024 (the "Purchase Contract") between the Parrish Plantation Community Development District (the "District") and FMSbonds, Inc. (the "Underwriter") relating to the sale by the District of its \$[____] Special Assessment Revenue Bonds, Series 2024 (Assessment Area Four Project) (the "Assessment Area Four Bonds"). Capitalized terms used, but not defined, herein shall have the meaning assigned thereto in the Purchase Contract.

2. The Assessment Area Four Landowner is a limited liability company organized and existing under the laws of the State of [Florida].

3. Representatives of the Assessment Area Four Landowner have provided information to the District to be used in connection with the offering by the District of the Assessment Area Four Bonds, pursuant to a Preliminary Limited Offering Memorandum dated [____], 2024, and a Limited Offering Memorandum, dated [____], 2024, including the appendices attached thereto (collectively, the "Limited Offering Memoranda").

4. Each of the Financing Agreements and the Ancillary Agreements to which the Assessment Area Four Landowner is a party constitutes a valid and binding obligation of the Assessment Area Four Landowner, enforceable against the Assessment Area Four Landowner in accordance with its terms.

5. The Assessment Area Four Landowner has reviewed and approved the statements contained in the Limited Offering Memoranda under the captions "CAPITAL IMPROVEMENT PROGRAM AND THE SERIES 2024 PROJECTS," "THE DEVELOPMENT," "THE LANDOWNERS AND THE ASSESSMENT AREA THREE DEVELOPMENT MANAGER – The Assessment Area Four Landowner," "BONDOWNERS' RISKS" (as it relates to the Assessment Area Four Landowner, the Development and non-specific Bondholder risks), "LITIGATION – Assessment Area Four Landowner" and "CONTINUING DISCLOSURE" (as it relates to the Assessment Area Four Landowner only) and warrants and represents that such statements did not as of their respective dates, and do not as of the date hereof, contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading. In addition, the Assessment Area Four Landowner is not aware of any other information in the Limited Offering Memoranda that contains an untrue statement of a material fact or omits to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading.

6. The Assessment Area Four Landowner represents and warrants that it has complied with and will continue to comply with Chapter 190.048, Florida Statutes, as amended.

7. As of the date hereof, there has been no material adverse change in the business, properties, assets or financial condition of the Assessment Area Four Landowner which has not been disclosed in the Limited Offering Memoranda.

8. The Assessment Area Four Landowner hereby represents that it owns all of the assessable lands in Assessment Area Four that will be subject to the Assessment Area Four Special Assessments and

hereby consents to the levy of the Assessment Area Four Special Assessments on the lands in the District owned by the Assessment Area Four Landowner. The levy of the Assessment Area Four Special Assessments on the lands in Assessment Area Four will not conflict with or constitute a breach of or default under any agreement, mortgage, lien or other instrument to which the Assessment Area Four Landowner is a party or to which its property or assets are subject.

9. The Assessment Area Four Landowner has not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction. The Assessment Area Four Landowner has not indicated its consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee.

10. The Assessment Area Four Landowner acknowledges that the Assessment Area Four Bonds have the debt service requirements set forth in the Limited Offering Memorandum and that the Assessment Area Four Special Assessments will be levied by the District at times, and in amounts sufficient, to enable the District to pay debt service on the Assessment Area Four Bonds when due.

11. To the best of our knowledge, the Assessment Area Four Landowner is not in default under any other resolution, ordinance, agreement or indenture, mortgage, lease, deed of trust, note or other instrument to which the Assessment Area Four Landowner is subject or by which the Assessment Area Four Landowner or its properties are or may be bound, which would have a material adverse effect on the consummation of the transactions contemplated by the Financing Documents, Ancillary Agreements or on the development of Assessment Area Four and is current in the payment of all ad valorem, federal and state taxes associated with Assessment Area Four.

12. Except as otherwise disclosed in the Limited Offering Memoranda, there is no action, suit or proceedings at law or in equity by or before any court or public board or body pending or, solely to the best of our knowledge, threatened against the Assessment Area Four Landowner (or any basis therefor) (a) seeking to restrain or enjoin the execution or delivery of the Financing Documents and/or the Ancillary Agreements to which the Assessment Area Four Landowner is a party, (b) contesting or affecting the validity or enforceability of the Financing Documents and/or the Ancillary Agreements, or any and all such other agreements or documents as may be required to be executed, or the transactions contemplated thereunder, (c) contesting or affecting the establishment or existence of the Assessment Area Four Landowner, or of the Assessment Area Four Landowner's business, assets, property or conditions, financial or otherwise, or contesting or affecting any of the powers of the Assessment Area Four Landowner, or (d) that would have a material and adverse effect upon the ability of the Assessment Area Four Landowner to (i) complete the development of lands within Assessment Area Four of the District as described in the Limited Offering Memoranda, (ii) pay the Assessment Area Four Special Assessments, or (iii) perform its various obligations as described in the Limited Offering Memoranda.

13. To the best of our knowledge after due inquiry, the Assessment Area Four Landowner is in compliance in all material respects with all provisions of applicable law in all material matters relating to the development of Assessment Area Four as described in the Limited Offering Memoranda, including applying for all necessary permits.

14. The Assessment Area Four Landowner acknowledges that it will have no rights under Chapter 170, Florida Statutes, as amended, to prepay, without interest, the Assessment Area Four Special Assessments imposed on lands in Assessment Area Four of the District owned by the Assessment Area

Four Landowner within thirty (30) days following completion of the Assessment Area Four Project and acceptance thereof by the District.

15. The Assessment Area Four Landowner is not in default of any obligations to pay special assessments and the Assessment Area Four Landowner is not insolvent.

16. [The Assessment Area Four Landowner has entered into prior continuing disclosure obligations in connection with SEC Rule 15c2-12, and the information presented in the Limited Offering Memoranda under the heading "CONTINUING DISCLOSURE" (at it relates to the Assessment Area Four Landowner only) accurately reflects the continuing disclosure history of the Assessment Area Four Landowner.]

Dated: [____], 2024.

[MATTAMY TAMPA/SARASOTA, LLC],
a Florida limited liability company

By: _____
Name: _____
Title: _____

EXHIBIT L**FORM OF CERTIFICATE OF DISTRICT ENGINEER**

[____], 2024

Parrish Plantation Community Development District
Manatee County, Florida

FMSbonds Inc.
North Miami Beach, Florida

U.S. Bank Trust Company, National Association
Orlando, Florida

GrayRobinson, P.A.
Tampa, Florida

Re: Parrish Plantation Community Development District \$[____] Special Assessment Revenue Bonds, Series 2024 (Assessment Area Three Project) (the "Assessment Area Three Bonds") and \$[____] Special Assessment Revenue Bonds, Series 2024 (Assessment Area Four Project) (the "Assessment Area Four Bonds" and, together with the Assessment Area Three Bonds, the "Series 2024 Bonds")

Ladies and Gentlemen:

The undersigned representative of **CLEARVIEW LAND DESIGN, P.L.** (the "Engineer"), **DOES HEREBY CERTIFY** that:

1. This certificate is furnished pursuant to Section 8(c)(25) of the Bond Purchase Contract, dated [____], 2024 (the "Purchase Contract"), between Parrish Plantation Community Development District (the "District") and FMSbonds, Inc., relating to the sale by the District of the above captioned Bonds. Capitalized terms used, but not defined, herein shall have the meaning assigned thereto in the Purchase Contract or the Preliminary Limited Offering Memorandum dated [____], 2024 (the "Preliminary Limited Offering Memorandum") and the Limited Offering Memorandum dated [____], 2024 (the "Limited Offering Memorandum" and, together with the Preliminary Limited Offering Memorandum, the "Limited Offering Memoranda"), as applicable.

2. The Engineer has been retained by the District as consulting engineers.

3. The plans and specifications for the Series 2024 Projects (as described in the Limited Offering Memoranda) were approved by all regulatory bodies required to approve them. All environmental and other regulatory permits or approvals required in connection with the construction of the Series 2024 Projects were obtained.

4. The Engineer prepared the Master Report Phases I-B, II, & V (Assessment Area #3), dated February 2024, and Master Report Phases III & IV (Assessment Area #4), dated January 2024 (collectively, the "Report"). The Report was prepared in accordance with generally accepted engineering principles. The Report is included as "APPENDIX C: ENGINEER'S REPORT" to the Limited Offering Memoranda and a description of the Report and certain other information relating to the Series 2024 Projects is included in the Limited Offering Memoranda under the captions "CAPITAL IMPROVEMENT PROGRAM AND

THE SERIES 2024 PROJECTS" and "THE DEVELOPMENT." The Report and said information are true and complete in all material respects, contain no untrue statement of a material fact, and do not omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading.

5. The Engineer hereby consents to the inclusion of the Report as "APPENDIX C: ENGINEER'S REPORT" to the Limited Offering Memoranda and to the references to the Engineer in the Limited Offering Memoranda.

6. The Series 2024 Projects improvements are or will be constructed in sound workmanlike manner and in accordance with industry standards.

7. The price being paid by the District to the Landowners for acquisition of the improvements included within the Series 2024 Projects does not exceed the lesser of the cost of the applicable improvement or the fair market value of the assets acquired by the District.

8. To the best of our knowledge, after due inquiry, the Assessment Area Three Development Manager and the Landowners are in compliance in all material respects with all provisions of applicable law in all material matters relating to the development of the Series 2024 Assessment Areas and the Series 2024 Projects as described in the Limited Offering Memoranda. Except as otherwise described in the Limited Offering Memoranda, (a) all government permits required in connection with the construction of the Series 2024 Projects and the development of the Series 2024 Assessment Areas as described in the Limited Offering Memoranda have been received, (b) we are not aware of any default of any zoning condition, land use permit or development agreement which would adversely affect the ability to complete construction of the Series 2024 Projects and the development of the Series 2024 Assessment Areas as described in the Limited Offering Memoranda and all appendices thereto, and (c) we have no actual knowledge and are not otherwise aware of any reason to believe that any permits, consents and licenses required to complete construction of the Series 2024 Projects and the development of the Series 2024 Assessment Areas as described in the Limited Offering Memoranda will not be obtained in due course as required by the Landowners or the Assessment Area Three Development Manager, as applicable, as described in the Limited Offering Memoranda and all appendices thereto.

9. There is adequate water and sewer service capacity to serve the Series 2024 Assessment Areas within the District.

CLEARVIEW LAND DESIGN, P.L.

By: _____
 Name: _____
 Title: _____

EXHIBIT M**FORM OF CERTIFICATE OF DISTRICT MANAGER,
METHODOLOGY CONSULTANT AND DISSEMINATION AGENT**

[____], 2024

Parrish Plantation Community Development District
Manatee County, Florida

FMSbonds Inc.
North Miami Beach, Florida

U.S. Bank Trust Company, National Association
Orlando, Florida

GrayRobinson, P.A.
Tampa, Florida

Re: Parrish Plantation Community Development District \$[____] Special Assessment Revenue Bonds, Series 2024 (Assessment Area Three Project) (the "Assessment Area Three Bonds") and \$[____] Special Assessment Revenue Bonds, Series 2024 (Assessment Area Four Project) (the "Assessment Area Four Bonds" and, together with the Assessment Area Three Bonds, the "Series 2024 Bonds")

Ladies and Gentlemen:

The undersigned representative of Inframark, LLC ("Inframark"), **DOES HEREBY CERTIFY:**

1. This certificate is furnished pursuant to Section 8(c)(27) of the Bond Purchase Contract dated [____], 2024 (the "Purchase Contract"), by and between Parrish Plantation Community Development District (the "District") and FMSbonds, Inc., with respect to the above captioned Series 2024 Bonds. Capitalized terms used but not defined herein shall have the meaning assigned thereto in the Purchase Contract or the Preliminary Limited Offering Memorandum dated [____], 2024 (the "Preliminary Limited Offering Memorandum") and the Limited Offering Memorandum dated [____], 2024 (the "Limited Offering Memorandum" and, together with the Preliminary Limited Offering Memorandum, the "Limited Offering Memoranda") relating to the Series 2024 Bonds, as applicable.

2. Inframark has acted as district manager and methodology consultant to the District in connection with the sale and issuance by the District of the Series 2024 Bonds and has participated in the preparation of the Limited Offering Memoranda.

3. In connection with the issuance of the Series 2024 Bonds, we have been retained by the District to prepare the [Master Assessment Methodology Report, dated _____], the [Final _____ Supplemental Methodology Report Assessment Area Three], dated on or about the date hereof, relating to the Assessment Area Three Bonds, and the [Final _____ Supplemental Methodology Report Assessment Area Four], dated on or about the date hereof, relating to the Assessment Area Four Bonds, including the special assessment tax rolls included as part thereof (the "Assessment Report"), which Assessment Report has been included as an appendix to the Limited Offering Memoranda. We hereby consent to the use of such Assessment Report in the Limited Offering Memoranda and consent to the references to us therein.

4. As District Manager, nothing has come to our attention that would lead us to believe that the Limited Offering Memoranda, as they relate to the District, the Series 2024 Projects, or any information provided by us, and the Assessment Report, as of their date and as of this date, contained or contains any untrue statement of a material fact or omitted or omits to state a material fact necessary to be stated therein in order to make the statements made therein, in light of the circumstances under which they were made, not misleading.

5. The information set forth in the Limited Offering Memoranda under the captions "INTRODUCTION," "THE DISTRICT," "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS," "LITIGATION – The District," "CONTINGENT FEES," "EXPERTS," "FINANCIAL INFORMATION," "DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS," "CONTINUING DISCLOSURE," "MISCELLANEOUS" and "AUTHORIZATION AND APPROVAL" and in "APPENDIX D: ASSESSMENT METHODOLOGY" and in "APPENDIX F: FINANCIAL STATEMENTS" did not as of the respective dates of the Limited Offering Memoranda and does not as of the date hereof contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading.

6. To the best of our knowledge, there has been no change which would materially adversely affect the assumptions made or the conclusions reached in the Assessment Report and the considerations and assumptions used in compiling the Assessment Report are reasonable. The Assessment Report and the assessment methodology set forth therein were prepared in accordance with all applicable provisions of Florida law.

7. As District Manager and Registered Agent for the District, we are not aware of any litigation pending or, to the best of our knowledge, threatened against the District restraining or enjoining the issuance, sale, execution or delivery of the Series 2024 Bonds, or in any way contesting or affecting the validity of the Series 2024 Bonds or any proceedings of the District taken with respect to the issuance or sale thereof, or the pledge or application of any moneys or security provided for the payment of the Series 2024 Bonds, or the existence or powers of the District.

8. The Series 2024 Special Assessments, as initially levied, and as may be reallocated from time to time as permitted by resolutions adopted by the District with respect to the Series 2024 Special Assessments, are sufficient to enable the District to pay the debt service on the related Series of Series 2024 Bonds through the final maturity thereof.

9. The benefit from the respective Series 2024 Projects to the lands subject to the related Series 2024 Special Assessments equals or exceeds the amount of such Series 2024 Special Assessments, and the Series 2024 Special Assessments are fairly and reasonably allocated across all such benefitted properties.

10. Inframark hereby acknowledges its agreement to serve as the Dissemination Agent for the District for the Series 2024 Bonds and undertake the obligations of the Dissemination Agent as set forth in (i) the Continuing Disclosure Agreement dated [____], 2024 by and among the District, JEN Tampa 4, LLC, [HBWB Development Services, LLC,] and Inframark, as Dissemination Agent, and (ii) the Continuing Disclosure Agreement dated [____], 2024 by and among the District and [Mattamy Tampa/Sarasota, LLC], and Inframark, as Dissemination Agent, each as acknowledged by Inframark, as District Manager, and U.S. Bank Trust Company, National Association, as trustee (collectively, the "Disclosure Agreements"). Inframark hereby represents that it is aware of the continuing disclosure requirements set forth in the Disclosure Agreements and Rule 15c2-12 promulgated under the Securities Act of 1933, as amended, that it has policies and procedures in place to ensure its compliance with its

obligations under the Disclosure Agreements, and that it will comply with its obligations under the Disclosure Agreements.

INFRAMARK, LLC

By: _____
Name: _____
Title: _____

DRAFT-1
GrayRobinson, P.A.
February 13, 2024

PRELIMINARY LIMITED OFFERING MEMORANDUM DATED [____], 2024

NEW ISSUE - BOOK-ENTRY ONLY
LIMITED OFFERING

NOT RATED

In the opinion of GrayRobinson, P.A., Bond Counsel, under existing law and assuming compliance with the tax covenants described herein, and the accuracy of certain representations and certifications made by the District described herein, interest on the Series 2024 Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"). Bond Counsel, is also of the opinion that such interest is not treated as a preference item in calculating the alternative minimum tax imposed under the Code. However, interest on the Series 2024 Bonds will be taken into account in computing the alternative minimum tax imposed on certain corporations under the Code to the extent that such interest is included in the "adjusted financial statement income" of such corporations. In the opinion of Bond Counsel, interest on the Series 2024 Bonds will not be subject to taxation under the laws of the State of Florida, except estate taxes and taxes under Chapter 220, Florida Statutes, as amended, on interest, income or profits on debt obligations owned by corporations as defined therein. See "TAX MATTERS" herein regarding certain other tax considerations.

**PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
(MANATEE COUNTY, FLORIDA)**

\$14,340,000*
SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2024
(ASSESSMENT AREA THREE PROJECT)

\$3,175,000*
SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2024
(ASSESSMENT AREA FOUR PROJECT)

Dated: Date of Delivery

Due: As set forth herein.

The Parrish Plantation Community Development District Special Assessment Revenue Bonds, Series 2024 (Assessment Area Three Project) (the "Assessment Area Three Bonds") and the Parrish Plantation Community Development District Special Assessment Revenue Bonds, Series 2024 (Assessment Area Four Project) (the "Assessment Area Four Bonds" and, together with the Assessment Area Three Bonds, the "Series 2024 Bonds") are being issued by the Parrish Plantation Community Development District (the "District" or the "Issuer") in fully registered form, without coupons, in authorized denominations of \$5,000 and any integral multiple thereof.

The Series 2024 Bonds will bear interest at the fixed rates set forth below, calculated on the basis of a 360-day year comprised of twelve 30 day months, payable semi-annually on each May 1 and November 1, commencing May 1, 2024. The Series 2024 Bonds, when issued, will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company ("DTC") of New York, New York. Purchases of beneficial interests in the Series 2024 Bonds will be made only in book-entry form. Accordingly, principal of and interest on the Series 2024 Bonds will be paid from sources provided below by U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee") directly to Cede & Co. as the registered owner thereof. Disbursements of such payments to the Direct Participants (as hereinafter defined) is the responsibility of DTC and disbursements of such payments to the beneficial owners is the responsibility of the Direct Participants and the Indirect Participants (as hereinafter defined), as more fully described herein. Any purchaser of a beneficial interest in a Series 2024 Bond must maintain an account with a broker or dealer who is, or acts through, a Direct Participant to receive payment of the principal of and interest on such Series 2024 Bond. See "DESCRIPTION OF THE SERIES 2024 BONDS – Book-Entry Only System" herein.

Proceeds of the Assessment Area Three Bonds will be used to provide funds to: (i) finance the Cost of acquisition, construction, installation and equipping of a portion of the Assessment Area Three Project (defined herein); (ii) pay certain costs associated with the issuance of the Assessment Area Three Bonds; (iii) pay a portion of the interest accruing on the Assessment Area Three Bonds; and (iv) fund the Assessment Area Three Reserve Account as herein provided. See "THE CAPITAL IMPROVEMENT PROGRAM AND THE SERIES 2024 PROJECTS" and "ESTIMATED SOURCES AND USES OF FUNDS" herein.

Proceeds of the Assessment Area Four Bonds will be used to provide funds to: (i) finance the Cost of acquisition, construction, installation and equipping of a portion of the Assessment Area Four Project (defined herein); (ii) pay certain costs associated with the issuance of the Assessment Area Four Bonds; (iii) pay a portion of the interest accruing on the Assessment Area Four Bonds; and (iv) fund the Assessment Area Four Reserve Account as herein provided. See "THE CAPITAL IMPROVEMENT PROGRAM AND THE SERIES 2024 PROJECTS" and "ESTIMATED SOURCES AND USES OF FUNDS" herein.

The District is a local unit of special-purpose government of the State of Florida (the "State"), created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance No. 19-33 of the Board of County Commissioners of Manatee County, Florida (the "County"), enacted on October 10, 2019 and effective as of October 17, 2019, as amended (collectively, the "Ordinance"). The District was created for the purpose of delivering certain community development services and facilities for the benefit of the District Lands (as hereinafter defined) and has previously determined to undertake, in one or more stages, the acquisition and/or construction of public improvements and community facilities as set forth in the Act for the special benefit of certain District Lands. The Series 2024 Bonds are being issued by the District pursuant to the Act, Resolutions No. 2020-21, 2023-05 and No. 2024-[____] adopted by the Board of Supervisors of the District (the "Board") on October 18, 2019, February [____], 2023 and [February 15], 2024, respectively (collectively, the "Bond Resolution"), and a Master Trust Indenture, dated as of February 1, 2021 (the "Master Indenture"), as supplemented with respect to the Assessment Area Three Bonds by a Third Supplemental Trust Indenture, dated as of [____] 1, 2024 (the "Third Supplemental Indenture," and together with the Master Indenture, the "Assessment Area Three Indenture"), and as supplemented with respect to the Assessment Area Four Bonds by a Fourth Supplemental Trust Indenture, dated as of [____] 1, 2024 (the "Fourth Supplemental Indenture," and together with the Master Indenture, the "Assessment Area Four Indenture"), each by and between the District and the Trustee. The Assessment Area Three Indenture and the Assessment Area Four Indenture are collectively referred to herein as the "Indenture." Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Indenture.

This Preliminary Limited Offering Memorandum and the information contained herein are subject to completion or amendment. Under no circumstances shall this Preliminary Limited Offering Memorandum constitute an offer to sell or a solicitation of an offer to buy, nor shall there be any jurisdiction in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration, qualification or exemption under the securities laws of such jurisdiction. The District has deemed this Preliminary Limited Offering Memorandum "final," except for permitted omissions, within the contemplation of Rule 15c2-12 promulgated by the Securities and Exchange Commission.

The Assessment Area Three Bonds are equally and ratably secured by the Assessment Area Three Pledged Revenues, without preference or priority of one Assessment Area Three Bond over another. The Assessment Area Three Pledged Revenues consists of all right, title and interest of the District in, to and under, subject to the terms and conditions of the Master Indenture, all revenues derived by the District from the Assessment Area Three Special Assessments (as defined herein) levied and imposed pursuant to the Assessment Proceedings (as hereinafter defined) as the same may be amended from time to time and all amounts in the Funds and Accounts (except for the Assessment Area Three Rebate Account and the Assessment Area Three Cost of Issuance Account) established under the Third Supplemental Indenture (collectively, the "Assessment Area Three Pledged Revenues"). See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2024 BONDS" herein.

The Assessment Area Four Bonds are equally and ratably secured by the Assessment Area Four Pledged Revenues, without preference or priority of one Assessment Area Four Bond over another. The Assessment Area Four Pledged Revenues consists of all right, title and interest of the District in, to and under, subject to the terms and conditions of the Master Indenture, all revenues derived by the District from the Assessment Area Four Special Assessments (as defined herein) levied and imposed pursuant to the Assessment Proceedings (as hereinafter defined) as the same may be amended from time to time and all amounts in the Funds and Accounts (except for the Assessment Area Four Rebate Account and the Assessment Area Four Cost of Issuance Account) established under the Fourth Supplemental Indenture (collectively, the "Assessment Area Four Pledged Revenues"). See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2024 BONDS" herein.

The Assessment Area Three Pledged Revenues do not secure the Assessment Area Four Bonds, and the Assessment Area Four Pledged Revenues do not secure the Assessment Area Three Bonds. See "BONDOWNERS' RISKS" herein.

The Series 2024 Bonds are subject to optional, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts and at the redemption prices as more fully described herein. See "DESCRIPTION OF THE SERIES 2024 BONDS – Redemption Provisions" herein.

NEITHER THE SERIES 2024 BONDS NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THE SERIES 2024 BONDS AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THE SERIES 2024 BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THE SERIES 2024 BONDS SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, WITH RESPECT TO THE ASSESSMENT AREA THREE BONDS, THE ASSESSMENT AREA THREE PLEDGED REVENUES, AND, WITH RESPECT TO THE ASSESSMENT AREA FOUR BONDS, THE ASSESSMENT AREA FOUR PLEDGED REVENUES, RESPECTIVELY, PLEDGED TO SUCH SERIES 2024 BONDS, ALL AS PROVIDED IN THE SERIES 2024 BONDS AND IN THE INDENTURE.

The Series 2024 Bonds involve a degree of risk (see "BONDOWNERS' RISKS" herein) and are not suitable for all investors (see "SUITABILITY FOR INVESTMENT" herein). The Underwriter named below is limiting this offering to "accredited investors" within the meaning of Chapter 517, Florida Statutes, and the rules of the Florida Department of Financial Services promulgated thereunder. The limitation of the initial offering to accredited investors does not denote restrictions on transfers in any secondary market for the Series 2024 Bonds. The Series 2024 Bonds are not credit enhanced or rated and no application has been made for a credit enhancement or a rating with respect to the Series 2024 Bonds.

This cover page contains information for quick reference only. It is not a summary of the Series 2024 Bonds. Investors must read the entire Limited Offering Memorandum to obtain information essential to the making of an informed investment decision.

MATURITY SCHEDULE

THE ASSESSMENT AREA THREE BONDS

| | | | | |
|----------|--|----------------------------|---------------|----|
| \$ _____ | – _____ % Series 2024 Term Bond due [_____ 1, 20], | Yield _____ %, Price _____ | CUSIP # _____ | ** |
| \$ _____ | – _____ % Series 2024 Term Bond due [_____ 1, 20], | Yield _____ %, Price _____ | CUSIP # _____ | ** |
| \$ _____ | – _____ % Series 2024 Term Bond due [_____ 1, 20], | Yield _____ %, Price _____ | CUSIP # _____ | ** |

THE ASSESSMENT AREA FOUR BONDS

| | | | | |
|----------|--|----------------------------|---------------|----|
| \$ _____ | – _____ % Series 2024 Term Bond due [_____ 1, 20], | Yield _____ %, Price _____ | CUSIP # _____ | ** |
| \$ _____ | – _____ % Series 2024 Term Bond due [_____ 1, 20], | Yield _____ %, Price _____ | CUSIP # _____ | ** |
| \$ _____ | – _____ % Series 2024 Term Bond due [_____ 1, 20], | Yield _____ %, Price _____ | CUSIP # _____ | ** |

The initial sale of the Series 2024 Bonds is subject to certain conditions precedent, including, without limitation, receipt of the opinion of GrayRobinson, P.A., Tampa, Florida, Bond Counsel, as to the validity of the Series 2024 Bonds and the excludability of interest thereon from gross income for federal income tax purposes. Certain legal matters will be passed upon for the District by its counsel, Straley Robin Vericker P.A., Tampa, Florida, as District Counsel, and GrayRobinson, P.A., Tampa, Florida, as Disclosure Counsel. Certain legal matters will be passed upon for the Assessment Area Three Landowner (as defined herein) by its counsel, Godbold, Downing, Bill & Rentz, P.A., Winter Park, Florida, for the Assessment Area Three Development Manager and Assessment Area Three Builder (each as defined herein) by their counsel Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A., Orlando, Florida, for the Assessment Area Four Landowner (as defined herein) by its counsel, [_____, _____, Florida], and for the Trustee by its counsel, Aponte & Associates Law Firm, P.L.L.C. The Underwriter is represented by Nabors, Giblin & Nickerson, P.A., Tampa, Florida. It is expected that the Series 2024 Bonds will be delivered in book-entry form through the facilities of DTC on or about _____, 2024.

FMSbonds, Inc.

Dated: _____, 2024

* Preliminary, subject to change.

**The District is not responsible for the CUSIP numbers, nor is any representation made as to their correctness. The CUSIP numbers are included solely for the convenience of the readers of this Limited Offering Memorandum.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS

Matt O'Brien,* Chairperson
Brent Dunham,* Vice-Chairperson
Christian Jones[*], Assistant Secretary
Marlena Nitschke,* Assistant Secretary
Allison Martin,* Assistant Secretary

* Employee of, or affiliated with the Assessment Area Three Landowner and/or the Assessment Area Three Development Manager

DISTRICT MANAGER/METHODOLOGY CONSULTANT

Inframark, LLC
Tampa, Florida

DISTRICT COUNSEL

Straley Robin Vericker P.A.
Tampa, Florida

BOND COUNSEL AND DISCLOSURE COUNSEL

GrayRobinson, P.A.
Tampa, Florida

DISTRICT ENGINEER

Clearview Land Design, P.L.
Tampa, Florida

NO DEALER, BROKER, SALESPERSON OR OTHER PERSON HAS BEEN AUTHORIZED BY THE DISTRICT TO GIVE ANY INFORMATION OR TO MAKE ANY REPRESENTATIONS, OTHER THAN THOSE CONTAINED IN THIS LIMITED OFFERING MEMORANDUM, AND, IF GIVEN OR MADE, SUCH OTHER INFORMATION OR REPRESENTATIONS MUST NOT BE RELIED UPON AS HAVING BEEN AUTHORIZED BY THE DISTRICT. THIS LIMITED OFFERING MEMORANDUM DOES NOT CONSTITUTE AN OFFER TO SELL OR THE SOLICITATION OF AN OFFER TO BUY ANY OF THE SERIES 2024 BONDS, AND THERE SHALL BE NO OFFER, SOLICITATION, OR SALE OF THE SERIES 2024 BONDS BY ANY PERSON IN ANY JURISDICTION IN WHICH IT IS UNLAWFUL FOR SUCH PERSON TO MAKE SUCH OFFER, SOLICITATION OR SALE.

THE INFORMATION SET FORTH HEREIN HAS BEEN OBTAINED FROM THE LANDOWNERS AND THE ASSESSMENT AREA THREE DEVELOPMENT MANAGER (AS SUCH TERMS ARE HEREINAFTER DEFINED), THE DISTRICT, PUBLIC DOCUMENTS, RECORDS AND OTHER SOURCES, WHICH SOURCES ARE BELIEVED TO BE RELIABLE BUT WHICH INFORMATION IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS BY, AND IS NOT TO BE CONSTRUED AS A REPRESENTATION OF, THE UNDERWRITER NAMED ON THE COVER PAGE OF THIS LIMITED OFFERING MEMORANDUM.

THE UNDERWRITER HAS REVIEWED THE INFORMATION IN THIS LIMITED OFFERING MEMORANDUM IN ACCORDANCE WITH, AND AS PART OF, ITS RESPONSIBILITIES TO INVESTORS UNDER THE FEDERAL SECURITIES LAWS AS APPLIED TO THE FACTS AND CIRCUMSTANCES OF THIS TRANSACTION, BUT THE UNDERWRITER DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.

THE INFORMATION AND EXPRESSIONS OF OPINION HEREIN CONTAINED ARE SUBJECT TO CHANGE WITHOUT NOTICE, AND NEITHER THE DELIVERY OF THIS LIMITED OFFERING MEMORANDUM NOR ANY SALE MADE HEREUNDER SHALL, UNDER ANY CIRCUMSTANCES, CREATE ANY IMPLICATION THAT THERE HAS BEEN NO CHANGE IN THE AFFAIRS OF THE DISTRICT, THE LANDOWNERS OR THE ASSESSMENT AREA THREE DEVELOPMENT MANAGER, OR IN THE STATUS OF THE DEVELOPMENT, ASSESSMENT AREA THREE, THE ASSESSMENT AREA THREE PROJECT, ASSESSMENT AREA FOUR OR THE ASSESSMENT AREA FOUR PROJECT (AS SUCH TERMS ARE HEREINAFTER DEFINED) SINCE THE DATE HEREOF.

THE SERIES 2024 BONDS HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION UNDER THE SECURITIES ACT OF 1933, AS AMENDED, NOR HAS THE INDENTURE BEEN QUALIFIED UNDER THE TRUST INDENTURE ACT OF 1939, AS AMENDED, IN RELIANCE UPON CERTAIN EXEMPTIONS SET FORTH IN SUCH ACTS. THE REGISTRATION, QUALIFICATION OR EXEMPTION OF THE SERIES 2024 BONDS IN ACCORDANCE WITH THE APPLICABLE SECURITIES LAW PROVISIONS OF ANY JURISDICTIONS WHEREIN THESE SECURITIES HAVE BEEN OR WILL BE REGISTERED, QUALIFIED OR EXEMPTED SHOULD NOT BE REGARDED AS A RECOMMENDATION THEREOF. NEITHER THE DISTRICT, THE COUNTY, THE STATE, NOR ANY OTHER POLITICAL SUBDIVISIONS THEREOF HAVE GUARANTEED OR PASSED UPON THE MERITS OF THE SERIES 2024 BONDS, UPON THE PROBABILITY OF ANY EARNINGS THEREON OR UPON THE ACCURACY OR ADEQUACY OF THIS LIMITED OFFERING MEMORANDUM.

"FORWARD-LOOKING STATEMENTS" ARE USED IN THIS DOCUMENT BY USING FORWARD LOOKING WORDS SUCH AS "MAY," "WILL," "SHOULD," "INTENDS," "EXPECTS," "BELIEVES," "ANTICIPATES," "ESTIMATES," OR OTHERS. THE READER IS CAUTIONED THAT FORWARD-LOOKING STATEMENTS ARE SUBJECT TO A VARIETY OF UNCERTAINTIES THAT COULD CAUSE ACTUAL RESULTS TO DIFFER FROM THE PROJECTED RESULTS. THOSE RISKS AND UNCERTAINTIES INCLUDE GENERAL ECONOMIC AND BUSINESS CONDITIONS, CONDITIONS IN THE FINANCIAL MARKETS AND REAL ESTATE MARKET, THE DISTRICT'S COLLECTION OF ASSESSMENT AREA THREE SPECIAL ASSESSMENTS OR ASSESSMENT AREA FOUR SPECIAL ASSESSMENTS, AND VARIOUS OTHER FACTORS WHICH MAY BE BEYOND THE DISTRICT'S, THE LANDOWNERS' AND THE ASSESSMENT AREA THREE DEVELOPMENT MANAGER'S CONTROL. BECAUSE THE DISTRICT, THE LANDOWNERS AND THE ASSESSMENT AREA THREE DEVELOPMENT MANAGER CANNOT PREDICT ALL FACTORS THAT MAY AFFECT FUTURE DECISIONS, ACTIONS, EVENTS, OR FINANCIAL CIRCUMSTANCES, WHAT ACTUALLY HAPPENS MAY BE DIFFERENT FROM WHAT IS INCLUDED IN FORWARD-LOOKING STATEMENTS.

THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE DISTRICT AND THE LANDOWNERS DO NOT PLAN TO ISSUE ANY UPDATES OR REVISIONS TO THOSE FORWARD-LOOKING STATEMENTS IF OR WHEN ANY OF THEIR EXPECTATIONS CHANGE OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR, OTHER THAN AS DESCRIBED UNDER "CONTINUING DISCLOSURE" HEREIN.

THIS LIMITED OFFERING MEMORANDUM IS BEING PROVIDED TO PROSPECTIVE PURCHASERS IN ELECTRONIC FORMAT ON THE FOLLOWING WEBSITES: WWW.MUNIOS.COM AND WWW.EMMA.MSRB.ORG. THIS LIMITED OFFERING MEMORANDUM MAY BE RELIED UPON ONLY IF IT IS PRINTED IN ITS ENTIRETY DIRECTLY FROM EITHER OF SUCH WEBSITES.

THIS PRELIMINARY LIMITED OFFERING MEMORANDUM IS IN A FORM DEEMED FINAL BY THE DISTRICT FOR PURPOSES OF RULE 15C2-12 UNDER THE SECURITIES EXCHANGE ACT OF 1934, AS AMENDED, EXCEPT FOR CERTAIN INFORMATION PERMITTED TO BE OMITTED PURSUANT TO RULE 15C2-12(B)(1).

TABLE OF CONTENTS

| | PAGE |
|---|------|
| INTRODUCTION | 1 |
| General | 1 |
| Assessment Area Three Bonds | 2 |
| Assessment Area Four Bonds | 3 |
| DESCRIPTION OF THE SERIES 2024 BONDS | 4 |
| General Description | 4 |
| Redemption Provisions | 5 |
| Purchase of Series 2024 Bonds | 10 |
| Book-Entry Only System | 10 |
| SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2024 BONDS | 12 |
| General | 12 |
| Covenant to Levy the Series 2024 Special Assessments | 13 |
| Prepayment of Series 2024 Special Assessments | 14 |
| Additional Obligations | 14 |
| Covenant Against Sale or Encumbrance | 15 |
| Acquisition and Construction Accounts | 16 |
| Reserve Accounts | 19 |
| Deposit and Application of the Pledged Revenues | 24 |
| Investments | 27 |
| Indenture Provisions Relating to Bankruptcy or Insolvency of a Landowner | 28 |
| Events of Default and Remedies | 29 |
| ENFORCEMENT OF ASSESSMENT COLLECTIONS | 31 |
| General | 31 |
| Uniform Method Procedure | 31 |
| Foreclosure | 34 |
| BONDOWNERS' RISKS | 35 |
| Concentration of Land Ownership | 35 |
| Bankruptcy and Related Risks | 35 |
| Series 2024 Special Assessments Are Non-Recourse | 36 |
| Regulatory and Environmental Risks | 36 |
| Economic Conditions and Changes in Development Plans | 37 |
| Other Taxes and Assessments | 37 |
| Limited Secondary Market for Series 2024 Bonds | 38 |
| Inadequacy of Reserve Accounts | 38 |
| Legal Delays | 39 |
| IRS Examination and Audit Risk | 39 |
| Loss of Exemption from Securities Registration | 41 |
| Federal Tax Reform | 41 |
| State Tax Reform | 41 |
| Insufficient Resources or Other Factors Causing Failure to Complete Development | 42 |
| Pandemics and Other Public Health Emergencies | 42 |
| Cybersecurity | 42 |
| Prepayment and Redemption Risk | 43 |
| Payment of Series 2024 Special Assessments after Bank Foreclosure | 43 |
| ESTIMATED SOURCES AND USES OF FUNDS | 44 |

| | |
|--|----|
| DEBT SERVICE REQUIREMENTS..... | 45 |
| THE DISTRICT | 46 |
| General Information | 46 |
| Legal Powers and Authority | 46 |
| Board of Supervisors | 47 |
| The District Manager and Other Consultants | 48 |
| Outstanding Indebtedness..... | 48 |
| CAPITAL IMPROVEMENT PROGRAM AND THE SERIES 2024 PROJECTS | 49 |
| Overview | 49 |
| The Series 2024 Projects | 49 |
| Assessment Area Three Project..... | 50 |
| Assessment Area Four Project..... | 51 |
| ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS | 53 |
| Assessment Area Three Special Assessments | 53 |
| Assessment Area Four Special Assessments..... | 54 |
| THE DEVELOPMENT | 55 |
| General Overview..... | 55 |
| Update on Prior Phases..... | 57 |
| Land Acquisition and Finance Plan..... | 57 |
| Finance Plan | 57 |
| Development Plan and Status..... | 58 |
| Assessment Area Three Development Agreement and Assessment Area Three Option Agreement..... | 59 |
| Residential Product Offerings | 60 |
| Development Approvals..... | 60 |
| Environmental | 60 |
| Taxes, Fees and Assessments | 61 |
| Amenities..... | 62 |
| Utilities | 62 |
| Education..... | 62 |
| Competition | 63 |
| Development Agreements | 63 |
| THE LANDOWNERS AND THE ASSESSMENT AREA THREE DEVELOPMENT MANAGER..... | 64 |
| Assessment Area Three | 64 |
| The Assessment Area Three Landowner..... | 64 |
| The Assessment Area Three Development Manager and the Assessment Area Three Builder | 65 |
| Assessment Area Four..... | 66 |
| TAX MATTERS..... | 66 |
| Federal Income Taxes | 66 |
| State Taxes | 67 |
| [Original Issue Discount and Premium Bonds]..... | 67 |
| Ancillary Tax Matters | 68 |
| Changes in Law and Post Issuance Events..... | 68 |
| AGREEMENT BY THE STATE | 69 |
| LEGALITY FOR INVESTMENT..... | 69 |
| SUITABILITY FOR INVESTMENT | 69 |

| | |
|---|-----|
| ENFORCEABILITY OF REMEDIES | 69 |
| LITIGATION..... | 70 |
| The District..... | 70 |
| Assessment Area Three Landowner..... | 70 |
| The Assessment Area Three Development Manager | 70 |
| Assessment Area Four Landowner..... | 70 |
| CONTINGENT FEES | 70 |
| NO RATING..... | 71 |
| EXPERTS | 71 |
| FINANCIAL INFORMATION | 71 |
| DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS..... | 71 |
| CONTINUING DISCLOSURE..... | 72 |
| UNDERWRITING | 72 |
| VALIDATION..... | 73 |
| LEGAL MATTERS..... | 73 |
| MISCELLANEOUS | 73 |
| AUTHORIZATION AND APPROVAL | 75 |
| APPENDIX A: COPY OF THE MASTER INDENTURE AND PROPOSED FORMS OF SUPPLEMENTAL INDENTURES | A-1 |
| APPENDIX B: PROPOSED FORM OF OPINION OF BOND COUNSEL | B-1 |
| APPENDIX C: ENGINEER'S REPORT | C-1 |
| APPENDIX D: ASSESSMENT METHODOLOGY | D-1 |
| APPENDIX E: PROPOSED FORMS OF CONTINUING DISCLOSURE AGREEMENTS | E-1 |
| APPENDIX F: FINANCIAL STATEMENTS | F-1 |

**PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
(MANATEE COUNTY, FLORIDA)**

\$14,340,000*
SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2024
(ASSESSMENT AREA THREE PROJECT)

\$3,175,000*
SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2024
(ASSESSMENT AREA FOUR PROJECT)

INTRODUCTION

General

The purpose of this Limited Offering Memorandum is to set forth certain information in connection with the offering for sale by the Parrish Plantation Community Development District (the "District" or "Issuer") of its \$14,340,000* Special Assessment Revenue Bonds, Series 2024 (Assessment Area Three Project) (the "Assessment Area Three Bonds") and its \$3,175,000* Special Assessment Revenue Bonds, Series 2024 (Assessment Area Four Project) (the "Assessment Area Four Bonds" and, together with the Assessment Area Three Bonds, the "Series 2024 Bonds").

THE SERIES 2024 BONDS ARE NOT A SUITABLE INVESTMENT FOR ALL INVESTORS. PURSUANT TO APPLICABLE STATE LAW, THE UNDERWRITER IS LIMITING THIS INITIAL OFFERING OF THE SERIES 2024 BONDS TO ONLY ACCREDITED INVESTORS WITHIN THE MEANING OF CHAPTER 517, FLORIDA STATUTES, AND THE RULES OF THE FLORIDA DEPARTMENT OF FINANCIAL SERVICES. THE LIMITATION OF THE INITIAL OFFERING TO ACCREDITED INVESTORS DOES NOT DENOTE RESTRICTIONS ON TRANSFER IN ANY SECONDARY MARKET FOR THE SERIES 2024 BONDS. POTENTIAL INVESTORS ARE SOLELY RESPONSIBLE FOR EVALUATING THE MERITS AND RISKS OF AN INVESTMENT IN THE SERIES 2024 BONDS. SEE "BONDOWNERS' RISKS" AND "SUITABILITY FOR INVESTMENT" HEREIN.

The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance No. 19-33 of the Board of County Commissioners of Manatee County, Florida (the "County"), enacted on October 10, 2019 and effective as of October 17, 2019, as amended (collectively, "Ordinance"). The District was created for the purpose of delivering certain community development services and facilities for the benefit of District Lands (as hereinafter defined) and has previously determined to undertake, in one or more stages, the acquisition and/or construction of public improvements and community facilities as set forth in the Act for the special benefit of the District Lands. The Act authorizes the District to issue bonds for the purposes of, among others, financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, or equipping water management, water supply, sewer and wastewater management, bridges or culverts, public roads, street lights and other basic infrastructure projects within or without the boundaries of the District as provided in the Act. See "THE DISTRICT" herein for more information.

The District is located in northeastern Manatee County on both the north and south sides of State Road 62. The District contains approximately 792 acres (the "District Lands"). The District Lands are being developed as a 472-unit single-family home residential community known as "Crosswind Point" and a

* Preliminary, subject to change.

1,073-unit single-family home residential community known as "Crosswind Ranch" (collectively, the "Development"). See "THE DEVELOPMENT" herein for more information.

Land development associated with the Development has been broken into multiple phases, and the District has created multiple assessment areas to facilitate such development. "Assessment Area One" consists of the 472 single-family lots planned for Crosswind Point. "Assessment Area Two" corresponds to Phase IA of Crosswind Ranch, which is planned for 125 single-family homes at buildout. "Assessment Area Three" corresponds to Phases IB, II and V of Crosswind Ranch, which collectively contain approximately 250 acres of land and are planned in the aggregate for 319 single-family homes. "Assessment Area Four" corresponds to Phase III of Crosswind Ranch, which contains approximately 51.76 acres of land and is planned for 259 single-family and townhome units. "Assessment Area Five" corresponds to Phase IV of Crosswind Ranch, which contains approximately 113.73 acres of land and is planned for 370 single-family and townhome units. SEE "CAPITAL IMPROVEMENT PROGRAM AND THE SERIES 2024 PROJECTS" herein. Assessment Area Three and Assessment Area Four are collectively referred to herein as the "Series 2024 Assessment Areas."

The District previously issued its Assessment Area One Bonds to finance a portion of the public infrastructure improvements associated with Assessment Area One. The District subsequently issued its Assessment Area Two Bonds to finance a portion of the public infrastructure improvements associated with Assessment Area Two. See "THE DISTRICT – Outstanding Indebtedness" and "THE DEVELOPMENT – Update on Prior Phases" herein for more information on the District's prior bond issuances and the development status of Assessment Area One and Assessment Area Two.

The Series 2024 Bonds are being issued by the District pursuant to the Act, Resolutions Nos. 2020-21, 2023-05 and 2024-[] adopted by the Board of Supervisors of the District (the "Board") on October 18, 2019, February [], 2023, and [February 15], 2024, respectively (collectively, the "Bond Resolution"), and a Master Trust Indenture, dated as of February 1, 2021 (the "Master Indenture"), as supplemented, with respect to the Assessment Area Three Bonds, by a Third Supplemental Trust Indenture, dated as of [] 1, 2024 (the "Third Supplemental Indenture," and together with the Master Indenture, the "Assessment Area Three Indenture") and, with respect to the Assessment Area Four Bonds, by a Fourth Supplemental Trust Indenture, dated as of [] 1, 2024 (the "Fourth Supplemental Indenture," and together with the Master Indenture, the "Assessment Area Four Indenture"), each by and between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"). The Assessment Area Three Indenture and the Assessment Area Four Indenture are collectively referred to herein as the "Indenture." All capitalized terms used in this Limited Offering Memorandum that are defined in the Indenture and not defined herein shall have the respective meanings set forth in the Indenture. See "APPENDIX A: COPY OF THE MASTER INDENTURE AND PROPOSED FORMS OF SUPPLEMENTAL INDENTURES" hereto.

The Assessment Area Three Pledged Revenues (as defined herein) that secure the Assessment Area Three Bonds do not secure the Assessment Area Four Bonds, and the Assessment Area Four Pledged Revenues (as defined herein) that secure the Assessment Area Four Bonds do not secure the Assessment Area Three Bonds. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2024 BONDS."

Assessment Area Three Bonds

Proceeds of the Assessment Area Three Bonds will be used to provide funds to: (i) finance the Cost of acquisition, construction, installation and equipping of a portion of the Assessment Area Three Project (defined herein); (ii) pay certain costs associated with the issuance of the Assessment Area Three Bonds; (iii) pay a portion of the interest accruing on the Assessment Area Three Bonds; and (iv) fund the

Assessment Area Three Reserve Account as herein provided. See "CAPITAL IMPROVEMENT PROGRAM AND THE SERIES 2024 PROJECTS" and "ESTIMATED SOURCES AND USES OF FUNDS" herein.

The Assessment Area Three Bonds will be secured by the Assessment Area Three Special Assessments (as defined herein), which will initially be levied on the approximately 250 acres of land within Assessment Area Three. As lots are platted, the Assessment Area Three Special Assessments will be assigned to the 319 lots planned for Assessment Area Three on a first platted, first assigned basis as set forth in the Assessment Methodology. See "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS" for more information regarding allocation of the Assessment Area Three Special Assessments.

JEN Tampa 4, LLC, a Florida limited liability company (the "Assessment Area Three Landowner"), is the [sole landowner] for Assessment Area Three. The Assessment Area Three Landowner has entered into a Development Agreement (as hereinafter defined) with [Homes by West Bay, LLC], a Florida limited liability company (the "Assessment Area Three Builder") and HBWB Development Services, LLC, a Florida limited liability company ("HBWB" and together with the Assessment Area Three Builder, the "Assessment Area Three Development Manager") to develop the lands within Assessment Area Three. The Assessment Area Three Landowner has also entered into the Assessment Area Three Option Agreement (as hereinafter defined) with the Assessment Area Three Builder, whereby the Assessment Area Three Builder and/or its affiliates will purchase all of the developed lots in Assessment Area Three. See "THE LANDOWNERS AND THE ASSESSMENT AREA THREE DEVELOPMENT MANAGER" herein for more information regarding the Assessment Area Three Development Manager and the Assessment Area Three Builder, and see "THE DEVELOPMENT – Assessment Area Three Development Agreement and the Assessment Area Three Option Agreement" herein for more information on the Assessment Area Three Development Agreement and the Assessment Area Three Option Agreement.

The Assessment Area Three Bonds are equally and ratably secured by the Assessment Area Three Pledged Revenues, without preference or priority of one Assessment Area Three Bond over another. The Assessment Area Three Pledged Revenues consists of all right, title and interest of the District in, to and under, subject to the terms and conditions of the Master Indenture, all revenues derived by the District from the Assessment Area Three Special Assessments levied and imposed pursuant to the Assessment Proceedings (as hereinafter defined), as the same may be amended from time to time, and all amounts in the Funds and Accounts (except for the Assessment Area Three Rebate Account and the Assessment Area Three Cost of Issuance Account) established under the Third Supplemental Indenture (collectively, the "Assessment Area Three Pledged Revenues"). See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2024 BONDS" herein.

Assessment Area Four Bonds

Proceeds of the Assessment Area Four Bonds will be used to provide funds to: (i) finance the Cost of acquisition, construction, installation and equipping of a portion of the Assessment Area Four Project (defined herein); (ii) pay certain costs associated with the issuance of the Assessment Area Four Bonds; (iii) pay a portion of the interest accruing on the Assessment Area Four Bonds; and (iv) fund the Assessment Area Four Reserve Account as herein provided. See "CAPITAL IMPROVEMENT PROGRAM AND THE SERIES 2024 PROJECTS" and "ESTIMATED SOURCES AND USES OF FUNDS" herein.

The Assessment Area Four Bonds will be secured by the Assessment Area Four Special Assessments (as defined herein), which will initially be levied on the approximately 51.76 acres of land within Assessment Area Four. As lots are platted, the Assessment Area Four Special Assessments will be assigned to the 259 lots planned for Assessment Area Four on a first platted, first assigned basis as set forth

in the Assessment Methodology. See "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS" for more information regarding allocation of the Assessment Area Four Special Assessments.

[Mattamy Tampa/Sarasota, LLC, a Delaware limited liability company] (the "Assessment Area Four Landowner" and, together with the Assessment Area Three Landowner, the "Landowners"), owns all of the land within Assessment Area Four and will be the sole land developer and homebuilder for Assessment Area Four. See "THE LANDOWNERS AND THE ASSESSMENT AREA THREE DEVELOPMENT MANAGER" herein for more information regarding the Assessment Area Four Landowner.

The Assessment Area Four Bonds are equally and ratably secured by the Assessment Area Four Pledged Revenues, without preference or priority of one Assessment Area Four Bond over another. The Assessment Area Four Pledged Revenues consists of all right, title and interest of the District in, to and under, subject to the terms and conditions of the Master Indenture, all revenues derived by the District from the Assessment Area Four Special Assessments levied and imposed pursuant to the Assessment Proceedings (as hereinafter defined) as the same may be amended from time to time and all amounts in the Funds and Accounts (except for the Assessment Area Four Rebate Account and the Assessment Area Four Cost of Issuance Account) established under the Fourth Supplemental Indenture (collectively, the "Assessment Area Four Pledged Revenues"). See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2024 BONDS" herein.

There follows in this Limited Offering Memorandum a brief description of the District, the Landowners and the Assessment Area Three Development Manager, the Development, Assessment Area Three, the Assessment Area Three Project, Assessment Area Four, the Assessment Area Four Project, and summaries of certain terms of the Assessment Area Three Bonds, the Assessment Area Four Bonds, the Indenture and certain provisions of the Act. All references herein to the Indenture and the Act are qualified in their entirety by reference to such documents and statute, and all references to the Assessment Area Three Bonds and Assessment Area Four Bonds are qualified by reference to the definitive form thereof and the information with respect thereto contained in the Indenture. A copy of the Master Indenture and proposed forms of the Third Supplemental Indenture and the Fourth Supplemental Indenture appear in APPENDIX A hereto.

This Limited Offering Memorandum speaks only as of its date and the information contained herein is subject to change.

DESCRIPTION OF THE SERIES 2024 BONDS

General Description

The Series 2024 Bonds are issuable only as fully registered bonds, without coupons, in the denominations of \$5,000 and any integral multiple thereof (an "Authorized Denomination"). The Series 2024 Bonds will initially be offered only to "accredited investors" within the meaning of Chapter 517, Florida Statutes, as amended, and the rules of the Florida Department of Financial Services promulgated thereunder; provided, however, the limitation of the initial offering to accredited investors does not denote restrictions on transfers in any secondary market for the Series 2024 Bonds. See "SUITABILITY FOR INVESTMENT" herein.

The Series 2024 Bonds shall be dated as of the date of initial delivery. Each Series 2024 Bond shall bear interest from the Interest Payment Date to which interest has been paid next preceding the date of its authentication, unless the date of its authentication: (i) is an Interest Payment Date to which interest on such

Series 2024 Bond has been paid, in which event such Series 2024 Bond shall bear interest from its date of authentication; or (ii) is prior to the first Interest Payment Date for the Series 2024 Bonds, in which event such Series 2024 Bond shall bear interest from its date. Interest on the Series 2024 Bonds shall be due and payable on each May 1 and November 1 of each year, commencing May 1, 2024 and shall be computed on the basis of a 360-day year of twelve 30-day months.

The Series 2024 Bonds shall be initially issued in the form of a separate single certificated fully registered Series 2024 Bond for each maturity thereof. Upon initial issuance, the ownership of each such Series 2024 Bond shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), the initial Bond Depository. Except as provided in the Indenture, all of the Outstanding Series 2024 Bonds shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as nominee of DTC. See "– Book-Entry Only System."

U.S. Bank Trust Company, National Association is initially serving as the Trustee, Registrar and Paying Agent for the Series 2024 Bonds.

Redemption Provisions

Optional Redemption

Assessment Area Three Bonds

The Assessment Area Three Bonds are subject to redemption at the option of the District prior to maturity, in whole or in part, on any date on or after [_____] 1, 20__] at the Redemption Price of 100% of the principal amount to be redeemed plus accrued interest to the redemption date.

Assessment Area Four Bonds

The Assessment Area Four Bonds are subject to redemption at the option of the District prior to maturity, in whole or in part, on any date on or after [_____] 1, 20__] at the Redemption Price of 100% of the principal amount to be redeemed plus accrued interest to the redemption date.

Mandatory Sinking Fund Redemption

Assessment Area Three Bonds

The Assessment Area Three Bonds maturing May 1, 20[___] are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Three Sinking Fund Account established under the Third Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

| | |
|--------------------|--|
| <u>Year</u> | <u>Amortization Installment</u> |
|--------------------|--|

*

*Maturity

The Assessment Area Three Bonds maturing May 1, 20[] are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Three Sinking Fund Account established under the Third Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

| | |
|--------------------|--|
| <u>Year</u> | <u>Amortization Installment</u> |
|--------------------|--|

*

*Maturity

The Assessment Area Three Bonds maturing May 1, 20[] are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Three Sinking Fund Account established under the Third Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

| | |
|--------------------|--|
| <u>Year</u> | <u>Amortization Installment</u> |
|--------------------|--|

*

*Maturity

Any Assessment Area Three Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of Assessment Area Three Bonds.

Upon redemption or purchase of the Assessment Area Three Bonds (other than redemption in accordance with scheduled Amortization Installments), the District shall cause to be recalculated and delivered to the Trustee revised Amortization Installments recalculated so that debt service on the Assessment Area Three Bonds is amortized in substantially equal annual installments of principal and

interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Assessment Area Three Bonds.

Assessment Area Four Bonds

The Assessment Area Four Bonds maturing May 1, 20[] are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Four Sinking Fund Account established under the Fourth Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

| <u>Year</u> | <u>Amortization Installment</u> |
|-------------|-------------------------------------|
|-------------|-------------------------------------|

*

*Maturity

The Assessment Area Four Bonds maturing May 1, 20[] are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Four Sinking Fund Account established under the Fourth Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

| <u>Year</u> | <u>Amortization Installment</u> |
|-------------|-------------------------------------|
|-------------|-------------------------------------|

*

*Maturity

The Assessment Area Four Bonds maturing May 1, 20[] are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Four Sinking Fund Account established under the Fourth Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

| | |
|--------------------|--|
| <u>Year</u> | <u>Amortization Installment</u> |
|--------------------|--|

*

*Maturity

Any Assessment Area Four Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of Assessment Area Four Bonds.

Upon redemption or purchase of the Assessment Area Four Bonds (other than redemption in accordance with scheduled Amortization Installments), the District shall cause to be recalculated and delivered to the Trustee revised Amortization Installments recalculated so that debt service on the Assessment Area Four Bonds is amortized in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Assessment Area Four Bonds.

Extraordinary Mandatory Redemption

Assessment Area Three Bonds

The Assessment Area Three Bonds are subject to extraordinary mandatory redemption prior to scheduled maturity, in whole on any date or in part on any Quarterly Redemption Date, and if in part on a pro rata basis calculated by the District determined by the ratio of the Outstanding principal amount of each maturity of the Assessment Area Three Bonds treating for such purposes each Amortization Installment as a maturity divided by the aggregate principal amount of Outstanding Assessment Area Three Bonds and as otherwise provided in the Indenture, at the Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the Quarterly Redemption Date, if and to the extent that any one or more of the following shall have occurred:

- (i) On or after Completion Date of the Assessment Area Three Project by application of moneys transferred from the Assessment Area Three Acquisition and Construction Account to the Assessment Area Three Prepayment Account in accordance with the terms of the Indenture; or
- (ii) Amounts are deposited into the Assessment Area Three Prepayment Account from the prepayment of Assessment Area Three Special Assessments and from amounts deposited into the Assessment Area Three Prepayment Account from any other sources; or
- (iii) When the amount on deposit in the Assessment Area Three Reserve Account, together with other moneys available therefor are sufficient to pay and redeem all the Assessment Area Three Bonds then Outstanding as provided in the Third Supplemental Indenture.

If less than all of the Assessment Area Three Bonds of a maturity subject to redemption shall be called for redemption, the particular Assessment Area Three Bonds or portions of such Assessment Area Three Bonds of that maturity to be redeemed shall be selected by lot by the Registrar as provided in the Assessment Area Three Indenture.

Assessment Area Four Bonds

The Assessment Area Four Bonds are subject to extraordinary mandatory redemption prior to scheduled maturity, in whole on any date or in part on any Quarterly Redemption Date, and if in part on a pro rata basis calculated by the District determined by the ratio of the Outstanding principal amount of each maturity of the Assessment Area Four Bonds treating for such purposes each Amortization Installment as a maturity divided by the aggregate principal amount of Outstanding Assessment Area Four Bonds and as otherwise provided in the Indenture, at the Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the Quarterly Redemption Date, if and to the extent that any one or more of the following shall have occurred:

- (i) On or after Completion Date of the Assessment Area Four Project by application of moneys transferred from the Assessment Area Four Acquisition and Construction Account to the Assessment Area Four Prepayment Account in accordance with the terms of the Indenture; or
- (ii) Amounts are deposited into the Assessment Area Four Prepayment Account from the prepayment of Assessment Area Four Special Assessments and from amounts deposited into the Assessment Area Four Prepayment Account from any other sources; or
- (iii) When the amount on deposit in the Assessment Area Four Reserve Account, together with other moneys available therefor are sufficient to pay and redeem all the Assessment Area Four Bonds then Outstanding as provided in the Fourth Supplemental Indenture.

If less than all of the Assessment Area Four Bonds of a maturity subject to redemption shall be called for redemption, the particular Assessment Area Four Bonds or portions of such Assessment Area Four Bonds of that maturity to be redeemed shall be selected by lot by the Registrar as provided in the Assessment Area Four Indenture.

Notice of Redemption

Notice of each redemption of Series 2024 Bonds is required to be mailed by the Bond Registrar, postage prepaid, not less than thirty (30) nor more than sixty (60) days prior to the redemption date to each Registered Owner of Series 2024 Bonds to be redeemed at the address of such Registered Owner recorded on the bond register maintained by the Bond Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Series 2024 Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Series 2024 Bonds or such portions thereof on such date, interest on such Series 2024 Bonds or such portions thereof so called for redemption shall cease to accrue, such Series 2024 Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Series 2024 Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent.

If at the time of mailing the notice of an optional redemption, the District shall not have deposited with the Trustee or Paying Agent moneys sufficient to redeem all the Series 2024 Bonds called for redemption, such notice shall state that the redemption is conditional and is subject to the deposit of the redemption moneys with the Trustee or Paying Agent, as the case may be, not later than the redemption or purchase date, and such notice shall be of no effect unless such moneys are so deposited. Reference is hereby specifically made to "APPENDIX A: COPY OF THE MASTER INDENTURE AND PROPOSED FORMS OF SUPPLEMENTAL INDENTURES" for additional details concerning the redemption of Series 2024 Bonds.

Purchase of Series 2024 Bonds

At the written direction of the District, the Trustee shall apply moneys from time to time available in the Series 2024 Fund Sinking Account to the purchase of Series 2024 Bonds, at prices not higher than the principal amount thereof, in lieu of redemption as aforesaid, provided that firm purchase commitments can be made before the notice of redemption would otherwise be required to be given. In the event of purchases at less than the principal amount thereof, the difference between the amount in the Series 2024 Sinking Fund representing the principal amount of the Series 2024 Bonds so purchased and the purchase price thereof (exclusive of accrued interest) shall be transferred to the Series 2024 Interest Account of the Debt Service Fund.

Book-Entry Only System

The information in this caption concerning DTC and DTC's book-entry system has been obtained from DTC, and neither the District nor the Underwriter make any representation or warranty or take any responsibility for the accuracy or completeness of such information.

The Depository Trust Company ("DTC"), New York, New York, will act as securities depository for the Series 2024 Bonds. The Series 2024 Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Series 2024 Bond certificate will be issued for each maturity of each Series of the Series 2024 Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Series 2024 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2024 Bonds on DTC's records. The ownership interest of each actual purchaser of each Series 2024 Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect

Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2024 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Series 2024 Bonds, except in the event that use of the book-entry system for the Series 2024 Bonds is discontinued.

To facilitate subsequent transfers, all Series 2024 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of the Series 2024 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2024 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2024 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Series 2024 Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2024 Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Series 2024 Bond documents. For example, Beneficial Owners of Series 2024 Bonds may wish to ascertain that the nominee holding the Series 2024 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Series 2024 Bonds within a series or maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such series or maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Series 2024 Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 2024 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Series 2024 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or the Trustee on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

A Beneficial Owner shall give notice to elect to have its Series 2024 Bonds purchased or tendered, through its Participant, to the Trustee, and shall effect delivery of such Series 2024 Bonds by causing the Direct Participant to transfer the Participant's interest in the Series 2024 Bonds, on DTC's records, to the Trustee. The requirement for physical delivery of Series 2024 Bonds in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Series 2024 Bonds are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Series 2024 Bonds to the Trustee's DTC account.

DTC may discontinue providing its services as depository with respect to the Series 2024 Bonds at any time by giving reasonable notice to the District or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, Series 2024 Bond certificates are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository) pursuant to the procedures of DTC. In that event, Security certificates will be printed and delivered to DTC.

SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2024 BONDS

General

NEITHER THE SERIES 2024 BONDS NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THE SERIES 2024 BONDS AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THE SERIES 2024 BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THE SERIES 2024 BONDS SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, WITH RESPECT TO THE ASSESSMENT AREA THREE BONDS, THE ASSESSMENT AREA THREE PLEDGED REVENUES, AND, WITH RESPECT TO THE ASSESSMENT AREA FOUR BONDS, THE ASSESSMENT AREA FOUR PLEDGED REVENUES, RESPECTIVELY, PLEDGED TO SUCH SERIES 2024 BONDS, ALL AS PROVIDED IN THE SERIES 2024 BONDS AND IN THE INDENTURE.

The Assessment Area Three Bonds are equally and ratably secured by the Assessment Area Three Pledged Revenues, without preference or priority of one Assessment Area Three Bond over another. The Assessment Area Three Pledged Revenues consists of all right, title and interest of the District in, to and under, subject to the terms and conditions of the Master Indenture, all revenues derived by the District from the Assessment Area Three Special Assessments levied and imposed pursuant to the Assessment Proceedings, as the same may be amended from time to time, and the Funds and Accounts (except for the Assessment Area Three Rebate Account and the Assessment Area Three Cost of Issuance Account) established under the Third Supplemental Indenture. The "Assessment Area Three Special Assessments" are the Special Assessments levied against properties within the District specifically benefitted by the Assessment Area Three Project, as described in the Assessment Proceedings. The Assessment Area Three Bonds are not secured by assessments on any other District Lands.

The Assessment Area Four Bonds are equally and ratably secured by the Assessment Area Four Pledged Revenues, without preference or priority of one Assessment Area Four Bond over another. The Assessment Area Four Pledged Revenues consists of all right, title and interest of the District in, to and under, subject to the terms and conditions of the Master Indenture, all revenues derived by the District from the Assessment Area Four Special Assessments levied and imposed pursuant to the Assessment Proceedings, as the same may be amended from time to time, and the Funds and Accounts (except for the Assessment Area Four Rebate Account and the Assessment Area Four Cost of Issuance Account) established under the Fourth Supplemental Indenture. The "Assessment Area Four Special Assessments" are the Special Assessments levied against properties within the District specifically benefitted by the Assessment Area Four Project, as described in the Assessment Proceedings. The Assessment Area Four Bonds are not secured by assessments on any other District Lands.

The Assessment Area Three Special Assessments and the Assessment Area Four Special Assessments are collectively referred to herein as the "Series 2024 Special Assessments."

"Special Assessments" as defined in the Master Indenture means (a) the net proceeds derived from the levy and collection of "special assessments," as provided for in Sections 190.011(14) and 190.022 of the Act against District Lands that are subject to assessment as a result of a particular Project or any portion thereof, and (b) the net proceeds derived from the levy and collection of "benefit special assessments," as provided for in Section 190.021(2) of the Act, against the lands within the District that are subject to assessment as a result of a particular Project or any portion thereof, and in the case of both "special assessments" and "benefit special assessments," including the interest and penalties on such assessments, pursuant to all applicable provisions of the Act and Chapter 170, Florida Statutes, and Chapter 197, Florida Statutes (and any successor statutes thereto), including, without limitation, any amount received from any foreclosure proceeding for the enforcement of collection of such assessments or from the issuance and sale of tax certificates with respect to such assessments, less (to the extent applicable) the fees and costs of collection thereof payable to the Tax Collector and less certain administrative costs payable to the Property Appraiser pursuant to the Property Appraiser and Tax Collector Agreement. "Special Assessments" shall not include "special assessments" levied and collected by the District under Section 190.022 of the Act for maintenance purposes or "maintenance special assessments" levied and collected by the District under Section 190.021(3) of the Act. The Series 2024 Special Assessments do not include any "benefit special assessments." "Assessment Proceedings" shall mean, with respect to a Series of Series 2024 Bonds, the proceedings of the District with respect to the establishment, levy and collection of the related Series 2024 Special Assessments, including the Assessment Resolution and any supplemental proceedings undertaken by the District with respect to such related Series 2024 Special Assessments.

Non-ad valorem assessments are not based on millage and are not taxes, but can become a lien against the homestead as permitted in Section 4, Article X of the Florida State Constitution. The Series 2024 Special Assessments will constitute a lien against the respective lands as to which the Series 2024 Special Assessments are imposed. See "ENFORCEMENT OF ASSESSMENT COLLECTIONS" herein.

The Assessment Area Three Pledged Revenues do not secure the Assessment Area Four Bonds and the Assessment Area Four Pledged Revenues do not secure the Assessment Area Three Bonds.

Covenant to Levy the Series 2024 Special Assessments

The District will covenant in the Indenture to comply with the terms of the proceedings heretofore adopted with respect to the Series 2024 Special Assessments, including the Assessment Methodology (defined herein), and to levy Series 2024 Special Assessments and any required true-up payments set forth in the Assessment Methodology, in such manner as will generate funds sufficient to pay the principal of and interest on the related Series of Series 2024 Bonds when due. The District will further agree that it shall

not amend the Assessment Methodology in any material manner without the written consent of the Majority Owners.

If any Series 2024 Special Assessment shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or if the District shall be satisfied that any such Series 2024 Special Assessment is so irregular or defective that the same cannot be enforced or collected, or if the District shall have omitted to make such Series 2024 Special Assessment when it might have done so, the District has additionally covenanted to either (i) take all necessary steps to cause a new Series 2024 Special Assessment to be made for the whole or any part of such improvement or against any property benefited by such improvement, or (ii) in its sole discretion, make up the amount of such Series 2024 Special Assessment from legally available moneys, which moneys shall be deposited into the Series 2024 Revenue Account. See "BONDOWNERS' RISKS" herein. In case any such subsequent Series 2024 Special Assessment shall also be annulled, the District shall obtain and make other Series 2024 Special Assessments until a valid Series 2024 Special Assessment shall be made.

Prepayment of Series 2024 Special Assessments

Pursuant to the Act and the Assessment Proceedings, an owner of property subject to the levy of Series 2024 Special Assessments may pay the entire balance of the Series 2024 Special Assessments remaining due, without interest, within thirty (30) days after the related Series 2024 Project has been completed or acquired by the District, and the Board has adopted a resolution accepting such related Series 2024 Project pursuant to Chapter 170.09, Florida Statutes. The Landowners, as the sole owners of the property subject to the Series 2024 Special Assessments, will waive this right in connection with the issuance of the Series 2024 Bonds pursuant to a "Declaration of Consent to Jurisdiction of Parrish Plantation Community Development District and to Imposition of Special Assessments." Such declaration will be recorded in the public records of the County, and the covenants contained therein will be binding on the Landowners and their respective successors and assigns.

[Pursuant to the Assessment Proceedings, an owner of land against which an Series 2024 Special Assessment has been levied may pay the principal balance of such Series 2024 Special Assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding November 1 or May 1, which is at least forty-five (45) days after the date of the payment. See "BONDOWNERS' RISKS – Prepayment and Redemption Risk" herein.]

Any prepayment of Series 2024 Special Assessments will result in the extraordinary mandatory redemption of Series 2024 Bonds, as indicated under "DESCRIPTION OF THE SERIES 2024 BONDS – Redemption Provisions – Extraordinary Mandatory Redemption." The prepayment of Series 2024 Special Assessments does not entitle the owner of the property to a discount for early payment.

Additional Obligations

Assessment Area Three Bonds

Other than Bonds issued to refund a portion of Outstanding Assessment Area Three Bonds, the issuance of which as determined by the District results in present value debt service savings, the District shall not, while any Assessment Area Three Bonds are Outstanding, issue or incur any debt payable in whole or in part from the Assessment Area Three Pledged Revenues. In addition, the District will covenant not to issue any other Bonds or other debt obligations secured by Special Assessments on assessable lands which are also encumbered by the Assessment Area Three Special Assessments for any capital project unless the Assessment Area Three Special Assessments have been Substantially Absorbed or the Majority

Owners have consented in writing to the issuance of such Bonds or other debt obligations; provided, however, that the foregoing shall not preclude the imposition of Special Assessments on property subject to the Assessment Area Three Special Assessments which as determined by the District, are necessary for health, safety and welfare reasons or to remediate a natural disaster, as determined by the District. "Substantially Absorbed" means the date at least ninety percent (90%) of the principal portion of the Assessment Area Three Special Assessments have been assigned to residential units that have received certificates of occupancy. The District may issue Bonds or other debt obligations secured by Special Assessments on assessable lands not encumbered by the Assessment Area Three Special Assessments without limitation except as limited by the documents pursuant to which such Bonds or debt are issued. The Trustee and the District may rely on a certificate from the District Manager regarding such status of Substantial Absorption of the Assessment Area Three Special Assessments and in the absence of receipt of such certificate, may assume Substantial Absorption has not occurred.

Assessment Area Four Bonds

Other than Bonds issued to refund a portion of Outstanding Assessment Area Four Bonds, the issuance of which as determined by the District results in present value debt service savings, the District shall not, while any Assessment Area Four Bonds are Outstanding, issue or incur any debt payable in whole or in part from the Assessment Area Four Pledged Revenues. In addition, the District will covenant not to issue any other Bonds or other debt obligations secured by Special Assessments on assessable lands which are also encumbered by the Assessment Area Four Special Assessments for any capital project unless the Assessment Area Four Special Assessments have been Substantially Absorbed or the Majority Owners have consented in writing to the issuance of such Bonds or other debt obligations; provided, however, that the foregoing shall not preclude the imposition of Special Assessments on property subject to the Assessment Area Four Special Assessments which as determined by the District, are necessary for health, safety and welfare reasons or to remediate a natural disaster, as determined by the District. "Substantially Absorbed" means the date at least ninety percent (90%) of the principal portion of the Assessment Area Four Special Assessments have been assigned to residential units that have received certificates of occupancy. The District may issue Bonds or other debt obligations secured by Special Assessments on assessable lands not encumbered by the Assessment Area Four Special Assessments without limitation except as limited by the documents pursuant to which such Bonds or debt are issued. The Trustee and the District may rely on a certificate from the District Manager regarding such status of Substantial Absorption of the Assessment Area Four Special Assessments and in the absence of receipt of such certificate, may assume Substantial Absorption has not occurred.

Other Taxes and Assessments

Except as set forth above, the District and/or other public entities may impose taxes or other special assessments on the same properties encumbered by the Series 2024 Special Assessments without the consent of the Owners of the related Series of Series 2024 Bonds. Additionally, the District expects to continue imposing certain non-ad valorem special assessments called maintenance assessments, which are of equal dignity with the Series 2024 Special Assessments, on the same lands upon which the Series 2024 Special Assessments are imposed, to fund the maintenance and operation of the District. See "THE DEVELOPMENT – Taxes, Fees and Assessments" and "BONDOWNERS' RISKS – Other Taxes and Assessments" herein.

Covenant Against Sale or Encumbrance

In the Master Indenture, the District has covenanted that (a) except for those improvements comprising any Project that are to be conveyed by the District to the County, the State Department of Transportation or another governmental entity and (b) except as otherwise permitted in the Indenture, it

will not sell, lease or otherwise dispose of or encumber any Project or any part thereof, including the Series 2024 Projects. See "APPENDIX A: COPY OF THE MASTER INDENTURE AND PROPOSED FORMS OF SUPPLEMENTAL INDENTURES" herein for more information.

Acquisition and Construction Accounts

Assessment Area Three Acquisition and Construction Account

The Third Supplemental Indenture establishes a separate account within the Acquisition and Construction Fund designated as the "Assessment Area Three Acquisition and Construction Account" and, therein, the "Road Extension Project Subaccount" and the "General Acquisition and Construction Subaccount." Amounts on deposit in the Subaccounts within the Assessment Area Three Acquisition and Construction Account, including amounts transferred thereto from the Assessment Area Three Reserve Account, shall be applied to pay the Costs of the Assessment Area Three Project upon presentment to the Trustee of a properly signed requisition in substantially the form attached to the Third Supplemental Indenture. Funds on deposit in the Road Extension Project Subaccount within the Assessment Area Three Acquisition and Construction Account shall only be requested by the District to be applied to the Costs of the Road Extension Project. Funds on deposit in the General Acquisition and Construction Subaccount within the Assessment Area Three Acquisition and Construction Account shall only be requested by the District to be applied to the Costs of the Assessment Area Three Project not otherwise funded from the General Acquisition and Construction Subaccount. The Trustee shall be responsible solely for disbursing funds in accordance with the requisitions received and shall not be responsible for determining the amounts in the Assessment Area Three Acquisition and Construction Account allocable to the respective components of the Assessment Area Three Project or whether funds are payable under the Acquisition Agreement.

"Road Extension Project" shall mean that portion of the Assessment Area Three Project consisting of the public infrastructure improvements relating to the Spencer Parrish Road Extension, as described in the Third Supplemental Indenture. See also "CAPITAL IMPROVEMENT PLAN AND THE SERIES 2024 PROJECTS" herein.

The District shall not declare that the Completion Date of the Assessment Area Three Project has occurred until after Reserve Release Condition #1 and Reserve Release Condition #2 (each as defined herein) have been satisfied, and all moneys transferred from the Assessment Area Three Reserve Account to the General Acquisition and Construction Subaccount within the Assessment Area Three Acquisition and Construction Account have been expended or the Consulting Engineer has certified in writing to the District and the Trustee that such amount is in excess of what is needed to complete the Assessment Area Three Project. The Trustee shall have no obligation to inquire if Reserve Release Condition #1 or Reserve Release Condition #2 shall have occurred and, in the absence of notice from the District, the Trustee may assume that Reserve Release Condition #1 and Reserve Release Condition #2 have not occurred. See " – Reserve Accounts – Assessment Area Three Reserve Account" herein for more information regarding Reserve Release Condition #1 and Reserve Release Condition #2 for the Assessment Area Three Bonds.

After the Completion Date for the Road Extension Project, and after retaining costs to complete the Road Extension Project, any moneys remaining in the Road Extension Project Subaccount shall be transferred to the General Acquisition and Construction Subaccount within the Assessment Area Three Acquisition and Construction Account, as directed in writing by the District, or the District Manager on behalf of the District, to the Trustee, and applied to fund other Costs of the Assessment Area Three Project. Any balance remaining in the General Acquisition and Construction Subaccount after the Completion Date of the Assessment Area Three Project and after retaining the amount, if any, of all remaining unpaid Costs of the Assessment Area Three Project set forth in the Engineers' Certificate establishing such Completion

Date, shall be deposited in the Assessment Area Three Prepayment Account in the Bond Redemption Fund and applied to the extraordinary mandatory redemption of the Assessment Area Three Bonds in the manner prescribed in the Assessment Area Three Bonds. At such time as there are no amounts on deposit in the Subaccounts within the Assessment Area Three Acquisition and Construction Account, such account shall be closed. No such transfer to the Assessment Area Three Prepayment Account shall be made if on the date of such proposed transfer the Trustee has actual knowledge that an Event of Default exists until such Event of Default no longer exists or is waived or the Trustee is directed by the Majority Owners to otherwise apply such moneys. Notwithstanding the foregoing, the Assessment Area Three Acquisition and Construction Account and the General Acquisition and Construction Subaccount therein shall not be closed until after Reserve Release Condition #2 shall have occurred and the excess funds from the Assessment Area Three Reserve Account shall have been transferred to the General Acquisition and Construction Subaccount within the Assessment Area Three Acquisition and Construction Account and applied in accordance with the Third Supplemental Indenture.

In accordance with the provisions of the Indenture, the Assessment Area Three Bonds are payable solely from the Assessment Area Three Pledged Revenues. The District will acknowledge that (i) the Assessment Area Three Pledged Revenues include, without limitation, all amounts on deposit in the Assessment Area Three Acquisition and Construction Account and the Subaccounts therein then held by the Trustee, (ii) upon the occurrence of an Event of Default with respect to the Assessment Area Three Bonds, the Assessment Area Three Pledged Revenues may not be used by the District (whether to pay costs of the Assessment Area Three Project or otherwise) without the consent of the Majority Owners and (iii) the Assessment Area Three Pledged Revenues may be used by the Trustee, at the direction or with the approval of the Majority Owners, to pay costs and expenses incurred in connection with the pursuit of remedies under the Indenture. The District shall not enter into any binding agreement with respect to the Assessment Area Three Project after the occurrence of an Event of Default unless authorized in writing by the Majority Owners.

During the continuance of an Event of Default described under the sub-caption herein " – Events of Default and Remedies" in sub-paragraphs (a), (b) or (f) thereof (each, a "Payment Related Default"), disbursements from the Assessment Area Three Acquisition and Construction Account and the Subaccounts therein shall be made only with the consent of the Majority Owners, except as provided below. During the continuance of a Payment Related Default, the Majority Owners shall have the right to provide direction to the District to terminate, suspend, or proceed under any contracts for construction of the Assessment Area Three Project entered into prior to the occurrence of such Payment Related Default. The Majority Owners may provide such direction at any time during the continuance of such Payment Related Default and shall not be deemed to have waived their right to do so through inaction or delay and may change such direction from time to time.

(i) Until such time as the Majority Owners provide such direction to the District, disbursements may be made without the consent of the Majority Owners for Costs incurred by the District under construction contracts entered into by the District prior to the occurrence of such Payment Related Default.

(ii) Upon direction by the Majority Owners to proceed under any such contract(s), no consent of the Majority Owners shall be required for disbursements for Costs incurred by the District thereunder until the date of suspension or termination of such contract directed by the Majority Owners described in subparagraph (iii) below.

(iii) Upon direction by the Majority Owners to suspend or terminate such construction contract(s), disbursements for Costs incurred by the District thereunder shall only be made (x) for disbursements for Costs incurred by the District under construction contracts entered into by the District

prior to the occurrence of such Payment Related Default and which Costs relate to work performed before the earliest date on which the District is entitled to suspend or terminate such construction contract at the direction of the Majority Owners, or (y) with the consent of the Majority Owners.

Notwithstanding anything to the contrary contained herein, during the continuance of a Payment Related Default, the consent of the Majority Owners shall be required for disbursements for Costs under contracts for the acquisition of Assessment Area Three Project improvements from the Assessment Area Three Landowner, the Assessment Area Three Development Manager or their respective affiliates.

Assessment Area Four Acquisition and Construction Account

The Fourth Supplemental Indenture establishes a separate account within the Acquisition and Construction Fund designated as the "Assessment Area Four Acquisition and Construction Account." Amounts on deposit in the Assessment Area Four Acquisition and Construction Account shall be applied to pay the Costs of the Assessment Area Four Project upon presentment to the Trustee of a properly signed requisition in substantially the form attached to the Fourth Supplemental Indenture.

The District shall not declare that the Completion Date of the Assessment Area Four Project has occurred until after the Reserve Release Condition (as defined herein) has been satisfied, and all moneys transferred from the Assessment Area Four Reserve Account to the Assessment Area Four Acquisition and Construction Account have been expended or the Consulting Engineer has certified in writing to the District and the Trustee that such amount is in excess of what is needed to complete the Assessment Area Four Project. The Trustee shall have no obligation to inquire if the Reserve Release Condition shall have occurred and, in the absence of notice from the District, the Trustee may assume that the Reserve Release Condition has not occurred. See " – Reserve Accounts – Assessment Area Four Reserve Account" herein for more information regarding the Reserve Release Condition for the Assessment Area Four Bonds.

Any balance remaining in the Assessment Area Four Acquisition and Construction Account after the Completion Date of the Assessment Area Four Project and after retaining the amount, if any, of all remaining unpaid Costs of the Assessment Area Four Project set forth in the Engineers' Certificate establishing such Completion Date, shall be deposited in the Assessment Area Four Prepayment Account in the Bond Redemption Fund and applied to the extraordinary mandatory redemption of the Assessment Area Four Bonds in the manner prescribed in the Assessment Area Four Bonds. At such time as there are no amounts on deposit in the Assessment Area Four Acquisition and Construction Account such account shall be closed. No such transfer to the Assessment Area Four Prepayment Account shall be made if on the date of such proposed transfer the Trustee has actual knowledge that an Event of Default exists until such Event of Default no longer exists or is waived or the Trustee is directed by the Majority Owners to otherwise apply such moneys. Notwithstanding the foregoing, the Assessment Area Four Acquisition and Construction Account shall not be closed until after the Reserve Release Condition shall have occurred and the excess funds from the Assessment Area Four Reserve Account shall have been transferred to the General Acquisition and Construction Subaccount within the Assessment Area Four Acquisition and Construction Account and applied in accordance with the Fourth Supplemental Indenture.

In accordance with the provisions of the Indenture, the Assessment Area Four Bonds are payable solely from the Assessment Area Four Pledged Revenues. The District will acknowledge that (i) the Assessment Area Four Pledged Revenues include, without limitation, all amounts on deposit in the Assessment Area Four Acquisition and Construction Account then held by the Trustee, (ii) upon the occurrence of an Event of Default with respect to the Assessment Area Four Bonds, the Assessment Area Four Pledged Revenues may not be used by the District (whether to pay costs of the Assessment Area Four Project or otherwise) without the consent of the Majority Owners and (iii) the Assessment Area Four Pledged Revenues may be used by the Trustee, at the direction or with the approval of the Majority Owners,

to pay costs and expenses incurred in connection with the pursuit of remedies under the Indenture. The District shall not enter into any binding agreement with respect to the Assessment Area Four Project after the occurrence of an Event of Default unless authorized in writing by the Majority Owners.

During the continuance of an Event of Default described under the sub-caption herein " – Events of Default and Remedies" in sub-paragraphs (a), (b) or (f) thereof (each, "Payment Related Default"), disbursements from the Assessment Area Four Acquisition and Construction Account shall be made only with the consent of the Majority Owners, except as provided below. During the continuance of a Payment Related Default, the Majority Owners shall have the right to provide direction to the District to terminate, suspend, or proceed under any contracts for construction of the Assessment Area Four Project entered into prior to the occurrence of such Payment Related Default. The Majority Owners may provide such direction at any time during the continuance of such Payment Related Default and shall not be deemed to have waived their right to do so through inaction or delay and may change such direction from time to time.

(i) Until such time as the Majority Owners provide such direction to the District, disbursements may be made without the consent of the Majority Owners for Costs incurred by the District under construction contracts entered into by the District prior to the occurrence of such Payment Related Default.

(ii) Upon direction by the Majority Owners to proceed under any such contract(s), no consent of the Majority Owners shall be required for disbursements for Costs incurred by the District thereunder until the date of suspension or termination of such contract directed by the Majority Owners described in subparagraph (iii) below.

(iii) Upon direction by the Majority Owners to suspend or terminate such construction contract(s), disbursements for Costs incurred by the District thereunder shall only be made (x) for disbursements for Costs incurred by the District under construction contracts entered into by the District prior to the occurrence of such Payment Related Default and which Costs relate to work performed before the earliest date on which the District is entitled to suspend or terminate such construction contract at the direction of the Majority Owners, or (y) with the consent of the Majority Owners.

Notwithstanding anything to the contrary contained herein, during the continuance of a Payment Related Default, the consent of the Majority Owners shall be required for disbursements for Costs under contracts for the acquisition of Assessment Area Four Project improvements from the Assessment Area Four Landowner or its affiliates.

Reserve Accounts

Assessment Area Three Reserve Account

The Indenture establishes an Assessment Area Three Reserve Account within the Debt Service Reserve Fund for the Assessment Area Three Bonds. The Assessment Area Three Reserve Account will, at the time of delivery of the Assessment Area Three Bonds, be funded from a portion of the proceeds of the Assessment Area Three Bonds in the amount of the Assessment Area Three Reserve Account Requirement. The "Assessment Area Three Reserve Account Requirement" or "Reserve Requirement" shall mean (i) initially, an amount equal to the maximum annual debt service on the Assessment Area Three Bonds, determined initially on the date of issuance of the Assessment Area Three Bonds; (ii) upon the occurrence of Reserve Account Release Condition #1 (as defined below), fifty percent (50%) of maximum annual Debt Service Requirement on the Assessment Area Three Bonds; and (iii) upon the occurrence of Reserve Account Release Condition #2 (as defined below), ten percent (10%) of maximum annual Debt Service Requirement on the Assessment Area Three Bonds. Upon satisfaction of each of Reserve Release

Condition #1 and Reserve Release Condition #2, such resulting excess amount shall be released from the Assessment Area Three Reserve Account and transferred to the General Acquisition and Construction Subaccount within the Assessment Area Three Acquisition and Construction Account in accordance with the provisions of the Third Supplemental Indenture. For the purpose of calculating the Assessment Area Three Reserve Requirement, maximum annual debt service, fifty percent (50%) of maximum annual debt service, or ten percent (10%) of maximum annual debt service, as the case may be, shall be calculated as of the date of the original issuance and delivery and recalculated in connection with each extraordinary mandatory redemption of the Assessment Area Three Bonds from Assessment Area Three Prepayment Principal as set forth herein (but not upon the optional or mandatory sinking fund redemption thereof) and such excess amount shall be released from the Assessment Area Three Reserve Account and, other than as provided in the immediately preceding sentence, transferred to the Assessment Area Three Prepayment Account in accordance with the provisions of Sections 403 and 406 hereof. The Assessment Area Three Reserve Account Requirement is initially \$[_____].

"Reserve Release Condition #1" with respect to the Assessment Area Three Bonds shall mean collectively (i) all of the outstanding principal portion of the Assessment Area Three Special Assessments has been assigned to lots that have been developed, platted and closed with homebuilders, and (ii) there shall be no Events of Default under the Indenture with respect to the Assessment Area Three Bonds, each as certified by the District Manager. The District shall present the Trustee with the certifications of the District Manager regarding the satisfaction of the Reserve Release Condition #1, and the Trustee may rely conclusively upon such certifications and shall have no duty to verify the same.

"Reserve Release Condition #2" with respect to the Assessment Area Three Bonds shall mean collectively (i) all of the outstanding principal portion of the Assessment Area Three Special Assessments has been assigned to homes that have been built and have received a certificate of occupancy, and (ii) there shall be no Events of Default under the Indenture with respect to the Assessment Area Three Bonds, each as certified by the District Manager. The District shall present the Trustee with the certifications of the District Manager regarding the satisfaction of Reserve Release Condition #2, and the Trustee may rely conclusively upon such certifications and shall have no duty to verify the same.

Amounts on deposit in the Assessment Area Three Reserve Account except as provided elsewhere in the Indenture shall be used only for the purpose of making payments into the Assessment Area Three Interest Account and the Assessment Area Three Sinking Fund Account to pay principal and interest on the Assessment Area Three Bonds when due, without distinction as to Assessment Area Three Bonds and without privilege or priority of one Assessment Area Three Bond over another, when the moneys on deposit in such Accounts and available therefor are insufficient. Whenever, for any reason, on an Interest Payment Date, principal payment date or mandatory redemption date, the amount in the Assessment Area Three Interest Account or the Assessment Area Three Sinking Fund Account, as the case may be, is insufficient to pay all amounts payable on the Assessment Area Three Bonds therefrom on such payment dates, the Trustee shall, without further instructions, but subject to contrary direction by the Majority Owners of the Assessment Area Three Bonds, transfer the amount of any such deficiency from the Assessment Area Three Reserve Account into the Assessment Area Three Interest Account and the Assessment Area Three Sinking Fund Account, as the case may be, with priority to the Assessment Area Three Interest Account and then to the Assessment Area Three Sinking Fund Account, to be applied to pay the Assessment Area Three Bonds.

The Trustee, on or before the forty-fifth day (or if such day is not a Business Day, on the Business Day next preceding such day) next preceding each Quarterly Redemption Date, after taking into account all payments and transfers made as of such date, shall compute the value of the Assessment Area Three Reserve Account and shall promptly notify the District of the amount of any deficiency or surplus as of such date in such account. The District shall immediately pay the amount of any deficiency to the Trustee,

for deposit in the Assessment Area Three Reserve Account, from the first legally available sources of the District. Any surplus in the Assessment Area Three Reserve Account shall be deposited into the Assessment Area Three Prepayment Account and applied to the extraordinary mandatory redemption of Assessment Area Three Bonds in accordance with the provisions therefor set forth in the Assessment Area Three Bonds; provided, however, that any surplus resulting from (i) investment earnings, (ii) the occurrence of Reserve Release Condition #1 or Reserve Release Condition #2, or (iii) optional prepayment of an Assessment Area Three Special Assessment by the owner of a lot or parcel shall in each case be applied as set forth below:

(i) All earnings on investments in the Assessment Area Three Reserve Account shall be deposited to the Assessment Area Three Revenue Account, provided that no deficiency exists in the Assessment Area Three Reserve Account. Notwithstanding the foregoing, prior to the Date of Completion of the Assessment Area Three Project, earnings shall be deposited to the General Subaccount within the Assessment Area Three Acquisition and Construction Account if a deficiency does not exist. If a deficiency exists in the Assessment Area Three Reserve Account, such earnings shall remain on deposit in the Assessment Area Three Reserve Account until the deficiency is cured. The Assessment Area Three Reserve Account shall consist only of cash and Investment Securities.

(ii) Any excess in the Assessment Area Three Reserve Account as a result of satisfaction of Reserve Release Condition #1 or Reserve Release Condition #2 shall be deposited into the General Acquisition and Construction Subaccount within Assessment Area Three Acquisition and Construction Account. The District, or the District Manager on behalf of the District, shall provide written notice to the Trustee when Reserve Release Condition #1 or Reserve Release Condition #2, as applicable, have been satisfied, upon which notice the Trustee may conclusively rely.

(iii) In the event that the amount on deposit in the Assessment Area Three Reserve Account exceeds the Assessment Area Three Reserve Account Requirement due to a decrease in the amount of Assessment Area Three Bonds that will be Outstanding as a result of an optional Prepayment or a mandatory true-up payment by the owner of a lot or parcel of land of an Assessment Area Three Special Assessment against such lot or parcel, the amount to be released shall be transferred from the Assessment Area Three Reserve Account to the Assessment Area Three Prepayment Account as a credit against the Prepayment Principal otherwise required to be made by the owner of such lot or parcel.

On any date the District receives notice from the District Manager that a landowner wishes to prepay its Assessment Area Three Special Assessments or is required to make a mandatory true-up payment, the District shall, or shall cause the District Manager on behalf of the District to, calculate the principal amount of such Prepayment, taking into account a credit against the amount of Prepayment Principal due in the amount of the surplus in the Assessment Area Three Reserve Account above the Assessment Area Three Reserve Requirement as a result of the proposed Prepayment. Such surplus shall be transferred to the Assessment Area Three Prepayment Account upon such Prepayment. The District Manager, on behalf of the District, shall make such calculation within ten (10) Business Days after such Prepayment and shall instruct the Trustee in writing to transfer such amount of credit given to the landowner from the Assessment Area Three Reserve Account to be used for the extraordinary mandatory redemption of the Assessment Area Three Bonds in accordance with the Third Supplemental Indenture. The Trustee is authorized to make such transfers and has no duty to verify such calculations.

Notwithstanding the foregoing on the earliest date on which there are sufficient monies on deposit in the Assessment Area Three Reserve Account, taking into account other monies available therefor, to pay and redeem all of the Outstanding Assessment Area Three Bonds, together with accrued interest on such

Assessment Area Three Bonds, to the earliest date of redemption, then the Trustee shall transfer to the Assessment Area Three Prepayment Account the amount on deposit in the Assessment Area Three Reserve Account to pay and redeem all of the Outstanding Assessment Area Three Bonds on the earliest such date.

Assessment Area Four Reserve Account

The Indenture establishes an Assessment Area Four Reserve Account within the Debt Service Reserve Fund for the Assessment Area Four Bonds. The Assessment Area Four Reserve Account will, at the time of delivery of the Assessment Area Four Bonds, be funded from a portion of the proceeds of the Assessment Area Four Bonds in the amount of the Assessment Area Four Reserve Account Requirement. The "Assessment Area Four Reserve Account Requirement" or "Reserve Requirement" shall mean (i) initially, an amount equal to fifty percent (50%) of the maximum annual debt service on the Assessment Area Four Bonds; and (ii) upon the occurrence of the Reserve Release Condition, ten percent (10%) of the maximum annual debt service on the Assessment Area Four Bonds. Upon satisfaction of the Reserve Release Condition, such resulting excess amount shall be released from the Assessment Area Four Reserve Account and transferred to the Assessment Area Four Acquisition and Construction Account in accordance with the provisions of the Fourth Supplemental Indenture. For the purpose of calculating the Assessment Area Four Reserve Requirement, fifty percent (50%) of maximum annual debt service or ten percent (10%) of maximum annual debt service, as the case may be, shall be calculated as of the date of the original issuance and delivery and recalculated in connection with each extraordinary mandatory redemption of the Assessment Area Four Bonds from Assessment Area Four Prepayment Principal as set forth in the Fourth Supplemental Indenture (but not upon the optional or mandatory sinking fund redemption thereof) and such excess amount shall be released from the Assessment Area Four Reserve Account and, other than as provided in the immediately preceding sentence, transferred to the Assessment Area Four Prepayment Account in accordance with the provisions of the Fourth Supplemental Indenture. The Assessment Area Four Reserve Account Requirement is initially \$[_____].

"Reserve Release Condition" with respect to the Assessment Area Four Bonds shall mean collectively (i) all of the outstanding principal portion of the Assessment Area Four Special Assessments has been assigned to homes that have been built and have received a certificate of occupancy, and (ii) there shall be no Events of Default under the Indenture with respect to the Assessment Area Four Bonds, each as certified by the District Manager. The District shall present the Trustee with the certifications of the District Manager regarding the satisfaction of the Reserve Release Condition, and the Trustee may rely conclusively upon such certifications and shall have no duty to verify the same.

Amounts on deposit in the Assessment Area Four Reserve Account except as provided elsewhere in the Indenture shall be used only for the purpose of making payments into the Assessment Area Four Interest Account and the Assessment Area Four Sinking Fund Account to pay principal and interest on the Assessment Area Four Bonds when due, without distinction as to Assessment Area Four Bonds and without privilege or priority of one Assessment Area Four Bond over another, when the moneys on deposit in such Accounts and available therefor are insufficient. Whenever, for any reason, on an Interest Payment Date, principal payment date or mandatory redemption date, the amount in the Assessment Area Four Interest Account or the Assessment Area Four Sinking Fund Account, as the case may be, is insufficient to pay all amounts payable on the Assessment Area Four Bonds therefrom on such payment dates, the Trustee shall, without further instructions, but subject to contrary direction by the Majority Owners of the Assessment Area Four Bonds, transfer the amount of any such deficiency from the Assessment Area Four Reserve Account into the Assessment Area Four Interest Account and the Assessment Area Four Sinking Fund Account, as the case may be, with priority to the Assessment Area Four Interest Account and then to the Assessment Area Four Sinking Fund Account, to be applied to pay the Assessment Area Four Bonds.

The Trustee, on or before the forty-fifth day (or if such day is not a Business Day, on the Business Day next preceding such day) next preceding each Quarterly Redemption Date, after taking into account all payments and transfers made as of such date, shall compute the value of the Assessment Area Four Reserve Account and shall promptly notify the District of the amount of any deficiency or surplus as of such date in such account. The District shall immediately pay the amount of any deficiency to the Trustee, for deposit in the Assessment Area Four Reserve Account, from the first legally available sources of the District. Any surplus in the Assessment Area Four Reserve Account shall be deposited into the Assessment Area Four Prepayment Account and applied to the extraordinary mandatory redemption of Assessment Area Four Bonds in accordance with the provisions therefor set forth in the Assessment Area Four Bonds; provided, however, that any surplus resulting from (i) investment earnings, (ii) the occurrence of the Reserve Release Condition, or (iii) optional prepayment of an Assessment Area Four Special Assessment by the owner of a lot or parcel shall in each case be applied as set forth below:

(i) All earnings on investments in the Assessment Area Four Reserve Account shall be deposited to the Assessment Area Four Revenue Account, provided that no deficiency exists in the Assessment Area Four Reserve Account. Notwithstanding the foregoing, prior to the Date of Completion of the Assessment Area Four Project, earnings shall be deposited to the Assessment Area Four Acquisition and Construction Account if a deficiency does not exist. If a deficiency exists in the Assessment Area Four Reserve Account, such earnings shall remain on deposit in the Assessment Area Four Reserve Account until the deficiency is cured. The Assessment Area Four Reserve Account shall consist only of cash and Investment Securities.

(ii) Any excess in the Assessment Area Four Reserve Account as a result of satisfaction of the Reserve Release Condition shall be deposited into the Assessment Area Four Acquisition and Construction Account. The District, or the District Manager on behalf of the District, shall provide written notice to the Trustee when the Reserve Release Condition has been satisfied, upon which notice the Trustee may conclusively rely.

(iii) In the event that the amount on deposit in the Assessment Area Four Reserve Account exceeds the Assessment Area Four Reserve Account Requirement due to a decrease in the amount of Assessment Area Four Bonds that will be Outstanding as a result of an optional Prepayment or a mandatory true-up payment by the owner of a lot or parcel of land of an Assessment Area Four Special Assessment against such lot or parcel, the amount to be released shall be transferred from the Assessment Area Four Reserve Account to the Assessment Area Four Prepayment Account as a credit against the Prepayment Principal otherwise required to be made by the owner of such lot or parcel.

On any date the District receives notice from the District Manager that a landowner wishes to prepay its Assessment Area Four Special Assessments or is required to make a mandatory true-up payment, the District shall, or shall cause the District Manager on behalf of the District to, calculate the principal amount of such Prepayment, taking into account a credit against the amount of Prepayment Principal due in the amount of the surplus in the Assessment Area Four Reserve Account above the Assessment Area Four Reserve Requirement as a result of the proposed Prepayment. Such surplus shall be transferred to the Assessment Area Four Prepayment Account upon such Prepayment. The District Manager, on behalf of the District, shall make such calculation within ten (10) Business Days after such Prepayment and shall instruct the Trustee in writing to transfer such amount of credit given to the landowner from the Assessment Area Four Reserve Account to be used for the extraordinary mandatory redemption of the Assessment Area Four Bonds in accordance with the Fourth Supplemental Indenture. The Trustee is authorized to make such transfers and has no duty to verify such calculations.

Notwithstanding the foregoing, on the earliest date on which there are sufficient monies on deposit in the Assessment Area Four Reserve Account, taking into account other monies available therefor, to pay and redeem all of the Outstanding Assessment Area Four Bonds, together with accrued interest on such Assessment Area Four Bonds, to the earliest date of redemption, then the Trustee shall transfer to the Assessment Area Four Prepayment Account the amount on deposit in the Assessment Area Four Reserve Account to pay and redeem all of the Outstanding Assessment Area Four Bonds on the earliest such date.

The Assessment Area Three Reserve Account and the Assessment Area Four Reserve Account are collectively referred to herein as the "Reserve Accounts." See "BONDOWNERS' RISKS – Inadequacy of Reserve Accounts" herein.

Deposit and Application of the Pledged Revenues

Assessment Area Three Bonds

Pursuant to the Third Supplemental Indenture, there is established within the Revenue Fund an Assessment Area Three Revenue Account into which the Trustee shall deposit the revenues from the Assessment Area Three Special Assessments including the interest thereon with the Trustee. Upon deposit of the revenues from the Assessment Area Three Special Assessments including the interest thereon with the Trustee, the District shall provide the Trustee a written accounting setting forth the amounts of such Assessment Area Three Special Assessments in the following categories which shall be deposited by the Trustee into the Funds and Accounts established under the Indenture as follows:

- (i) Assessment Interest which shall be deposited into the Assessment Area Three Interest Account;
- (ii) Assessment Principal, which shall be deposited into the Assessment Area Three Sinking Fund Account;
- (iii) Prepayment Principal which shall be deposited into the Assessment Area Three Prepayment Account;
- (iv) Delinquent Assessment Principal shall first be applied to restore the amount of any withdrawal from the Assessment Area Three Reserve Account to pay the principal of Assessment Area Three Bonds to the extent that less than the Assessment Area Three Reserve Account Requirement is on deposit in the Assessment Area Three Reserve Account, and, the balance, if any, shall be deposited into the Assessment Area Three Sinking Fund Account;
- (v) Delinquent Assessment Interest shall first be applied to restore the amount of any withdrawal, from the Assessment Area Three Reserve Account to pay the interest of Assessment Area Three Bonds to the extent that less than the Assessment Area Three Reserve Account Requirement is on deposit in the Assessment Area Three Reserve Account, and, the balance, if any, shall be deposited into the Assessment Area Three Interest Account;
- (vi) The balance shall be deposited in the Assessment Area Three Revenue Account.

On each February 1, May 1, August 1 and November 1 (or if such Day is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the Assessment Area Three Prepayment Account and, if the balance therein is greater than zero, shall transfer, but only after transferring sufficient amounts as directed by the District to pay amounts on the next Interest Payment Date from the Assessment Area Three Revenue Account for deposit into such Prepayment

Account, an amount sufficient to increase the amount on deposit therein to the next integral multiple of \$5,000, and, shall thereupon give notice and cause the extraordinary mandatory redemption of Assessment Area Three Bonds on the next succeeding Quarterly Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in such Prepayment Account in accordance with the provisions for extraordinary redemption of Assessment Area Three Bonds. All interest due in regard to such prepayments shall be paid from the Assessment Area Three Interest Account or, if insufficient amounts are on deposit in the Assessment Area Three Interest Account to pay such interest then from the Assessment Area Three Revenue Account.

Anything in the Indenture to the contrary, on each May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business day preceding such May 1 and November 1), the Trustee shall transfer from amounts on deposit in the Assessment Area Three Revenue Account to the Funds and Accounts designated below, the following amounts in the following order of priority:

FIRST, to the Assessment Area Three Interest Account of the Debt Service Fund, an amount equal to the amount of interest payable on all Assessment Area Three Bonds then Outstanding on such May 1 and November 1, less any other amount already on deposit in the Assessment Area Three Interest Account not previously credited;

SECOND, beginning on May 1, 20__, and no later than the Business Day next preceding each May 1 thereafter while Assessment Area Three Bonds remain Outstanding, to the Assessment Area Three Sinking Fund Account, an amount equal to the Amortization Installment on the Assessment Area Three Bonds due on such May 1 or the principal maturing on such May 1, less any amount on deposit in the Assessment Area Three Sinking Fund Account not previously credited;

THIRD, to the Assessment Area Three Reserve Account, the amount, if any, which is necessary to make the amount on deposit therein equal to the Assessment Area Three Reserve Account Requirement with respect to the Assessment Area Three Bonds;

FOURTH, notwithstanding the foregoing, at any time the Assessment Area Three Bonds are subject to redemption on a date which is not a May 1 or November 1, the Trustee shall be authorized to transfer to the Assessment Area Three Interest Account the amount necessary to pay interest on the Assessment Area Three Bonds subject to redemption on such date; and

FIFTH, the balance shall be retained in the Assessment Area Three Revenue Account.

Anything in the Indenture to the contrary notwithstanding, it shall not constitute an Event of Default under the Assessment Area Three Indenture if the full amount of the foregoing deposits are not made due to an insufficiency of funds therefore provided, however, that nothing in the foregoing provisions is meant to change what are otherwise Events of Default as set forth in the Assessment Area Three Indenture.

On any date required by the Arbitrage Certificate, the District shall give the Trustee written direction, and the Trustee shall, transfer from the Assessment Area Three Revenue Account to the Assessment Area Three Rebate Account established for the Assessment Area Three Bonds in the Rebate Fund, the amount due and owing to the United States, which amount shall be paid, to the United States, when due, in accordance with such Arbitrage Certificate. To the extent insufficient moneys are on deposit in the Assessment Area Three Revenue Account to make the transfer provided for in the immediately preceding sentence the District shall deposit with the Trustee from available moneys of the District the amount of any such insufficiency.

Assessment Area Four Bonds

Pursuant to the Fourth Supplemental Indenture, there is established within the Revenue Fund an Assessment Area Four Revenue Account into which the Trustee shall deposit the revenues from the Assessment Area Four Special Assessments including the interest thereon with the Trustee. Upon deposit of the revenues from the Assessment Area Four Special Assessments including the interest thereon with the Trustee, the District shall provide the Trustee a written accounting setting forth the amounts of such Assessment Area Four Special Assessments in the following categories which shall be deposited by the Trustee into the Funds and Accounts established under the Indenture as follows:

- (i) Assessment Interest which shall be deposited into the Assessment Area Four Interest Account;
- (ii) Assessment Principal, which shall be deposited into the Assessment Area Four Sinking Fund Account;
- (iii) Prepayment Principal which shall be deposited into the Assessment Area Four Prepayment Account;
- (iv) Delinquent Assessment Principal shall first be applied to restore the amount of any withdrawal from the Assessment Area Four Reserve Account to pay the principal of Assessment Area Four Bonds to the extent that less than the Assessment Area Four Reserve Account Requirement is on deposit in the Assessment Area Four Reserve Account, and, the balance, if any, shall be deposited into the Assessment Area Four Sinking Fund Account;
- (v) Delinquent Assessment Interest shall first be applied to restore the amount of any withdrawal, from the Assessment Area Four Reserve Account to pay the interest of Assessment Area Four Bonds to the extent that less than the Assessment Area Four Reserve Account Requirement is on deposit in the Assessment Area Four Reserve Account, and, the balance, if any, shall be deposited into the Assessment Area Four Interest Account;
- (vi) The balance shall be deposited in the Assessment Area Four Revenue Account.

On each February 1, May 1, August 1 and November 1 (or if such Day is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the Assessment Area Four Prepayment Account and, if the balance therein is greater than zero, shall transfer, but only after transferring sufficient amounts as directed by the District to pay amounts on the next Interest Payment Date from the Assessment Area Four Revenue Account for deposit into such Prepayment Account, an amount sufficient to increase the amount on deposit therein to the next integral multiple of \$5,000, and, shall thereupon give notice and cause the extraordinary mandatory redemption of Assessment Area Four Bonds on the next succeeding Quarterly Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in such Prepayment Account in accordance with the provisions for extraordinary redemption of Assessment Area Four Bonds. All interest due in regard to such prepayments shall be paid from the Assessment Area Four Interest Account or, if insufficient amounts are on deposit in the Assessment Area Four Interest Account to pay such interest then from the Assessment Area Four Revenue Account.

Anything in the Indenture to the contrary, on each May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business day preceding such May 1 and November 1), the Trustee shall transfer from amounts on deposit in the Assessment Area Four Revenue Account to the Funds and Accounts designated below, the following amounts in the following order of priority:

FIRST, to the Assessment Area Four Interest Account of the Debt Service Fund, an amount equal to the amount of interest payable on all Assessment Area Four Bonds then Outstanding on such May 1 and November 1, less any other amount already on deposit in the Assessment Area Four Interest Account not previously credited;

SECOND, beginning on May 1, 20__, and no later than the Business Day next preceding each May 1 thereafter while Assessment Area Four Bonds remain Outstanding, to the Assessment Area Four Sinking Fund Account, an amount equal to the Amortization Installment on the Assessment Area Four Bonds due on such May 1 or the principal maturing on such May 1, less any amount on deposit in the Assessment Area Four Sinking Fund Account not previously credited;

FOURTH, to the Assessment Area Four Reserve Account, the amount, if any, which is necessary to make the amount on deposit therein equal to the Assessment Area Four Reserve Account Requirement with respect to the Assessment Area Four Bonds;

FOURTH, notwithstanding the foregoing, at any time the Assessment Area Four Bonds are subject to redemption on a date which is not a May 1 or November 1, the Trustee shall be authorized to transfer to the Assessment Area Four Interest Account the amount necessary to pay interest on the Assessment Area Four Bonds subject to redemption on such date; and

FIFTH, the balance shall be retained in the Assessment Area Four Revenue Account.

Anything in the Indenture to the contrary notwithstanding, it shall not constitute an Event of Default under the Assessment Area Four Indenture if the full amount of the foregoing deposits are not made due to an insufficiency of funds therefor provided, however, that nothing in the foregoing provisions is meant to change what are otherwise Events of Default as set forth in the Assessment Area Four Indenture.

On any date required by the Arbitrage Certificate, the District shall give the Trustee written direction, and the Trustee shall, transfer from the Assessment Area Four Revenue Account to the Assessment Area Four Rebate Account established for the Assessment Area Four Bonds in the Rebate Fund, the amount due and owing to the United States, which amount shall be paid, to the United States, when due, in accordance with such Arbitrage Certificate. To the extent insufficient moneys are on deposit in the Assessment Area Four Revenue Account to make the transfer provided for in the immediately preceding sentence the District shall deposit with the Trustee from available moneys of the District the amount of any such insufficiency.

Investments

Assessment Area Three Bonds

Anything in the Indenture to the contrary notwithstanding, amounts on deposit in all of the Funds and Accounts held as security for the Assessment Area Three Bonds shall be invested only in Investment Securities, and further, earnings on investments in the Assessment Area Three Acquisition and Construction Account and Assessment Area Three Cost of Issuance Account shall be retained as realized, in such Accounts and used for the purpose of such Accounts. Earnings on investments in the Assessment Area Three Revenue Account, Assessment Area Three Sinking Fund Account, the Assessment Area Three Interest Account and the Assessment Area Three Prepayment Account and the Assessment Area Three Optional Redemption Account in the Bond Redemption Fund shall be deposited, as realized, to the credit of the Assessment Area Three Revenue Account and used for the purpose of such Account.

Assessment Area Four Bonds

Anything in the Indenture to the contrary notwithstanding, amounts on deposit in all of the Funds and Accounts held as security for the Assessment Area Four Bonds shall be invested only in Investment Securities, and further, earnings on investments in the Assessment Area Four Acquisition and Construction Account and Assessment Area Four Cost of Issuance Account shall be retained as realized, in such Accounts and used for the purpose of such Accounts. Earnings on investments in the Assessment Area Four Revenue Account, Assessment Area Four Sinking Fund Account, the Assessment Area Four Interest Account and the Assessment Area Four Prepayment Account and the Assessment Area Four Optional Redemption Account in the Bond Redemption Fund shall be deposited, as realized, to the credit of the Assessment Area Four Revenue Account and used for the purpose of such Account.

Indenture Provisions Relating to Bankruptcy or Insolvency of a Landowner

Each of the Indentures will contain the following provisions which, pursuant to the Indenture, shall be applicable both before and after the commencement, whether voluntary or involuntary, of any case, proceeding or other action by or against any owner of any tax parcel subject to at least three percent (3%) of the Series 2024 Special Assessments pledged to the related Series of Series 2024 Bonds Outstanding (an "Insolvent Taxpayer") under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a "Proceeding").

The District will acknowledge and agree that, although the Series 2024 Bonds were issued by the District, the Owners of the Bonds of such Series of Series 2024 Bonds are categorically the party with the ultimate financial stake in the transaction and, consequently, the party with a vested and pecuniary interest in a Proceeding. In the event of any Proceeding involving an Insolvent Taxpayer: (i) the District will agree that it shall seek to secure the written consent of the Trustee, acting at the direction of the Majority Owners of the Series 2024 Bonds Outstanding, prior to making any election, giving any consent, commencing any action or filing any motion, claim, obligation, notice or application or in taking any other action or position in any Proceedings or in any action related to a Proceeding that affects, either directly or indirectly, the Series 2024 Special Assessments relating to the Outstanding Series 2024 Bonds or any rights of the Trustee under the Indenture (provided, however, the Trustee shall be deemed to have consented, on behalf of the Majority Owners of the Series 2024 Bonds Outstanding, to the proposed action if the District does not receive a written response from the Trustee within thirty (30) days following receipt by the Trustee of the written request for consent); (ii) the District will agree that it shall not make any election, give any consent, commence any action or file any motion, claim, obligation, notice or application or take any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the Series 2024 Special Assessments relating to the Series 2024 Bonds Outstanding or any rights of the Trustee under the Indenture that are inconsistent with any written consent received (or deemed received) from the Trustee; (iii) the District will agree that it shall seek the written consent of the Trustee prior to filing and voting in any such Proceeding (provided, however, Trustee shall be deemed to have consented, on behalf of all of the Majority Owners of the Series 2024 Bonds Outstanding, to the proposed action if the District does not receive a written response from the Trustee within thirty (30) days following receipt by the Trustee of the written request for consent); (iv) the Trustee shall have the right, by interpleader or otherwise, to seek or oppose any relief in any such Proceeding that the District, as claimant with respect to the Series 2024 Special Assessments relating to the Series 2024 Bonds Outstanding, would have the right to pursue, and, if the Trustee chooses to exercise any such rights, the District shall not oppose the Trustee in seeking to exercise any and all rights and taking any and all actions available to the District in connection with any Proceeding of any Insolvent Taxpayer, including without limitation, the right to file and/or prosecute and/or defend any claims and proofs of claims, to vote to accept or reject a plan, to seek dismissal of the Proceeding, to seek stay relief to commence or continue foreclosure or pursue any other available remedies as to the Series 2024 Special Assessments relating the Series 2024 Bonds Outstanding, to seek

substantive consolidation, to seek to shorten the Insolvent Taxpayer's exclusivity periods or to oppose any motion to extend such exclusivity periods, to oppose any motion for use of cash collateral or for authority to obtain financing, to oppose any sale procedures motion or any sale motion, to propose a competing plan of reorganization or liquidation, or to make any election under Section 1111(b) of the Bankruptcy Code; and (v) the District shall not challenge the validity or amount of any claim submitted in good faith in such Proceeding by the Trustee or any valuations of the lands owned by any Insolvent Taxpayer submitted in good faith by the Trustee in such Proceedings or take any other action in such Proceedings, which is adverse to Trustee's enforcement or the District's claim and rights with respect to the Series 2024 Special Assessments relating to the Series 2024 Bonds Outstanding or receipt of adequate protection (as that term is defined in the Bankruptcy Code). Without limiting the generality of the foregoing, the District will agree that the Trustee shall have the right (i) to file a proof of claim with respect to the Series 2024 Special Assessments pledged to the Series 2024 Bonds Outstanding, (ii) to deliver to the District a copy thereof, together with evidence of the filing with the appropriate court or other authority, and (iii) to defend any objection filed to said proof of claim.

Notwithstanding the provisions of the immediately preceding paragraphs, nothing in such provisions shall preclude the District from becoming a party to a Proceeding in order to enforce a claim for Operation and Maintenance Assessments, and the District shall be free to pursue such claim in such manner as it shall deem appropriate in its sole and absolute discretion. Any actions taken by the District in pursuance of its claim for Operation and Maintenance Assessments in any Proceeding shall not be considered an action adverse or inconsistent with the Trustee's rights or consents with respect to the Series 2024 Special Assessments relating to the Series 2024 Bonds Outstanding whether such claim is pursued by the District or the Trustee; provided, however, that the District shall not oppose any relief sought by the Trustee under the authority granted to the Trustee in clause (iv) or (v) above. See "BONDOWNERS' RISKS – Bankruptcy and Related Risks" for more information regarding Indenture provisions relating to bankruptcy or insolvency of a landowner.

Events of Default and Remedies

The Master Indenture provides that each of the following shall be an "Event of Default" under the Indenture, with respect to the Bonds of a Series of Series 2024 Bonds:

- (a) if payment of any installment of interest on any Bond of such Series of Series 2024 Bonds is not made when it becomes due and payable; or
- (b) if payment of the principal or Redemption Price of any Bond of such Series of Series 2024 Bonds is not made when it becomes due and payable at maturity or upon call or presentation for redemption; or
- (c) if the District, for any reason, fails in, or is rendered incapable of, fulfilling its obligations under the related Indenture or under the Act, which may be determined solely by the Majority Owners of such Series of the Series 2024 Bonds; or
- (d) if the District proposes or makes an assignment for the benefit of creditors or enters into a composition agreement with all or a material part of its creditors, or a trustee, receiver, executor, conservator, liquidator, sequestrator or other judicial representative, similar or dissimilar, is appointed for the District or any of its assets or revenues, or there is commenced any proceeding in liquidation, bankruptcy, reorganization, arrangement of debts, debtor rehabilitation, creditor adjustment or insolvency, local, state or federal, by or against the District and if such is not vacated, dismissed or stayed on appeal within ninety (90) days; or

(e) if the District defaults in the due and punctual performance of any other covenant in the Indenture or in any Series 2024 Bonds and such default continues for sixty (60) days after written notice requiring the same to be remedied shall have been given to the District by the Trustee, which may give such notice in its discretion and shall give such notice at the written request of the Majority Owners of the Series 2024 Bonds; provided, however, that if such performance requires work to be done, actions to be taken, or conditions to be remedied, which by their nature cannot reasonably be done, taken or remedied, as the case may be, within such sixty (60) day period, no Event of Default shall be deemed to have occurred or exist if, and so long as the District shall commence such performance within such sixty (60) day period and shall diligently and continuously prosecute the same to completion; or

(f) if at any time the amount in the Series 2024 Reserve Account is less than the Series 2024 Reserve Account Requirement as a result of the Trustee withdrawing an amount therefrom to pay debt service on the Series 2024 Bonds and such amount has not been restored within thirty (30) days of such withdrawal; and

(g) more than fifteen percent (15%) of the Operation and Maintenance Assessments that are directly billed by the District and levied by the District on tax parcels subject to the Series 2024 Special Assessments are not paid by the date such are due and payable and such default continues for sixty (60) days after the date when due.

No Series of Bonds issued under the Master Indenture are subject to acceleration unless the Special Assessments securing such Bonds have been accelerated. Upon an Event of Default, no optional redemption or extraordinary mandatory redemption of the Bonds of such Series of Series 2024 Bonds shall occur unless all of the Bonds of such Series of Series 2024 Bonds where an Event of Default has occurred will be redeemed or if 100% of the Holders of the Bonds of such Series of Series 2024 Bonds agree to such redemption.

If any Event of Default with respect to the Bonds of a Series of Series 2024 Bonds has occurred and is continuing, the Trustee, in its discretion may, and upon the written request of the Majority Owners and receipt of indemnity to its satisfaction shall, in its own name:

(i) by mandamus, or other suit, action or proceeding at law or in equity, enforce all rights of the Holders of the Bonds of such Series of Series 2024 Bonds, including, without limitation, the right to require the District to carry out any agreements with, or for the benefit of, the Bondholders of such Series of the Series 2024 Bonds and to perform its or their duties under the Act;

(ii) bring suit upon the Bonds of such Series of Series 2024 Bonds;

(iii) by action or suit in equity require the District to account as if it were the trustee of an express trust for the Holders of the Bonds of such Series of Series 2024 Bonds;

(iv) by action or suit in equity enjoin any acts or things which may be unlawful or in violation of the rights of the Holders of the Bonds of such Series of Series 2024 Bonds; and

(v) by other proceeding in law or equity, exercise all rights and remedies provided for by any other document or instrument securing the Bonds of such Series of Series 2024 Bonds.

The Majority Owners of the Outstanding Bonds of such Series of Series 2024 Bonds then subject to remedial proceedings under Article X of the Master Indenture shall have the right to direct the method and place of conducting all remedial proceedings by the Trustee under the Indenture, provided that such

directions shall not be otherwise than in accordance with law or the provisions of the Indenture. The Trustee shall have no liability as a result of any actions taken upon any such direction of the Holders.

The District will covenant and agree that upon the occurrence and continuance of an Event of Default with respect to a Series of Series 2024 Bonds, it will take such actions to enforce the remedial provisions of the Indenture, the provisions for the collection of delinquent Series 2024 Special Assessments that are directly billed and collected by the District, as well as delinquent direct billed Operation and Maintenance Assessments, and the provisions for the foreclosure of liens of delinquent Series 2024 Special Assessments that are directly billed and collected by the District, as well as delinquent direct billed Operation and Maintenance Assessments, all in a manner consistent with the Indenture. All Series 2024 Special Assessments that are billed and collected directly by the District shall be due and payable by the applicable landowner no later than thirty (30) days prior to each Interest Payment Date and shall become delinquent thereafter.

ENFORCEMENT OF ASSESSMENT COLLECTIONS

General

The primary source of payment for the Series 2024 Bonds is the related Series 2024 Special Assessments imposed on the lands within Assessment Area Three and Assessment Area Four, as applicable, within the District specially benefited by Assessment Area Three Project and the Assessment Area Four Project, respectively, pursuant to the Assessment Proceedings. See "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS" herein and "APPENDIX D: ASSESSMENT METHODOLOGY."

The determination, order, levy, and collection of Series 2024 Special Assessments must be done in compliance with procedural requirements and guidelines provided by State law. Failure by the District, the Manatee County Tax Collector (the "Tax Collector") or the Manatee County Property Appraiser (the "Property Appraiser") to comply with such requirements could result in delay in the collection of, or the complete inability to collect, Series 2024 Special Assessments during any year. Such delays in the collection of Series 2024 Special Assessments, or complete inability to collect the Series 2024 Special Assessments, would have a material adverse effect on the ability of the District to make full or punctual payment of the debt service requirements on such Series 2024 Bonds. To the extent that landowners fail to pay the Series 2024 Special Assessments, delay payments, or are unable to pay the same, the successful pursuance of collection procedures available to the District is essential to continued payment of principal of and interest on the Series 2024 Bonds. See "BONDOWNERS' RISKS" herein. The Act provides for various methods of collection of delinquent Series 2024 Special Assessments by reference to other provisions of the Florida Statutes. The following is a description of certain statutory provisions of assessment payment and collection procedures appearing in the Florida Statutes but is qualified in its entirety by reference to such statutes.

Uniform Method Procedure

Pursuant to the Indenture, the District shall collect the Series 2024 Special Assessments through the Uniform Method of Collection afforded by Chapter 197, Florida Statutes (the "Uniform Method"), except that, pursuant to the Indenture and the terms of the Assessment Resolutions, the District shall collect the Series 2024 Special Assessments directly in lieu of using the Uniform Method with respect to any assessable lands which have not yet been platted or when the timing for using the Uniform Method will not yet allow for using such method or as otherwise directed by the Majority Holders upon the occurrence of the Event of Default. Initially, the Landowners and any subsequent landowners will directly pay the Series 2024 Special Assessments to the District. As District Lands within Assessment Area Three and Assessment Area Four are platted, the related Series 2024 Special Assessments will be collected pursuant to the Uniform

Method. At such time as the Series 2024 Special Assessments are collected pursuant to the Uniform Method, the provisions described under this heading shall be come applicable. The Uniform Method of collection is available only in the event the District complies with statutory and regulatory requirements and enters into agreements with the Tax Collector and Property Appraiser providing for the Series 2024 Special Assessments to be levied and then collected in this manner. See "-Foreclosure" below with respect to collection of delinquent assessments not collected pursuant to the Uniform Method.

If the Uniform Method of collection is utilized, the Series 2024 Special Assessments will be collected together with County, special district, and other ad valorem taxes and non-ad valorem assessments, all of which will appear on the tax bill (also referred to as a "tax notice") issued to each landowner in the District. The statutes relating to enforcement of ad valorem taxes and non-ad valorem assessments provide that such taxes and assessments become due and payable on November 1 of the year when assessed, or as soon thereafter as the certified tax roll is received by the Tax Collector, and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such taxes and assessments (including the Series 2024 Special Assessments being collected by the Uniform Method) are to be billed, and landowners in the District are required to pay all such taxes and assessments, without preference in payment of any particular increment of the tax bill, such as the increment owing for the Series 2024 Special Assessments. Upon any receipt of moneys by the Tax Collector from the Series 2024 Special Assessments, such moneys will be delivered to the District, which will remit such Series 2024 Special Assessments to the Trustee for deposit to the Series 2024 Revenue Account within the Revenue Fund, except that any Prepayments of Series 2024 Special Assessments shall be deposited to the related Prepayment Account within the Bond Redemption Fund created under the applicable Indenture and applied in accordance therewith.

All County, school and special district, including the District, ad valorem taxes, non-ad valorem special assessments, including the Series 2024 Special Assessments, and voter-approved ad valorem taxes levied to pay principal of and interest on bonds, are payable at one time, except for partial payment schedules as may be provided by Sections 197.374 and 197.222, Florida Statutes. Partial payments made pursuant to Sections 197.374 and 197.222, Florida Statutes, are distributed in equal proportion to all taxing districts and levying authorities applicable to that account. If a taxpayer does not make complete payment of the total amount, he or she cannot designate specific line items on his or her tax bill as deemed paid in full. In such cases, the tax Collector does not accept such partial payment and the partial payment is returned to the taxpayer. Therefore, in the event the Series 2024 Special Assessments are to be collected pursuant to the Uniform Method, any failure to pay any one line item, would cause the Series 2024 Special Assessments to not be collected to that extent, which could have a significant adverse effect on the ability of the District to make full or punctual payment of the debt service requirements on the Series 2024 Bonds. See "BONDOWNERS' RISKS – Other Taxes and Assessments."

Under the Uniform Method, if the Series 2024 Special Assessments are paid during November when due or during the following three months, the taxpayer is granted a variable discount equal to 4% in November and decreasing one percentage point per month to 1% in February. All unpaid taxes and assessments become delinquent on April 1 of the year following assessment. The Tax Collector is required to collect the ad valorem taxes and non-ad valorem special assessments on the tax bill prior to April 1 and, after that date, to institute statutory procedures upon delinquency to collect such taxes and assessments through the sale of "tax certificates," as discussed below. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process.

Neither the District nor the Underwriter can give any assurance to the holders of the Series 2024 Bonds (1) that the past experience of the Tax Collector with regard to tax and special assessment delinquencies is applicable in any way to the Series 2024 Special Assessments, (2) that future landowners and taxpayers in the District will pay such Series 2024 Special Assessments, (3) that a market may exist in

the future for tax certificates in the event of sale of such certificates for taxable parcels within the District, and (4) that the eventual sale of tax certificates for real property within the District, if any, will be for an amount sufficient to pay amounts due under the Assessment Proceedings to discharge the lien of the Series 2024 Special Assessments and all other liens that are coequal therewith.

Collection of delinquent Series 2024 Special Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of "tax certificates" and remittance of the proceeds of such sale to the District for payment of the Series 2024 Special Assessments due. In the event of a delinquency in the payment of taxes and assessments on real property, the landowner may, prior to the sale of tax certificates, pay the total amount of delinquent ad valorem taxes and non-ad valorem assessments plus the cost of advertising and the applicable interest charge on the amount of such delinquent taxes and assessments. If the landowner does not act, the Tax Collector is required to attempt to sell tax certificates on such property to the person who pays the delinquent taxes and assessments owing, penalties and interest thereon and certain costs, and who accepts the lowest interest rate per annum to be borne by the certificates (but not more than 18%). Tax certificates are sold by public bid. If there are no bidders, the tax certificate is issued to the County. The County is to hold, but not pay for, the tax certificate with respect to the property, bearing interest at the maximum legal rate of interest (currently 18%). The Tax Collector does not collect any money if tax certificates are "struck off" (issued) to the County. The County may sell such certificates to the public at any time at the principal amount thereof plus interest at the rate of not more than 18% per annum and a fee. Proceeds from the sale of tax certificates are required to be used to pay taxes and assessments (including the Series 2024 Special Assessments), interest, costs and charges on the real property described in the certificate. The demand for such certificates is dependent upon various factors, which include the rate of interest that can be earned by ownership of such certificates and the underlying value of the land that is the subject of such certificates and which may be subject to sale at the demand of the certificate holder. Therefore, the underlying market value of the property within the District may affect the demand for certificates and the successful collection of the Series 2024 Special Assessments, which are the primary source of payment of the Series 2024 Bonds. Legal proceedings under Federal bankruptcy law brought by or against a landowner who has not yet paid his or her property taxes or assessments would likely result in a delay in the sale of tax certificates.

Unless full payment for a tax deed is made to the clerk of court, including documentary stamps and recording fees, any tax certificate in the hands of a person other than the County may be redeemed and canceled, in whole or in part (under certain circumstances), at any time before a tax deed is issued, and at a price equal to the face amount of the certificate or portion thereof together with all interest, costs, and charges due. Regardless of the interest rate actually borne by the certificates, persons redeeming tax certificates must pay a minimum interest rate of 5%, unless the rate borne by the certificates is zero percent. The proceeds of such a redemption are paid to the Tax Collector who transmits to the holder of the tax certificate such proceeds less service charges, and the certificate is canceled. Redemption of tax certificates held by the County is effected by purchase of such certificates from the County, as described in the preceding paragraph.

Any holder, other than the County, of a tax certificate that has not been redeemed has seven years from the date of issuance of the tax certificate during which to act against the land that is the subject of the tax certificate. After an initial period ending two years from April 1 of the year of issuance of a certificate, during which period actions against the land are held in abeyance to allow for sales and redemptions of tax certificates, and before the expiration of seven years from the date of issuance, the holder of a certificate may apply for a tax deed to the subject land. The applicant is required to pay to the Tax Collector at the time of application all amounts required to redeem or purchase all outstanding tax certificates covering the land, plus interest, any omitted taxes or delinquent taxes and interest, and current taxes, if due. If the County holds a tax certificate on property valued at \$5,000 or more and has not succeeded in selling it, the County must apply for a tax deed two years after April 1 of the year of issuance of the certificate. The County pays

costs and fees to the Tax Collector but not any amount to redeem any other outstanding certificates covering the land. Thereafter, the property is advertised for public sale.

In any such public sale conducted by the Clerk of the Circuit Court, the private holder of the tax certificate who is seeking a tax deed for non-homestead property is deemed to submit a minimum bid equal to the amount required to redeem the tax certificate, charges for the cost of sale, including costs incurred for the service of notice required by statute, redemption of other tax certificates on the land, and the amount paid by such holder in applying for the tax deed, plus interest thereon. In the case of homestead property, the minimum bid is also deemed to include, in addition to the amount of money required for the minimum bid on non-homestead property, an amount equal to one-half of the latest assessed value of the homestead. If there are no higher bids, the holder receives title to the land, and the amounts paid for the certificate and in applying for a tax deed are credited toward the purchase price. If there are other bids, the holder may enter the bidding. The highest bidder is awarded title to the land. The portion of proceeds of such sale needed to redeem the tax certificate, and all other amounts paid by such person in applying for a tax deed, are forwarded to the holder thereof or credited to such holder if such holder is the successful bidder. Excess proceeds are distributed first to satisfy governmental liens against the land and then to the former title holder of the property (less service charges), lienholder of record, mortgagees of record, vendees of recorded contracts for deeds, and other lienholders and any other person to whom the land was last assessed on the tax roll for the year in which the land was assessed, all as their interest may appear.

Except for certain governmental liens and certain restrictive covenants and restrictions, no right, interest, restriction or other covenant survives the issuance of a tax deed. Thus, for example, outstanding mortgages on property subject to a tax deed would be extinguished.

If there are no bidders at the public sale, the County may, at any time within ninety (90) days from the date of offering for public sale, purchase the land without further notice or advertising for a statutorily prescribed opening bid. After ninety (90) days have passed, any person or governmental unit may purchase the land by paying the amount of the opening bid. Ad valorem taxes and non-ad valorem assessments accruing after the date of public sale do not require repetition of the bidding process but are added to the minimum bid. Three years from the date of delinquency, unsold lands escheat to the County in which they are located and all tax certificates and liens against the property are canceled and a deed is executed vesting title in the governing board of such County.

Foreclosure

The following discussion regarding foreclosure is not applicable if the Series 2024 Special Assessments are being collected pursuant to the Uniform Method. In the event that the District itself directly levies and enforces, pursuant to Chapters 170 and 190, Florida Statutes, the collection of the Series 2024 Special Assessments levied on the land within the District, Chapter 170.10, Florida Statutes provides that upon the failure of any property owner to pay all or any part of the principal of a special assessment, including an Series 2024 Special Assessment, or the interest thereon, when due, the governing body of the entity levying the assessment is authorized to commence legal proceedings for the enforcement of the payment thereof, including commencement of an action in chancery, commencement of a foreclosure proceeding in the same manner as the foreclosure of a real estate mortgage, or commencement of an action under Chapter 173, Florida Statutes relating to foreclosure of municipal tax and special assessment liens. Such a proceeding is in rem, meaning that it is brought against the land not against the owner. In light of the one year tolling period required before the District may commence a foreclosure action under Chapter 173, Florida Statutes, it is likely the District would commence an action to foreclose in the same manner as the foreclosure of a real estate mortgage rather than proceeding under Chapter 173, Florida Statutes.

Enforcement of the obligation to pay Series 2024 Special Assessments and the ability to foreclose the lien of such Series 2024 Special Assessments upon the failure to pay such Series 2024 Special Assessments may not be readily available or may be limited as such enforcement is dependent upon judicial action which is often subject to discretion and delay.

BONDOWNERS' RISKS

There are certain risks inherent in an investment in bonds issued by a public authority or governmental body in the State and secured by special assessments. Certain of these risks are described in other sections of this Limited Offering Memorandum. Certain additional risks are associated with the Series 2024 Bonds offered hereby and are set forth below. Prospective investors in the Series 2024 Bonds should have such knowledge and experience in financial and business matters to be capable of evaluating the merits and risks of an investment in the Series 2024 Bonds and have the ability to bear the economic risks of such prospective investment, including a complete loss of such investment. This section does not purport to summarize all risks that may be associated with purchasing or owning the Series 2024 Bonds, and prospective purchasers are advised to read this Limited Offering Memorandum in its entirety for a more complete description of investment considerations relating to the Series 2024 Bonds.

Concentration of Land Ownership

As of the date hereof, the Landowners own all of the assessable lands within the respective Series 2024 Assessment Areas, which are the lands that will be subject to the respective Series 2024 Special Assessments securing the related Series 2024 Bonds. Payment of the Series 2024 Special Assessments is primarily dependent upon their timely payment by the Landowners and the other future landowners in the respective Series 2024 Assessment Areas. Non-payment of the Series 2024 Special Assessments by any of the landowners could have a substantial adverse impact upon the District's ability to pay debt service on the related Series of the Series 2024 Bonds. See "THE LANDOWNERS AND THE ASSESSMENT AREA THREE DEVELOPMENT MANAGER" and "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2024 BONDS" herein.

THE ASSESSMENT AREA THREE BONDS AND THE ASSESSMENT AREA FOUR BONDS ARE SEPARATELY SECURED BY THE ASSESSMENT AREA THREE SPECIAL ASSESSMENTS AND ASSESSMENT AREA FOUR SPECIAL ASSESSMENTS, RESPECTIVELY.

Bankruptcy and Related Risks

In the event of the institution of bankruptcy or similar proceedings with respect to either of the Landowners or any other owner of benefited property, delays could occur in the payment of debt service on the Series 2024 Bonds, as such bankruptcy could negatively impact the ability of: (i) the Landowners and any other landowner to pay the Series 2024 Special Assessments; (ii) the Tax Collector to sell tax certificates in relation to such property with respect to the Series 2024 Special Assessments being collected pursuant to the Uniform Method; and (iii) the District to foreclose the lien of the Series 2024 Special Assessments not being collected pursuant to the Uniform Method. In addition, the remedies available to the Owners of each Series of the Series 2024 Bonds under the applicable Indenture are in many respects dependent upon judicial actions which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, the remedies specified by federal, state and local law and in the Indenture and the Series 2024 Bonds, including, without limitation, enforcement of the obligation to pay Series 2024 Special Assessments and the ability of the District to foreclose the lien of the Series 2024 Special Assessments if not being collected pursuant to the Uniform Method, may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the delivery of the Series 2024 Bonds (including Bond Counsel's approving opinion) will be qualified as to the

enforceability of the various legal instruments by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors enacted before or after such delivery. The inability, either partially or fully, to enforce remedies available with respect to a Series of the Series 2024 Bonds could have a material adverse impact on the interest of the Owners thereof.

A 2011 bankruptcy court decision in Florida held that the governing body of a community development district, and not the bondholders or indenture trustee, was the creditor of the landowners/debtors in bankruptcy with respect to claims for special assessments, and thus only the district could vote to approve or disapprove a reorganization plan submitted by the debtors in the case. The district voted in favor of the plan. The governing body of the district was at that time elected by the landowners rather than qualified electors. Under the reorganization plan that was approved, a two-year moratorium was placed on the debtor landowners' payment of special assessments. As a result of this non-payment of assessments, debt service payments on the district's bonds were delayed for two years or longer. The Indenture provides for the delegation of certain rights from the District to the Trustee in the event of a bankruptcy or similar proceeding with respect to an "Insolvent Taxpayer" (as previously defined). See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2024 BONDS – Indenture Provisions Relating to Bankruptcy or Insolvency of a Landowner" herein. The District cannot express any view whether such delegation would be enforceable.

Series 2024 Special Assessments Are Non-Recourse

The principal security for the payment of the principal and interest on each Series of the Series 2024 Bonds is the timely collection of the related Series 2024 Special Assessments. The Series 2024 Special Assessments do not constitute a personal indebtedness of the landowners of the land subject thereto, but are secured by a lien on such land. There is no assurance that the Landowners or subsequent landowners will be able to pay the Series 2024 Special Assessments or that they will pay such Series 2024 Special Assessments even though financially able to do so. Neither the Landowners nor any other subsequent landowners have any personal obligation to pay the Series 2024 Special Assessments. Neither the Landowners nor any subsequent landowners are guarantors of payment of any Series 2024 Special Assessments, and the recourse for the failure of the Landowners or any subsequent landowner to pay the Series 2024 Special Assessments is limited to the collection proceedings against the land subject to such unpaid Series 2024 Special Assessments, as described herein. Therefore the likelihood of collection of the Series 2024 Special Assessments may ultimately depend on the market value of the land subject to the Series 2024 Special Assessments. While the ability of the Landowners or subsequent landowners to pay the Series 2024 Special Assessments is a relevant factor, the willingness of the Landowners or subsequent landowners to pay the Series 2024 Special Assessments, which may also be affected by the value of the land subject to the Series 2024 Special Assessments, is also an important factor in the collection of Series 2024 Special Assessments. The failure of the Landowners or subsequent landowners to pay the Series 2024 Special Assessments could render the District unable to collect delinquent Series 2024 Special Assessments and, provided such delinquencies are significant, could negatively impact the ability of the District to make the full or punctual payment of debt service on the corresponding Series of Series 2024 Bonds.

Regulatory and Environmental Risks

The development of the District Lands, including the Series 2024 Assessment Areas, is subject to comprehensive federal, state and local regulations and future changes to such regulations. Approval is required from various public agencies in connection with, among other things, the design, nature and extent of planned improvements, both public and private, and construction of the infrastructure in accordance with applicable zoning, land use and environmental regulations. Although all such approvals required to date have been received and any further approvals are anticipated to be received as needed, failure to obtain any

such approvals in a timely manner could delay or adversely affect the completion of the development of the District Lands. See "THE DEVELOPMENT – Development Approvals" herein for more information.

The value of the land within the District, the success of the Development, the development of the Series 2024 Assessment Areas, and the likelihood of timely payment of principal and interest on the Series 2024 Bonds could be affected by environmental factors with respect to the land in the District. Should the land be contaminated by hazardous materials, this could materially and adversely affect the value of the land in the District, which could materially and adversely affect the success of the development of the lands within the District, including the Series 2024 Assessment Areas, and the likelihood of the timely payment of the Series 2024 Bonds. The District has not performed, nor has the District requested that there be performed on its behalf, any independent assessment of the environmental conditions within the District. See "THE DEVELOPMENT – Environmental" for information on environmental site assessments obtained or received with respect to the Series 2024 Assessment Areas. Such information is being provided solely for informational purposes, and nothing herein or in such assessments grants any legal rights or remedies in favor of the Series 2024 Bondholders in the event any recognized environmental conditions are later found to be present on District Lands. Nevertheless, it is possible that hazardous environmental conditions could exist within the District or in the vicinity of the District and that such conditions could have a material and adverse impact upon the value of the benefited lands within the District, including the Series 2024 Assessment Areas. No assurance can be given that unknown hazardous materials, protected animals or vegetative species, etc., do not currently exist or may not develop in the future, whether originating within the District or from surrounding property, and what effect such may have on the development or sale of the lands in the Series 2024 Assessment Areas.

The value of the lands subject to the Series 2024 Special Assessments could also be adversely impacted by flooding or wind damage caused by hurricanes, tropical storms, or other catastrophic events. In addition to potential damage or destruction to any existing development or construction in or near the District, such catastrophic events could potentially render the Series 2024 Assessment Areas unable to support future development. The occurrence of any such events could materially adversely impact the District's ability to pay principal and interest on the Series 2024 Bonds. The Series 2024 Bonds are not insured, and the District's casualty insurance policies do not insure against losses incurred on private lands within its boundaries.

Economic Conditions and Changes in Development Plans

The successful development of the Series 2024 Assessment Areas and the sale of residential units therein, once such homes are built, may be affected by unforeseen changes in general economic conditions, fluctuations in the real estate market and other factors beyond the control of the Landowners. Moreover, the Landowners have the right to modify or change plans for development of the respective Series 2024 Assessment Areas time to time, including, without limitation, land use changes, changes in the overall land and phasing plans, and changes to the type, mix, size and number of units to be developed, and may seek in the future, in accordance with and subject to the provisions of the Act, to contract or expand the boundaries of the District.

Other Taxes and Assessments

The willingness and/or ability of an owner of benefited land to pay the Series 2024 Special Assessments could be affected by the existence of other taxes and assessments imposed upon such property by the District, the County or any other local special purpose or general purpose governmental entities. County, school, special district taxes and special assessments, and voter-approved ad valorem taxes levied to pay principal of and interest on debt, including the Series 2024 Special Assessments, collected pursuant to the Uniform Method are payable at one time. Public entities whose boundaries overlap those of the

District could, without the consent of the owners of the land within the District, impose additional taxes on the property within the District. The District anticipates imposing operation and maintenance assessments encumbering the same property encumbered by the Series 2024 Special Assessments. In addition, lands within the District may also be subject to assessments by property owners' and homeowners' associations. See "THE DEVELOPMENT – Taxes, Fees and Assessments" herein for additional information.

Under Florida law, a landowner may contest the assessed valuation determined for its property that forms the basis of ad-valorem taxes such landowner must pay. During this contest period, the sale of a tax certificate under the Uniform Method will be suspended. If the Series 2024 Special Assessments are being collected along with ad valorem taxes pursuant to the Uniform Method, tax certificates will not be sold with respect to such Series 2024 Special Assessment, even though the landowner is not contesting the amount of the Series 2024 Special Assessment. However, Section 194.014, Florida Statutes, requires taxpayers challenging the assessed value of their property to pay all non-ad valorem assessments and at least 75% of their ad valorem taxes before they become delinquent. Likewise, taxpayers who challenge the denial of an exemption or classification or a determination that their improvements were substantially complete must pay all non-ad valorem assessments and the amount of ad valorem taxes that they admit in good faith to be owing. If a taxpayer fails to pay property taxes as set forth above, the Value Adjustment Board considering the taxpayer's challenge is required to deny such petition by written decision by April 20 of such year.

Limited Secondary Market for Series 2024 Bonds

The Series 2024 Bonds may not constitute a liquid investment, and there is no assurance that a liquid secondary market will exist for the Series 2024 Bonds in the event an Owner thereof determines to solicit purchasers for the Series 2024 Bonds. Even if a liquid secondary market exists, there can be no assurance as to the price for which the Series 2024 Bonds may be sold. Such price may be lower than that paid by the current Owners of each Series of the Series 2024 Bonds, depending on the progress of development of the lands within the Series 2024 Assessment Areas, existing real estate and financial market conditions and other factors.

Inadequacy of Reserve Accounts

Some of the risk factors discussed herein, which, if materialized, would result in a delay in the collection of the Series 2024 Special Assessments, may not adversely affect the timely payment of debt service on a Series of the Series 2024 Bonds because of the Reserve Account corresponding to each Series. The ability of the respective Reserve Accounts to fund deficiencies caused by delinquencies in the payment of the corresponding Series 2024 Special Assessments is dependent on the amount, duration and frequency of such deficiencies. Moneys on deposit in each Reserve Account may be invested in certain obligations permitted under the Indenture. Fluctuations in interest rates and other market factors could affect the amount of moneys in such Reserve Accounts to make up deficiencies. If the District has difficulty in collecting the Series 2024 Special Assessments, the related Reserve Account would be rapidly depleted and the ability of the District to pay debt service on the corresponding Series of Series 2024 Bonds could be materially adversely affected. In addition, during an Event of Default under the Indenture, the Trustee may withdraw moneys from the applicable Reserve Account and such other Funds, Accounts and subaccounts created under the applicable Indenture to pay its extraordinary fees and expenses incurred in connection with such Event of Default. If in fact a Reserve Account is accessed for any purpose, the District does not have a designated revenue source for replenishing such account. Moreover, the District may not be permitted to re-assess real property then burdened by the corresponding Series 2024 Special Assessments in order to provide for the replenishment of the applicable Reserve Account. THE ASSESSMENT AREA THREE RESERVE ACCOUNT IS NOT AVAILABLE TO PAY DEBT SERVICE ON THE ASSESSMENT AREA FOUR BONDS, AND THE ASSESSMENT AREA FOUR RESERVE ACCOUNT IS NOT AVAILABLE TO PAY DEBT SERVICE ON THE ASSESSMENT AREA THREE BONDS. See

"SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2024 BONDS – Reserve Accounts" herein for more information about the Reserve Accounts.

Legal Delays

If the District should commence a foreclosure action against a landowner for nonpayment of Series 2024 Special Assessments that are not being collected pursuant to the Uniform Method, such landowner and/or its mortgagee(s) may raise affirmative defenses to such foreclosure action. Although the District expects that such affirmative defenses would likely be proven to be without merit, they could result in delays in completing the foreclosure action. In addition, the District is required under the Indenture to fund the costs of such foreclosure. It is possible that the District will not have sufficient funds and will be compelled to request the Holders of the corresponding Series of Series 2024 Bonds to allow funds on deposit under the related Indenture to be used to pay the costs of the foreclosure action. Under the Code (as defined herein), there are limitations on the amounts of proceeds from each Series of the Series 2024 Bonds that can be used for such purpose.

IRS Examination and Audit Risk

The Internal Revenue Service (the "IRS") routinely examines bonds issued by state and local governments, including bonds issued by community development districts. In 2016, the IRS concluded its lengthy examination of certain issues of bonds (for purposes of this subsection, the "Audited Bonds") issued by Village Center Community Development District (the "Village Center CDD"). During the course of the audit of the Audited Bonds, Village Center CDD received a ruling dated May 30, 2013, in the form of a non-precedential technical advice memorandum ("TAM") concluding that Village Center CDD is not a political subdivision for purposes of Section 103(a) of the Code because Village Center CDD was organized and operated to perpetuate private control and avoid indefinitely responsibility to an electorate, either directly or through another elected state or local government body. Such a conclusion could lead to the further conclusion that the interest on the Audited Bonds was not excludable from gross income of the owners of such bonds for federal income tax purposes. Village Center CDD received a second TAM dated June 17, 2015, which granted relief to Village Center CDD from retroactive application of the IRS's conclusion regarding its failure to qualify as a political subdivision. Prior to the conclusion of the audits, the Audited Bonds were all refunded with taxable bonds. The audit of the Audited Bonds that were issued for utility improvements were closed without change to the tax exempt status of those Audited Bonds on April 25, 2016, and the audit of the remainder of the Audited Bonds (which funded recreational amenity acquisitions from entities related to the principal landowner in the Village Center CDD) was closed on July 14, 2016, without the IRS making a final determination that the interest on the Audited Bonds in question was required to be included in gross income. However, the IRS letter to the Village Center CDD with respect to this second set of Audited Bonds noted that the IRS found that the Village Center CDD was not a "proper issuer of tax-exempt bonds" and that those Audited Bonds were private-activity bonds that did not fall in any of the categories that qualify for tax-exemption. Although the TAMs and the letters to the Village Center CDD from the IRS referred to above are addressed to, and binding only on, the IRS and Village Center CDD in connection with the Audited Bonds, they reflect the audit position of the IRS, and there can be no assurance that the IRS would not commence additional audits of bonds issued by other community development districts raising issues similar to the issues raised in the case of the Audited Bonds based on the analysis set forth in the first TAM or on the related concerns addressed in the July 14, 2016 letter to the Village Center CDD.

On February 23, 2016, the IRS published proposed regulations designed to provide prospective guidance with respect to potential private business control of issuers by providing a new definition of political subdivision for purposes of determining whether an entity is an appropriate issuer of bonds the interest on which is excluded from gross income for federal tax purposes. The proposed regulations required

that a political subdivision (i) have the power to exercise at least one sovereign power, (ii) be formed and operated for a governmental purpose, and (iii) have a governing body controlled by or have significant uses of its funds or assets otherwise controlled by a government unit with all three sovereign powers or by an electorate that is not controlled by an unreasonably small number of unrelated electors. On October 4, 2017, the Treasury Department ("Treasury") announced that it would withdraw the proposed regulations, stating that, "while Treasury and the IRS continue to study the legal issues relating to political subdivisions, Treasury and the IRS currently believe that these proposed regulations should be withdrawn in their entirety, and plan to publish a withdrawal of the proposed regulations shortly in the Federal Register. Treasury and the IRS may propose more targeted guidance in the future after further study of the relevant legal issues." Notice of withdrawal of the proposed regulations was published in the Federal Register on October 20, 2017.

It has been reported that the IRS has closed audits of other community development districts in the State with no change to such districts' bonds' tax-exempt status, but has advised such districts that such districts must have public electors within the timeframe established by the applicable state law or their bonds may be determined to be taxable retroactive to the date of issuance. Pursuant to the Act, general elections are not held until the later of six years from the date of establishment of the community development district or the time at which there are at least 250 qualified electors in the district. The District, unlike Village Center CDD, was formed with the intent that it will contain a sufficient number of residents to allow for a transition to control by a general electorate. Currently, all of the members of the Board of the District were elected by the landowners and none were elected by qualified electors. The Landowners will certify as to their expectations as to the timing of the transition of control of the Board of the District to qualified electors pursuant to the Act. Such certification by the Landowners does not ensure that such certification shall be determinative of, or may influence the outcome of any audit by the IRS, or any appeal from such audit, that may result in an adverse ruling that the District is not a political subdivision for purposes of Section 103(a) of the Code. Further, there can be no assurance that an audit by the IRS of either Series of the Series 2024 Bonds will not be commenced. The District has no reason to believe that any such audit will be commenced, or that any such audit, if commenced, would result in a conclusion of noncompliance with any applicable State or federal law.

Owners of the Series 2024 Bonds are advised that, if the IRS does audit the Series 2024 Bonds, under its current procedures, at least during the early stages of an audit, the IRS will treat the District as the taxpayer, and the Owners of the Series 2024 Bonds may have limited rights to participate in those proceedings. The commencement of such an audit could adversely affect the market value and liquidity of the Series 2024 Bonds until the audit is concluded, regardless of the ultimate outcome. In addition, in the event of an adverse determination by the IRS with respect to the tax-exempt status of interest on the Series 2024 Bonds, it is unlikely the District will have available revenues to enable it to contest such determination or enter into a voluntary financial settlement with the IRS. Further, an adverse determination by the IRS with respect to the tax-exempt status of interest on the Series 2024 Bonds would adversely affect the availability of any secondary market for the Series 2024 Bonds. Should interest on the Series 2024 Bonds become includable in gross income for federal income tax purposes, not only will Owners of Series 2024 Bonds be required to pay income taxes on the interest received on such Series 2024 Bonds and related penalties, but because the interest rate on such Series 2024 Bonds will not be adequate to compensate Owners of the Series 2024 Bonds for the income taxes due on such interest, the value of the Series 2024 Bonds may decline.

THE INDENTURE DOES NOT PROVIDE FOR ANY ADJUSTMENT IN THE INTEREST RATES ON THE SERIES 2024 BONDS IN THE EVENT OF AN ADVERSE DETERMINATION BY THE IRS WITH RESPECT TO THE TAX-EXEMPT STATUS OF INTEREST ON THE SERIES 2024 BONDS. PROSPECTIVE PURCHASERS OF THE SERIES 2024 BONDS SHOULD EVALUATE WHETHER THEY CAN OWN THE SERIES 2024 BONDS IN THE EVENT THAT THE INTEREST

ON THE SERIES 2024 BONDS BECOMES TAXABLE AND/OR THE DISTRICT IS EVER DETERMINED TO NOT BE A POLITICAL SUBDIVISION FOR PURPOSES OF THE CODE AND/OR SECURITIES ACT (AS HEREINAFTER DEFINED).

Loss of Exemption from Securities Registration

The Series 2024 Bonds have not been and will not be registered under the Securities Act of 1933, as amended (the "Securities Act"), or any state securities laws, because of the exemption for securities issued by political subdivisions. It is possible that federal or state regulatory authorities could in the future determine that the District is not a political subdivision for purposes of federal and state securities laws, including without limitation as the result of a determination by the IRS, judicial or otherwise, of the District's status for purposes of the Code. In such event, the District and purchasers of Series 2024 Bonds may not be able to rely on the exemption from registration under the Securities Act relating to securities issued by political subdivisions. In that event, the Owners of the Series 2024 Bonds would need to ensure that subsequent transfers of the Series 2024 Bonds are made pursuant to a transaction that is not subject to the registration requirements of the Securities Act and applicable state securities laws.

Federal Tax Reform

Various legislative proposals are mentioned from time to time by members of Congress of the United States of America and others concerning reform of the internal revenue (tax) laws of the United States. In addition, the IRS may, in the future, issue rulings that have the effect of challenging the interpretation of existing tax laws. Certain of these proposals and interpretations, if implemented or upheld, could have the effect of diminishing the value of obligations of states and their political subdivisions, such as the Series 2024 Bonds, by eliminating or changing the tax-exempt status of interest on such bonds. Whether any such proposals will ultimately become or be upheld as law, and if so, the effect such proposals could have upon the value of bonds such as the Series 2024 Bonds cannot be predicted. However, it is possible that any such law or interpretation could have a material and adverse effect upon the availability of a liquid secondary market and/or the value of the Series 2024 Bonds. Prospective purchasers of the Series 2024 Bonds should consult their tax advisors as to the impact of any proposed or pending legislation. See also "TAX MATTERS" herein.

State Tax Reform

It is impossible to predict what new proposals may be presented regarding tax reform and/or community development districts during upcoming legislative sessions, whether such new proposals or any previous proposals regarding the same will be adopted by the Florida Senate and House of Representatives and signed by the Governor, and, if adopted, the form thereof. On October 31, 2014, the Auditor General of the State released a 31-page report which requests legislative action to establish parameters on the amount of bonds a community development district may issue and provide additional oversight for community development district bonds. This report renewed requests made by the Auditor General in 2011 that led to the Governor of the State issuing an Executive Order on January 11, 2012 (the "Executive Order") directing the Office of Policy and Budget in the Executive Office of the Governor ("OPB") to examine the role of special districts in the State. As of the date hereof, the OPB has not made any recommendations pursuant to the Executive Order nor has the Florida legislature passed any related legislation. It is impossible to predict with certainty the impact that any existing or future legislation will or may have on the security for the Series 2024 Bonds. It should be noted that Section 190.16(14) of the Act provides in pertinent part that "The state pledges to the holders of any bonds issued under the Act that it will not limit or alter the rights of the district to levy and collect the ... assessments... and to fulfill the terms of any agreement made with the holders of such bonds ... and that it will not impair the rights or remedies of such holders."

Insufficient Resources or Other Factors Causing Failure to Complete Development

The cost to finish the Series 2024 Projects and the development of the Series 2024 Assessment Areas will exceed the net proceeds from the related Series of Series 2024 Bonds. There can be no assurance, in the event the District does not have sufficient moneys on hand to complete the Series 2024 Projects, or the development of the Series 2024 Assessment Areas, that the District will be able to raise, through the issuance of additional bonds or otherwise, the moneys necessary to complete the Series 2024 Projects, or the development of the Series 2024 Assessment Areas. Further, the Indenture sets forth certain limitations on the issuance of additional bonds. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2024 BONDS – Additional Obligations" for more information.

Although the respective Landowners will agree to fund or cause to be funded the completion of the respective Series 2024 Projects regardless of the insufficiency of proceeds from the Series 2024 Bonds and will enter into completion agreements with the District as evidence thereof, there can be no assurance that the Landowners will have sufficient resources to do so. Such obligation of the Landowners is an unsecured obligation. See "THE LANDOWNERS AND THE ASSESSMENT AREA THREE DEVELOPMENT MANAGER" herein for more information regarding the Landowners.

There are no assurances that the Series 2024 Projects and any other remaining development work associated with Series 2024 Assessment Areas will be completed. Even if development of the Series 2024 Assessment Areas is completed, there are no assurances that homes will be constructed and sold therein. Further, the Assessment Area Three Builder may not close on all [or any] of the lots therein, and Assessment Area Three Option Agreement may also be terminated by the Assessment Area Three Builder upon the occurrence or failure to occur of certain conditions set forth therein. See "THE DEVELOPMENT" and "THE LANDOWNERS AND THE ASSESSMENT AREA THREE DEVELOPMENT MANAGER" herein for more information.

Pandemics and Other Public Health Emergencies

The COVID-19 pandemic severely impacted global financial markets, unemployment levels and commerce generally. It is possible that, in the future, the spread of epidemic or pandemic diseases and/or government health and public safety restrictions imposed in response thereto could adversely impact the District, Landowners, the timely and successful completion of the Development, the purchase of lots in Assessment Area Three by the Assessment Area Three Builder and the construction and sale to purchasers of residential units within the Series 2024 Assessment Areas. Such impacts could include delays in obtaining development approvals, construction delays, supply chain delays, or increased costs. See also "Economic Conditions and Changes in Development Plans" and "Insufficient Resources or Other Factors Causing Failure to Complete Development" herein.

Cybersecurity

The District relies on a technological environment to conduct its operations. The District, its agents and other third parties the District does business with or otherwise relies upon are subject to cyber threats including, but not limited to, hacking, viruses, malware and other attacks on computer and other sensitive digital networks and systems. Entities or individuals may attempt to gain unauthorized access to such parties' digital systems for the purposes of misappropriating assets or information or causing operational disruption and damage. No assurances can be given that any such attack(s) will not materially impact the operations or finances of the District, which could impact the timely payment of debt service on the Series 2024 Bonds.

Prepayment and Redemption Risk

In addition to being subject to optional and mandatory sinking fund redemptions, the Series 2024 Bonds are subject to extraordinary mandatory redemption, including, without limitation, as a result of prepayments of the Series 2024 Special Assessments by the Landowners or subsequent owners of the property within respective Series 2024 Assessment Areas. Any such redemptions of the Series 2024 Bonds would be at the principal amount of such Series 2024 Bonds being redeemed plus accrued interest to the date of redemption. In such event, owners of the Series 2024 Bonds may not realize their anticipated rate of return on the Series 2024 Bonds and owners of any Premium Bonds (as defined herein) may receive less than the price they paid for the Series 2024 Bonds. See "DESCRIPTION OF THE SERIES 2024 BONDS – Redemption Provisions," "– Purchase of Series 2024 Bonds" and "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2024 BONDS – Prepayment of Series 2024 Special Assessments" herein for more information.

Payment of Series 2024 Special Assessments after Bank Foreclosure

In the event a bank forecloses on property because of a default on a mortgage in favor of such bank on any of the assessable lands within the District, and then the bank itself fails, the Federal Deposit Insurance Corporation (the "FDIC"), as receiver, will then become the fee owner of such property. In such event, the FDIC will not, pursuant to its own rules and regulations, likely be liable to pay the Series 2024 Special Assessments levied on such property. In addition, the District would require the consent of the FDIC prior to commencing a foreclosure action.

[Remainder of page intentionally left blank.]

ESTIMATED SOURCES AND USES OF FUNDS

| <u>Source of Funds</u> | <u>Assessment Area Three Bonds</u> | <u>Assessment Area Four Bonds</u> |
|--|--|---------------------------------------|
| Par Amount of Assessment Area Three Bonds | \$ _____ | \$ _____ |
| [Plus/Less: Net Original Issue Premium/Discount] | _____ | _____ |
| Total Sources | \$ _____ | \$ _____ |
| <u>Use of Funds</u> | | |
| Deposit to General Acquisition and Construction Subaccount of the Assessment Area Three Acquisition and Construction Account | \$ _____ | \$ _____ |
| Deposit to Road Extension Project Subaccount of the Assessment Area Three Acquisition and Construction Account | | |
| Deposit to the Assessment Area Four Acquisition and Construction Account | | |
| Deposit to Assessment Area Three Reserve Account | _____ | _____ |
| Deposit to Assessment Area Four Reserve Account | _____ | _____ |
| Deposit to Assessment Area Three Interest Account ⁽¹⁾ | _____ | _____ |
| Deposit to Assessment Area Four Interest Account ⁽²⁾ | _____ | _____ |
| Costs of Issuance, including Underwriter's Discount ⁽³⁾ | _____ | _____ |
| Total Uses | \$ _____ | \$ _____ |

(1) Capitalized interest through at least [_____, 20__].

(2) Capitalized interest through at least [_____, 20__].

(3) Costs of issuance includes, without limitation, legal fees and other costs associated with the issuance of the Series 2024 Bonds.

[Remainder of page intentionally left blank.]

DEBT SERVICE REQUIREMENTS

The following table sets forth the scheduled debt service on the Series 2024 Bonds:

| Period Ending November 1 | Assessment Area Three Bonds | | Assessment Area Four Bonds | | Total Debt Service |
|-----------------------------|-----------------------------|----------|----------------------------|----------|-----------------------|
| | Principal | Interest | Principal | Interest | |
| Totals | | | | | |

*The final maturity of the Series 2024 Bonds is [_____ 1, 20__].

THE DISTRICT

General Information

The District was established by Ordinance No. 19-33 of the Board of County Commissioners of the County enacted on October 10, 2019 and effective as of October 17, 2019, as amended by (the "Establishment Ordinance"). The District's boundaries were expanded pursuant to Ordinance No. 21-32, effective as of August 31, 2021 (the "Amending Ordinance" and, together with the Establishment Ordinance, the "Ordinance"). The District is located entirely within an unincorporated area of northeastern Manatee County and originally included approximately 199 acres of land (the "Original District Lands"). The Amending Ordinance increased the size of the Original District Lands by adding approximately 593 acres (the "Expansion Lands"), for an amended and current District boundary containing approximately 792 acres (the "District Lands"). The District Lands are being developed as two single-family residential communities known as "Crosswind Point" and "Crosswind Ranch" (collectively, the "Development"), which are expected to contain approximately 1,545 single-family units at build out. See "THE DEVELOPMENT" herein for more information.

Legal Powers and Authority

The District is an independent unit of local government created pursuant to, and established in accordance with, the Act. The Act was enacted in 1980 to provide a uniform method for the establishment of independent districts to manage and finance basic community development services, including capital infrastructure required for community developments throughout the State of Florida. The Act provides legal authority for community development districts (such as the District) to finance the acquisition, construction, operation and maintenance of the major infrastructure for community development pursuant to its general law charter. The District is classified as an independent district under Chapter 189, Florida Statutes.

Among other provisions, the Act gives the District's Board of Supervisors the authority to, among other things, (a) plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for, among other things: (i) water management and control for lands within the District and to connect any of such facilities with roads and bridges; (ii) water supply, sewer and wastewater management, reclamation and reuse systems or any combination thereof and to construct and operate connecting intercept or outlet sewers and sewer mains and pipes and water mains, conduits, or pipelines in, along, and under any street, alley, highway, or other public place or ways, and to dispose of any effluent, residue, or other byproducts of such system or sewer system; (iii) District roads equal to or exceeding the specifications of the county in which such District roads are located and street lights, landscaping, hardscaping and undergrounding of electric utility lines; and (iv) with the consent of the local general-purpose government within the jurisdiction of which the power is to be exercised, parks and facilities for indoor and outdoor recreational uses and security; (b) borrow money and issue bonds of the District; (c) impose and foreclose special assessments liens as provided in the Act; and (d) exercise all other powers, necessary, convenient, incidental or proper in connection with any of the powers or duties of the District stated in the Act.

The Act does not empower the District to adopt and enforce any land use plans or zoning ordinances and the Act does not empower the District to grant building permits; these functions are to be performed by general purpose local governments having jurisdiction over the lands within the District.

The Act exempts all property owned by the District from levy and sale by virtue of an execution and from judgment liens, but does not limit the right of any bondholders to pursue any remedy for enforcement of any lien or pledge of the District in connection with its bonds, including the Series 2024 Bonds.

Board of Supervisors

The Act provides that a five-member Board of Supervisors (the "Board") serves as the governing body of the District. Members of the Board (the "Supervisors") must be residents of the State and citizens of the United States. Initially, the Supervisors were appointed in the Ordinance. Within 90 days after formation of the District, an election was held pursuant to which new Supervisors were elected on an at-large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre (with fractions thereof rounded upward to the nearest whole number). A Supervisor serves until expiration of his or her term and until his or her successor is chosen and qualified. If, during a term of office, a vacancy occurs, the remaining Supervisors may fill the vacancy by an appointment of an interim Supervisor for the remainder of the unexpired term.

The landowners in the District elect two Supervisors to four-year terms and three Supervisors to two-year terms at bi-annual elections. Thereafter, the elections will take place every two years on a date in November established by the Board. Upon the later of six years after the initial appointment of Supervisors and the year when the District next attains at least 250 qualified electors, Supervisors whose terms are expiring will begin to be elected (as their terms expire) by qualified electors of the District. A qualified elector is a registered voter who is at least eighteen years of age, a resident of the District and the State and a citizen of the United States. At the election where Supervisors are first elected by qualified electors, two Supervisors must be qualified electors and be elected by qualified electors, each elected to four-year terms. The seat of the remaining Supervisor whose term is expiring at such election shall be filled by a Supervisor who is elected by the landowners for a four-year term and who is not required to be a qualified elector. Thereafter, as terms expire, all Supervisors must be qualified electors and must be elected by qualified electors to serve staggered four-year terms.

Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, prior to the exercise of such power, it shall call an election at which all Supervisors shall be elected by qualified electors in the District. Elections subsequent to such decision shall be held in a manner such that the Supervisors will serve four-year terms with staggered expiration dates in the manner set forth in the Act.

The Act provides that it shall not be an impermissible conflict of interest under Florida law governing public officials for a Supervisor to be a stockholder, officer or employee of a landowner or of any entity affiliated with a landowner.

The current members of the Board and the expiration of the term of each member are set forth below:

| Name | Title | Term Expires |
|--------------------|---------------------|---------------------|
| Matt O'Brien* | Chairperson | November 2024 |
| Brent Dunham* | Vice-Chairperson | November 2024 |
| Christian Jones[*] | Assistant Secretary | November 2024 |
| Marlena Nitschke* | Assistant Secretary | November 2026 |
| Allison Martin* | Assistant Secretary | November 2026 |

* Employee of, or affiliated with, the Assessment Area Three Landowner and/or the Assessment Area Three Development Manager.

A majority of the members of the Board constitutes a quorum for the purposes of conducting its business and exercising its powers and for all other purposes. Action taken by the District shall be upon a vote of a majority of the members present unless general law or a rule of the District requires a greater number. All meetings of the Board are open to the public under Florida's open meeting or "Sunshine" law.

The District Manager and Other Consultants

The chief administrative official of the District is the District Manager. The Act provides that a District Manager has charge and supervision of the works of the District and is responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of the Act, for maintaining and operating the equipment owned by the District, and for performing such other duties as may be prescribed by the Board. The District has retained Inframark, LLC, Tampa, Florida, to serve as its District Manager. The District Manager's corporate office is located at 2005 Pan Am Circle, Suite #300, Tampa, Florida 33607.

The Act further authorizes the Board to hire such employees and agents as it deems necessary. Thus, the District has employed the services of GrayRobinson, P.A., Tampa, Florida, as Bond Counsel and Disclosure Counsel; Clearview Land Design, P.L., Tampa, Florida, as District Engineer; and Straley Robin Vericker P.A., Tampa, Florida, as District Counsel. The Board has also retained Inframark, LLC, Tampa, Florida, to serve as Methodology Consultant, to prepare the Assessment Methodology and to serve as Dissemination Agent for the Series 2024 Bonds.

Outstanding Indebtedness

On February 4, 2021, the District issued its Special Assessment Revenue Bonds, Series 2021 (Assessment Area One) (the "Assessment Area One Bonds") in the original aggregate principal amount of \$8,540,000, of which \$8,370,000 was outstanding as of February 6, 2024. The Assessment Area One Bonds are secured by the Assessment Area One Special Assessments levied on lands within Assessment Area One of the District, which lands are separate and distinct from the land subject to the Assessment Area Three Special Assessments secured by the Assessment Area Three Bonds.

On September 20, 2022, the District issued its Special Assessment Revenue Bonds, Series 2022 (Assessment Area Two Project) (the "Assessment Area Two Bonds") in the original aggregate principal amount of \$5,500,000, of which \$3,620,000 was outstanding as of February 6, 2024. The Assessment Area Two Bonds are secured by the Assessment Area Two Special Assessments levied on lands within Assessment Area Two of the District, which lands are separate and distinct from the land subject to the Assessment Area Three Special Assessments secured by the Assessment Area Three Bonds.

[Remainder of page intentionally left blank.]

CAPITAL IMPROVEMENT PROGRAM AND THE SERIES 2024 PROJECTS

Overview

The District Lands include approximately 792.3 acres, which are being developed to contain a 472-unit single-family home residential community known as "Crosswind Point" and a 1,073-unit single-family home residential community known as "Crosswind Ranch" (collectively, the "Development").

Land development of the District Lands been broken into multiple phases, and the District has created multiple assessment areas to facilitate such development, as follows:

- "Assessment Area One" consists of the 472 single-family lots planned for Crosswind Point.
- "Assessment Area Two" corresponds to Phase IA of Crosswind Ranch, which is planned for 125 single-family homes at buildout.
- "Assessment Area Three" corresponds to Phases IB, II and V of Crosswind Ranch, which collectively contain approximately 250 acres of land and are planned in the aggregate for 319 single-family homes.
- "Assessment Area Four" corresponds to Phase III of Crosswind Ranch, which contains approximately 51.76 acres of land and is planned for 259 single-family and townhome units.
- "Assessment Area Five" corresponds to Phase IV of Crosswind Ranch, which contains approximately 113.73 acres of land and is planned for 370 single-family and townhome units.

The District previously issued its Assessment Area One Bonds to finance a portion of the public infrastructure improvements associated with Assessment Area One (the "Assessment Area One Project"). The District subsequently issued its Assessment Area Two Bonds to finance a portion of the public infrastructure improvements associated with Assessment Area Two (the "Assessment Area Two Project"). See "THE DEVELOPMENT – Update on Prior Phases" herein for more information regarding the status of Assessment Area One and Assessment Area Two.

Assessment Area Three and Assessment Area Four are collectively referred to herein as the "Series 2024 Assessment Areas."

The Series 2024 Projects

Clearview Land Design, P.L. (the "District Engineer") prepared the report entitled Master Report Phases IB, II & V (Assessment Area #3) dated February 2024 (the "Assessment Area Three Engineer's Report"), which sets forth the public infrastructure improvements associated with the development of Assessment Area Three (the "Assessment Area Three Project"). The District Engineer additionally prepared the report entitled Master Report Phases II & IV (Assessment Areas #4 and #5) dated January 2024 (the "Assessment Areas Four and Five Engineer's Report" and collectively, the "Engineer's Report"), which sets forth the public infrastructure improvements associated with Assessment Area Four (the "Assessment Area Four Project" and, together with the Assessment Area Three Project, the "Series 2024 Projects") as well as the public infrastructure improvements associated with Assessment Area Five (the "Assessment Area Five Project").

The Assessment Area Three Bonds are being issued to finance a portion of the Assessment Area Three Project. The Assessment Area Four Bonds are being issued to finance a portion of the Assessment Area Four Project. It is anticipated that the District will issue an additional series of bonds in the future to finance a portion of the Assessment Area Five Project. Such additional bonds will be secured by lands which are separate and distinct from the lands securing the Series 2024 Bonds. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2024 BONDS – Additional Obligations" herein for more information.

The District Engineer, in the Engineer's Report, estimates the total cost of the Series 2024 Projects to be approximately \$35.65 million, as more particularly described below.

| Description | Assessment Area Three Project (Phases IB, II & V) | | Assessment Area Four Project (Phase III) | |
|-----------------------|--|-----------------------------------|--|------------------------|
| | Neighborhood Infrastructure | Spencer Parrish Road Extension | | Total 2024 |
| Earthwork | \$ 4,437,380.85 | \$ 750,000.00 | \$ 1,945,801.18 | \$ 7,133,182.03 |
| Stormwater | 4,308,427.38 | 495,000.00 | 1,407,806.42 | 6,211,233.80 |
| Roadways & Paving | 3,052,103.30 | 1,750,000.00 | 1,619,008.60 | 6,421,111.90 |
| Potable Water | 1,547,049.97 | 375,000.00 | 947,148.05 | 2,869,198.02 |
| Reclaimed Water | 1,138,678.00 | 250,000.00 | 666,078.50 | 2,054,756.50 |
| Sanitary Sewer | 1,761,281.44 | 200,000.00 | 2,113,313.13 | 4,074,594.57 |
| Dry Utilities | 454,530.00 | 75,000.00 | 388,500.00 | 918,030.00 |
| Landscape/Hardscape | 1,054,000.00 | 425,000.00 | 777,000.00 | 2,256,000.00 |
| Permit & Impact Fees | 77,708.55 | 20,000.00 | 50,507.00 | 148,215.55 |
| Professional Services | 1,121,457.02 | 260,400.00 | 453,131.62 | 1,834,988.64 |
| Contingency | 922,018.14 | 434,000.00 | 372,547.11 | 1,728,565.25 |
| Total | \$19,874,634.65 | \$5,034,400.00 | \$10,740,841.63 | \$35,649,876.26 |

Assessment Area Three Project

Land development associated with Assessment Area Three [commenced/is expected to commence] in [____], with completion expected by [____]. [Sub-phasing – if so, please describe.] A plat for the 319 lots planned for Assessment Area Three is expected to be recorded by [____]. See "THE DEVELOPMENT – Development Plan and Status – Assessment Area Three" herein. As of [____], 2024, approximately \$[____] has been spent toward land development associated with Assessment Area Three, a portion of which includes the Assessment Area Three Project. See "THE DEVELOPMENT – Finance Plan – Assessment Area Three" herein.

The net proceeds of the Assessment Area Three Bonds available for the District to fund the acquisition and/or construction of a portion of the Assessment Area Three Project are expected to be approximately \$12.08 million,* of which \$5.0 million will be applied to the cost of the Spencer Parrish Road extension and the remainder will be applied to other costs of the Assessment Area Three Project. The Assessment Area Three Landowner will sign a completion agreement at closing of the Assessment Area Three Bonds, whereby it will agree to either complete or pay for the costs of the Assessment Area Three Project not funded with bond proceeds. See "THE DEVELOPMENT – Development Agreements" and "BONDOWNERS' RISKS – Insufficient Resources or Other Factors Causing Failure to Complete Development" herein for more information."

* Preliminary, subject to change.

Assessment Area Four Project

Land development associated with Assessment Area Four [commenced / will commence] in February 2024, with completion expected by February 2025. A plat for the 259 lots planned for Assessment Area Four is expected to be recorded by November 2024. See "THE DEVELOPMENT – Development Plan and Status – Assessment Area Four" herein.

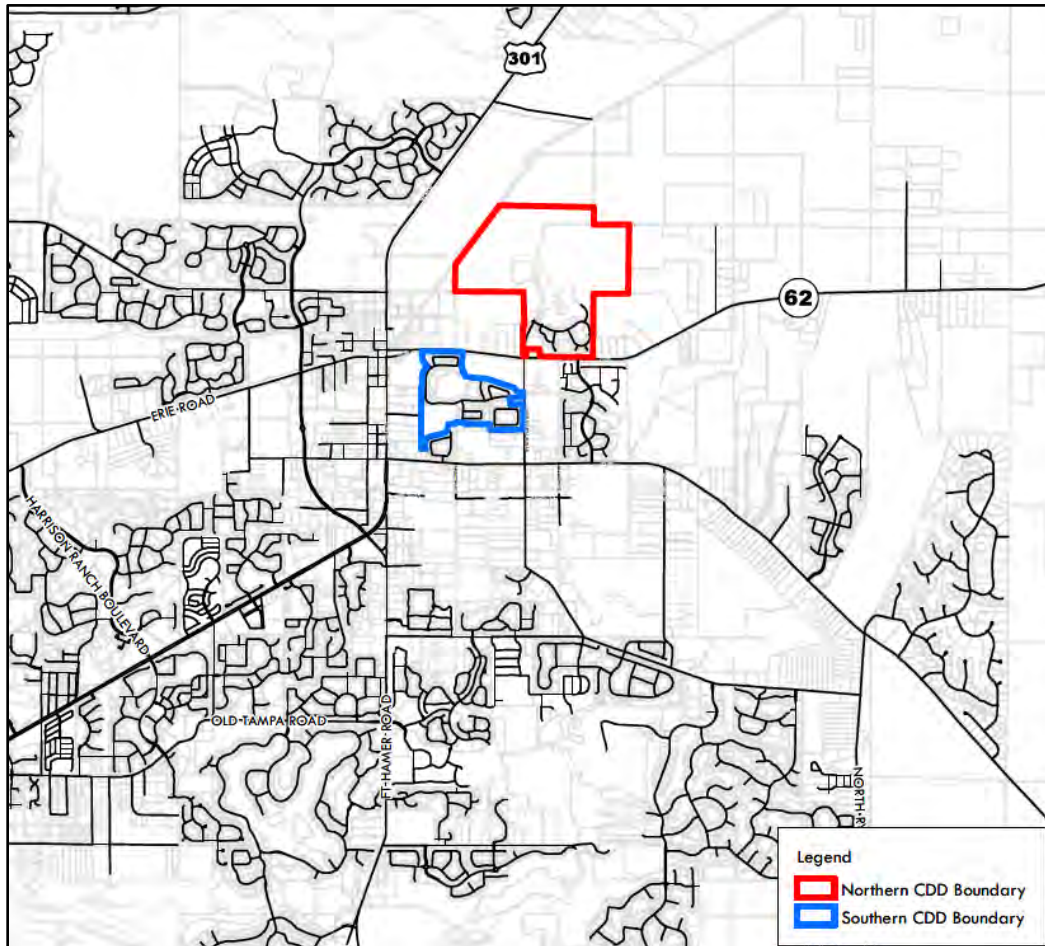
The net proceeds of the Assessment Area Four Bonds available for the District to fund the acquisition and/or construction of a portion of the Assessment Area Four Project are expected to be approximately \$2.68 million.* See "THE DEVELOPMENT – Finance Plan – Assessment Area Four" herein. The Assessment Area Four Landowner will sign a completion agreement at closing of the Assessment Area Four Bonds, whereby it agrees to either complete or pay for the costs of the Assessment Area Four Project not funded with bond proceeds. See "THE DEVELOPMENT – Development Agreements" and "BONDOWNERS' RISKS – Insufficient Resources or Other Factors Causing Failure to Complete Development" herein for more information.

The District Engineer will certify that all permits necessary to construct the Series 2024 Projects have been obtained or are expected to be obtained in the ordinary course of business. In addition to the Engineer's Report, see "THE DEVELOPMENT – Development Approvals" for a more detailed description of the entitlement and permitting status of the Development. See "APPENDIX C: ENGINEER'S REPORT" for more information regarding the above-described improvements.

[Remainder of page intentionally left blank.]

* Preliminary, subject to change.

Set forth below is a sketch showing the general location of the District Lands.



ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS

District Management Services, LLC prepared the [Master Assessment Methodology Report, Assessment Area Three dated _____, 20__] (the "Master Assessment Methodology Report"), which has been supplemented by the [Preliminary Supplemental Methodology Report], dated [_____, 20__] (the "Supplemental Methodology Report" and, together with the Master Assessment Methodology Report, the "Assessment Methodology"), prepared by Inframark, LLC, a Texas limited liability company (the "Methodology Consultant"). The Assessment Methodology is included herein as APPENDIX D and sets forth an overall method for allocating the Series 2024 Special Assessments to be levied against the lands within the respective Series 2024 Assessment Areas within the District benefited by the respective Series 2024 Projects and collected by the District as a result thereof. Once the final terms of the Series 2024 Bonds are determined, the Supplemental Methodology Report will be revised to reflect such final terms. Once levied and imposed, the Series 2024 Special Assessments are a first lien on the land against which assessed until paid or barred by operation of law, co-equal with other taxes and assessments levied by the District, including the operation and maintenance assessments, and other units of government. See "ENFORCEMENT OF ASSESSMENT COLLECTIONS" herein.

Assessment Area Three Special Assessments

The Assessment Area Three Bonds are payable from and secured solely by the Assessment Area Three Pledged Revenues, which consist primarily of the revenues received by the District from the Assessment Area Three Special Assessments. The Assessment Area Three Special Assessments will initially be levied on the approximately 250 gross acres of land within Assessment Area Three. As lots are platted, the Assessment Area Three Special Assessments will be assigned to the 319 lots planned for Assessment Area Three on a first platted, first assigned basis in accordance with the Assessment Methodology. See "APPENDIX D: ASSESSMENT METHODOLOGY" hereto.

Assuming full platting of Assessment Area Three, the estimated Assessment Area Three Special Assessments levied and allocated to platted units to pay debt service on the Assessment Area Three Bonds and the estimated Assessment Area Three Bond par per unit are expected to be as follows:

| Product | Planned Units | Annual Assessment Area Three Special Assessment* | Assessment Area Three Bonds Total Par Per Unit* |
|-------------------|----------------------|---|--|
| Single Family 50' | 21 | \$2,486 | \$35,156 |
| Single Family 60' | 147 | \$2,983 | \$42,187 |
| Single Family 65' | 9 | \$3,232 | \$45,702 |
| Single Family 70' | <u>142</u> | \$3,481 | \$49,218 |
| Total: | 319 | | |

* Preliminary, subject to change. [Annual Assessment Area Three Special Assessments collected via the Uniform Method will include a gross up to account for fees of the Property Appraiser and Tax Collector and the statutory early payment discount.] It is anticipated that the Assessment Area Three Builder will prepay a portion of the Assessment Area Three Special Assessments upon the closing of homes with end users to provide for an annual net assessment level of approximately \$1,375 per year for 50' lots, \$1,650 per year for 60' lots, \$1,788 per year for 65' lots, and \$1,925 per year for 70' lots, representing a total prepayment of approximately \$6,410,000 (preliminary, subject to change). Prepayment of the Assessment Area Three Special Assessments is not an obligation of the District. See "BONDOWNERS' RISKS – Prepayment and Redemption Risk" herein.

Assessment Area Four Special Assessments

The Assessment Area Four Bonds are payable from and secured solely by the Assessment Area Four Pledged Revenues, which consist primarily of the revenues received by the District from the Assessment Area Four Special Assessments. The Assessment Area Four Special Assessments will initially be levied on the approximately 51.76 acres of land within Assessment Area Four. As lots are platted, the Assessment Area Four Special Assessments will be assigned to the 259 lots planned for Assessment Area Four on a first platted, first assigned basis in accordance with the Assessment Methodology. See "APPENDIX D: ASSESSMENT METHODOLOGY" hereto.

Assuming full platting of Assessment Area Four, the estimated Assessment Area Four Special Assessments levied and allocated to platted units to pay debt service on the Assessment Area Four Bonds and the estimated Assessment Area Four Bond par per unit are expected to be as follows:

| Product | Planned Units | Annual Assessment Area Four Special Assessment* | Assessment Area Four Bonds Total Par Per Unit* |
|-------------------|--------------------------|--|---|
| Townhome 18' | 94 | \$495 | \$6,999 |
| Townhome 22' | 42 | \$605 | \$8,554 |
| Single Family 40' | 62 | \$1,100 | \$15,552 |
| Single Family 50' | 59 | \$1,375 | \$19,440 |
| Single Family 60' | <u>2</u> | \$1,650 | \$23,328 |
| Total: | 259 | | |

* Preliminary, subject to change. [Annual Assessment Area Four Special Assessments collected via the Uniform Method will include a gross up to account for fees of the Property Appraiser and Tax Collector and the statutory early payment discount.]

Each homeowner in the District will pay annual taxes, fees and assessments on an ongoing basis as a result of its ownership of property within the District, including local ad valorem property taxes, the maintenance and operating assessments to be levied by the District, and homeowners' association fees to be levied by the homeowners' association. The District currently levies assessments to cover its operation and maintenance costs that range from approximately \$418 per unit annually to \$1,392 per unit annually, depending on product type, which amounts are subject to change. The land within the District has been and is expected to continue to be subject to taxes and assessments imposed by taxing authorities other than the District. The total ad valorem millage rate applicable to the District Lands in tax year 2023 was approximately 13.7079 mills, which amount is subject to change on an annual basis. These taxes would be payable in addition to the Series 2024 Special Assessments and any other assessments levied by the District and other taxing authorities. In addition, exclusive of voter approved millages levied for general obligation bonds, as to which no limit applies, the County and the School District of Manatee County, Florida may each levy ad valorem taxes upon the land in the District. The District has no control over the level of ad valorem taxes and/or special assessments levied by other taxing authorities. It is possible that in future years taxes levied by these other entities could be substantially higher than in the current year. See "BONDOWNERS RISKS – Other Taxes and Assessments" and "THE DEVELOPMENT – Taxes, Fees and Assessments" for more information, including proposed associations' assessments.

[Remainder of page intentionally left blank.]

The information appearing below under the captions "THE DEVELOPMENT" and "THE LANDOWNERS AND THE ASSESSMENT AREA THREE DEVELOPMENT MANAGER" has been furnished by the Landowners and HBWB for inclusion in this Limited Offering Memorandum and, although believed to be reliable, such information has not been independently verified by Bond Counsel, Disclosure Counsel, the District or its counsel, or the Underwriter or its counsel, and no persons other than the Landowners and HBWB make any representation or warranty as to the accuracy or completeness of such information supplied by such entities. The following information is provided by the Landowners and HBWB as a means for the prospective bondholders to understand the anticipated development plan and risks associated with the Development. Neither the Landowners nor HBWB is guaranteeing payment of the Series 2024 Bonds or the Series 2024 Special Assessments.

THE DEVELOPMENT

General Overview

The District Lands include approximately 792 acres planned for a 472-unit single-family home residential community known as "Crosswind Point" and a 1,073-unit single-family home residential community known as "Crosswind Ranch" (collectively, the "Development"). The Development is located in northeastern Manatee County on both the north and south sides of State Road 62. Main access to the Development is from State Road 62, while secondary access is from Spencer Parrish Road, which borders Crosswind Point to the east and Crosswind Ranch to the west.

The Development is located within the rapidly growing Parrish submarket with shopping, dining, and entertainment options available within a short drive. On a regional level, the Development is centrally located between Bradenton-Sarasota and Tampa-St. Petersburg, with drives to each of approximately 30 minutes or less. With land becoming increasingly scarce in southern Hillsborough County, development activity has been pushing into northern Manatee County, which abuts southern Hillsborough County.

Land development associated with the Development has been broken into multiple phases, and the District has created multiple assessment areas to facilitate such development. "Assessment Area One" consists of the 472 single-family lots planned for Crosswind Point. "Assessment Area Two" corresponds to Phase IA of Crosswind Ranch, which is planned for 125 single-family homes at buildout. "Assessment Area Three" corresponds to Phases IB, II and V of Crosswind Ranch, which collectively contain approximately 250 acres of land and are planned in the aggregate for 319 single-family homes. "Assessment Area Four" corresponds to Phase III of Crosswind Ranch, which contains approximately 51.76 acres of land and is planned for 259 single-family and townhome units. "Assessment Area Five" corresponds to Phase IV of Crosswind Ranch, which contains approximately 113.73 acres of land and is planned for 370 single-family and townhome units. Assessment Area Three and Assessment Area Four are collectively referred to herein as the "Series 2024 Assessment Areas."

The District previously issued its Assessment Area One Bonds to finance a portion of the public infrastructure improvements associated with Assessment Area One. The District subsequently issued its Assessment Area Two Bonds to finance a portion of the public infrastructure improvements associated with Assessment Area Two. See " – Update on Prior Phases" herein for more information.

The Assessment Area Three Bonds are being issued to finance a portion of the public infrastructure improvements associated with Assessment Area Three (the "Assessment Area Three Project"). See "THE CAPITAL IMPROVEMENT PROGRAM AND THE SERIES 2024 PROJECTS" herein for more information. The Assessment Area Three Bonds will be secured by the Assessment Area Three Special Assessments, which will initially be levied on the approximately 250 acres of land within Assessment Area Three. As lots are platted, the Assessment Area Three Special Assessments will be assigned to the 319 lots

planned for Assessment Area Three on a first platted, first assigned basis as set forth in the Assessment Methodology. See "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS" herein.

The Assessment Area Four Bonds are being issued to finance a portion of the public infrastructure improvements associated with Assessment Area Four (the "Assessment Area Four Project"). See "THE CAPITAL IMPROVEMENT PROGRAM AND THE SERIES 2024 PROJECTS" herein for more information. The Assessment Area Four Bonds will be secured by the Assessment Area Four Special Assessments, which will initially be levied on the approximately 51.76 acres of land within Assessment Area Four. As lots are platted, the Assessment Area Four Special Assessments will be assigned to the 259 lots planned for Assessment Area Four on a first platted, first assigned basis as set forth in the Assessment Methodology. See "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS" herein

The District anticipates issuing an additional series of bonds in the future to finance a portion of the public infrastructure improvements associated with Assessment Area Five. Such bonds will be secured by special assessments levied on lands which are separate and distinct from the land securing the Series 2024 Bonds. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2024 BONDS – Additional Obligations" herein for more information.

[JEN Tampa 4, LLC], a Florida limited liability company (the "Assessment Area Three Landowner"), currently owns [all of the land] within Assessment Area Three. The Assessment Area Three Landowner has entered into a Development Agreement with Homes by West Bay, LLC, a Florida limited liability company (the "Assessment Area Three Builder"), and HBWB Development Services, LLC, a Florida limited liability company (HBWB" and together with the Assessment Area Three Builder, the "Assessment Area Three Development Manager") to develop the lands within Assessment Area Three. The Assessment Area Three Landowner has also entered into the Assessment Area Three Option Agreement (as hereinafter defined) with the Assessment Area Three Builder, whereby the Assessment Area Three Builder and/or its affiliates will purchase all of the lots in Assessment Area Three in a series of takedowns upon development completion. See "– The Assessment Area Three Development Agreement and the Assessment Area Three Option Agreement" herein for more information on the Assessment Area Three Development Agreement and the Assessment Area Three Option Agreement. See "THE LANDOWNERS AND THE ASSESSMENT AREA THREE DEVELOPMENT MANAGER" herein for more information regarding the Assessment Area Landowner, the Assessment Area Three Development Manager and the Assessment Area Three Builder.

[Mattamy Tampa/Sarasota, LLC, a Delaware limited liability company] (the "Assessment Area Four Landowner" and, together with the Assessment Area Three Landowner, the "Landowners") owns all of the land within Assessment Area Four and will be the sole land developer and [a homebuilder] in Assessment Area Four. See "THE LANDOWNERS AND THE ASSESSMENT AREA THREE DEVELOPMENT MANAGER" herein for more information regarding the Assessment Area Four Landowner. [Discuss any other builder contracts.]

The lands subject to the Series 2024 Bonds are planned to contain both townhome and single-family detached product types, each of varying lot widths. Townhomes are expected to range in size from [1,500 square feet to 2,200 square feet, with prices ranging from \$250,000 to \$350,000. Single-family homes are expected to range in size from approximately 1,500 square feet to 3,750 square feet, with prices ranging from \$325,000 to \$650,000]. The Development will be marketed to both first-time homebuyers and move-up buyers. See " – Residential Product Offerings" herein for more information.

Update on Prior Phases

The District previously issued its Assessment Area One Bonds to finance a portion of the Assessment Area One Project. All 472 single-family residential lots planned for Assessment Area One have been developed and platted. As of [December 31], 2023, 433 lots have closed with the Assessment Area Three Builder, approximately [249] homes have sold and closed with end users, and an additional [22] homes have sold pending closing. The Assessment Area Three Builder is the sole homebuilder for Assessment Area One. All 472 lots within Assessment Area One are located within Crosswind Point.

The District subsequently issued its Assessment Area Two Bonds to finance a portion of the Assessment Area Two Project. All 125 single-family residential lots planned for Assessment Area Two have been developed and platted. As of [December 31], 2023, [117] lots have closed with the Assessment Area Three Builder, approximately [821] homes have sold and closed with end users, and an additional [6] homes have sold pending closing. The Assessment Area Three Builder is the sole homebuilder for Assessment Area Two. All 125 lots within Assessment Area Two are within Crosswind Ranch.

Land Acquisition and Finance Plan

Assessment Area Three

The Assessment Area Three Landowner acquired the District Lands in a series of transactions from July 2020 through [____], for an aggregate purchase price of approximately \$[____]. [Assessment Area Three contains approximately 250 of the 591 total acres that the Assessment Area Three Landowner acquired in December 2020 for approximately \$13,200,000]. [None of the lands within Assessment Area Three are subject to a mortgage.]

Assessment Area Four

The Assessment Area Four Landowner acquired title to Assessment Area Four and Assessment Area Five on January 31, 2024, for approximately \$28,716,000. None of the lands within Assessment Area Four are subject to a mortgage.

Finance Plan

Assessment Area Three

The total expected land development costs for Assessment Area Three are estimated to be approximately \$[____], which includes the Assessment Area Three Project [and _____ (please describe any other costs)]. As of [____], 2024, the Assessment Area Three Landowner has spent approximately \$[____] million in hard and soft costs developing the land in Assessment Area Three, a portion of which includes the Assessment Area Three Project. The net proceeds of the Assessment Area Three Bonds available for the District to fund the acquisition or construction of a portion of the Assessment Area Three Project are expected to be approximately \$12.08 million*. The Assessment Area Three Landowner will enter into a completion agreement at closing on the Assessment Area Three Bonds, whereby it agrees to either complete or pay for the costs of the Assessment Area Three Project not funded with bond proceeds. See also "BONDOWNERS' RISKS – Insufficient Resources or Other Factors Causing Failure to Complete Development" herein.

* Preliminary, subject to change.

Assessment Area Four

The total expected land development costs for Assessment Area Four will be approximately \$11,000,000, which includes the Assessment Area Four Project. The net proceeds of the Assessment Area Four Bonds available for the District to fund the acquisition or construction of a portion of the Assessment Area Four Project are expected to be approximately \$2.68 million.* Any remaining development costs are the obligations of the Assessment Area Four Landowner. The Assessment Area Four Landowner will enter into a completion agreement at closing on the Assessment Area Four Bonds, whereby it agrees to either complete or pay for the costs of the Assessment Area Four Project not funded with bond proceeds. See also "BONDOWNERS' RISKS – Insufficient Resources or Other Factors Causing Failure to Complete Development" herein."

Development Plan and Status

Assessment Area Three

Set forth below is the expected product mix for Assessment Area Three:

| Product | Phase IB | Phase II | Phase V | Total |
|-------------------|-----------|------------|------------|------------|
| Single-Family 50' | 21 | 0 | 0 | 21 |
| Single-Family 60' | 17 | 12 | 118 | 147 |
| Single-Family 65' | 9 | 0 | 0 | 9 |
| Single-Family 70' | <u>10</u> | <u>97</u> | <u>35</u> | <u>142</u> |
| Total AA3 | 57 | 109 | 153 | 319 |

Land development associated with Assessment Area Three [commenced/is expected to commence] in [_____] and is expected to be completed by [_____] , at which point the Assessment Area Three Builder will commence takedowns of lots and will subsequently begin vertical construction and marketing of residential units. [Sub-phasing?] A plat for the 319 lots planned for Assessment Area Three is expected to be recorded by [_____].

Closings with homebuyers within Assessment Area Three are expected to commence in [_____]. It is expected that approximately [_____] homes within Assessment Area Three will be sold and closed per year until buildout. These anticipated absorption rates are based upon estimates and assumptions made by the Assessment Area Three Builder that are inherently uncertain, though considered reasonable by the Assessment Area Three Builder, and are subject to significant business, economic, and competitive uncertainties and contingencies, all of which are difficult to predict and many of which are beyond the control of the Assessment Area Three Landowner, Development Manager and Builder. As a result, there can be no assurance such absorption rates will occur or be realized in the time frames anticipated.

Assessment Area Four

Set forth below is the expected product mix for Assessment Area Three:

* Preliminary, subject to change.

| Product | Phase 5 |
|-------------------|----------------|
| Townhome 18' | 94 |
| Townhome 22' | 42 |
| Single-Family 40' | 62 |
| Single-Family 50' | 59 |
| Single-Family 60' | <u>2</u> |
| Total AA4 | 259 |

Land development associated with Assessment Area Four [commenced/will commence] in February 2024 and is expected to be completed by February 2025, at which point the Assessment Area Four Landowner will commence vertical construction and marketing of residential units. A plat for the 259 lots planned for Assessment Area Four is expected to be recorded by November 2024.

Closings with homebuyers within Assessment Area Four are expected to commence in February 2025. It is expected that approximately 96 homes within Assessment Area Four will be sold and closed per year until buildout. These anticipated absorption rates are based upon estimates and assumptions made by the Assessment Area Four Landowner that are inherently uncertain, though considered reasonable by the Assessment Area Four Landowner, and are subject to significant business, economic, and competitive uncertainties and contingencies, all of which are difficult to predict and many of which are beyond the control of the Assessment Area Four Landowner. As a result, there can be no assurance such absorption rates will occur or be realized in the time frames anticipated.

Assessment Area Three Development Agreement and Assessment Area Three Option Agreement

[To be updated – from 2022]: The Assessment Area Three Landowner has entered into a Development Agreement (Guaranteed Maximum Price) dated December 23, 2020 (the "Development Agreement") with the Assessment Area Three Development Manager. Pursuant to the Assessment Area Three Development Agreement, the Assessment Area Three Development Manager is obligated to develop the Development for JEN Tampa 4. JEN Tampa 4 is obligated to reimburse the Assessment Area Three Development Manager for the costs incurred in developing the Development, subject to the limitations and provisions of the Assessment Area Three Development Agreement.

[To be updated – from 2022]: JEN Tampa 4 has also entered into an Option Agreement dated December 23, 2020, as amended (the "Option Agreement"), with the Assessment Area Three Builder. Pursuant to the Assessment Area Three Option Agreement, the Assessment Area Three Builder has paid JEN Tampa 4 an option payment of \$[912,786] (the "Option Payment") for the right for the Assessment Area Three Builder to acquire the [319] lots in Assessment Area Three. The total consideration for the 319 lots planned for Assessment Area Three is approximately \$[____], which includes the agreed upon lot takedown price under the Assessment Area Three Option Agreement, assumption of the anticipated bond pay down obligation, interest at the rate of [14]% per annum, and property taxes and other soft costs. The per lot amounts are approximately \$[____] for each 50' lot, \$[____] for each 60' lot, \$[____] for each 65' lot and \$[____] for each 70' lot, which are subject to adjustment. The Option Payment is non-refundable except in the event of a default by JEN Tampa 4 and is to be applied against lot takedowns in accordance with the terms of the Assessment Area Three Option Agreement. The Assessment Area Three Option Agreement currently provides for monthly takedowns in Assessment Area Three that [began / will begin] in [____], and are anticipated through [____]. As of [____], 2024, the Assessment Area Three Builder has acquired [____] lots. The Assessment Area Three Builder has the right to terminate the Assessment Area Three Option Agreement at any time upon delivery of written notice to JEN Tampa 4. See "BONDOWNERS' RISKS – Insufficient Resources or Other Factors Causing Failure to Complete Development" herein.

Residential Product Offerings

The Development will target both first-time homebuyers and move-up buyers. The following table reflects the Landowners' current expectations for the homes to be constructed in the Development, all of which are subject to change.

| <u>Product Type</u> | <u>Est. Home Sizes (square feet)</u> | <u>Expected Home Price</u> | <u>Builder</u> |
|---------------------|--|--------------------------------|-----------------|
| Townhome 18' | 1,500 – 1,900 | \$250,000 - \$350,000 | Mattamy |
| Townhome 22' | 1,800 – 2,200 | \$250,000 - \$350,000 | Mattamy |
| Single-Family 40' | 1,500 – 2,319 | \$350,000 - \$450,000 | Mattamy |
| Single-Family 50' | 1,750 – 2,400 | \$400,000 - \$500,000 | WestBay/Mattamy |
| Single-Family 60' | 2,600 – 3,460 | \$500,000 - \$650,000 | WestBay/Mattamy |
| Single-Family 65' | [2,500 – 4,200] | [\$600,000 - \$720,000] | WestBay |
| Single-Family 70' | _____ - _____ | \$ _____ - \$ _____ | WestBay |

Development Approvals

Assessment Area Three

The District Engineer has certified that all permits and approvals necessary to complete the Assessment Area Three Project have been received by jurisdictional agencies to allow for the use contemplated herein or are expected to be received in the ordinary course. [Please describe any material obligations]. See "BONDOWNERS' RISKS – Regulatory and Environmental Risks" herein.

Assessment Area Four

[The District Engineer will certify that all permits and approvals necessary to complete the Assessment Area Four Project have been received by jurisdictional agencies to allow for the use contemplated herein or are expected to be received in the ordinary course.] [Please describe any material obligations]. See "BONDOWNERS' RISKS – Regulatory and Environmental Risks" herein.

Environmental

[To be updated as needed]. A Phase I Environmental Site Assessment was performed on the District Lands north of State Road 62, [including Assessment Area Three and Assessment Area Four,] in October 2020 (the "2020 ESA"). The 2020 ESA revealed no recognized environmental conditions on the subject lands.

In addition, a Phase I Environmental Site Assessment was performed on the land within Assessment Area Four in January 2024 (the "2024 ESA"). The 2024 ESA likewise revealed no recognized environmental conditions on the subject lands.

See "BONDOWNERS' RISKS – Regulatory and Environmental Risks" herein for more information regarding potential environmental risks.

Taxes, Fees and Assessments

Assessment Area Three

The Assessment Area Three Bonds are payable from and secured solely by the Assessment Area Three Pledged Revenues, which consist primarily of the revenues received by the District from the Assessment Area Three Special Assessments. The Assessment Area Three Special Assessments will initially be levied on the approximately 250 gross acres of land within Assessment Area Three. As lots are platted, the Assessment Area Three Special Assessments will be assigned to the 319 lots planned for Assessment Area Three on a first platted, first assigned basis in accordance with the Assessment Methodology. See "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS" herein.

Assuming full platting of Assessment Area Three, the estimated Assessment Area Three Special Assessments levied and allocated to platted units to pay debt service on the Assessment Area Three Bonds and the estimated Assessment Area Three Bond par per unit are expected to be as follows:

| Product | Planned Units | Annual Assessment Area Three Special Assessment* | Assessment Area Three Bonds Total Par Per Unit |
|-------------------|--------------------------|---|---|
| Single Family 50' | 21 | \$2,486 | \$35,156 |
| Single Family 60' | 147 | \$2,983 | \$42,187 |
| Single Family 65' | 9 | \$3,232 | \$45,702 |
| Single Family 70' | <u>142</u> | \$3,481 | \$49,218 |
| Total: | 319 | | |

* Preliminary, subject to change. [Annual Assessment Area Three Special Assessments collected via the Uniform Method will include a gross up to account for fees of the Property Appraiser and Tax Collector and the statutory early payment discount.] It is anticipated that the Assessment Area Three Builder will prepay a portion of the Assessment Area Three Special Assessments upon the closing of homes with end users to provide for an annual net assessment level of approximately \$1,375 per year for 50' lots, \$1,650 per year for 60' lots, \$1,788 per year for 65' lots, and \$1,925 per year for 70' lots, representing a total prepayment of approximately \$6,410,000 (preliminary, subject to change). Prepayment of the Assessment Area Three Special Assessments is not an obligation of the District. See "BONDOWNERS' RISKS – Prepayment and Redemption Risk" herein.

Assessment Area Four

The Assessment Area Four Bonds are payable from and secured solely by the Assessment Area Four Pledged Revenues, which consist primarily of the revenues received by the District from the Assessment Area Four Special Assessments. The Assessment Area Four Special Assessments will initially be levied on the approximately 51.76 acres of land within Assessment Area Four. As lots are platted, the Assessment Area Four Special Assessments will be assigned to the 259 lots planned for Assessment Area Four on a first platted, first assigned basis in accordance with the Assessment Methodology. See "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS" herein.

Assuming full platting of Assessment Area Four, the estimated Assessment Area Four Special Assessments levied and allocated to platted units to pay debt service on the Assessment Area Four Bonds and the estimated Assessment Area Four Bond par per unit are expected to be as follows:

| Product | Planned Units | Annual Assessment Area Four Special Assessment* | Assessment Area Four Bonds Total Par Per Unit* |
|-------------------|--------------------------|--|---|
| Townhome 18' | 94 | \$495 | \$6,999 |
| Townhome 22' | 42 | \$605 | \$8,554 |
| Single Family 40' | 62 | \$1,100 | \$15,552 |
| Single Family 50' | 59 | \$1,375 | \$19,440 |
| Single Family 60' | <u>2</u> | \$1,650 | \$23,328 |
| Total: | 259 | | |

* Preliminary, subject to change. [Annual Assessment Area Four Special Assessments collected via the Uniform Method will include a gross up to account for fees of the Property Appraiser and Tax Collector and the statutory early payment discount.]

Other Taxes and Assessments

The District currently levies assessments to cover its operation and maintenance costs that range from approximately \$[418] per unit to \$[1,392] per unit annually, depending on product type, which amounts are subject to change. In addition, residents will be required to pay homeowners' association fees which are currently \$[120] per lot per year, which amount is subject to change. The land within the District has been and is expected to continue to be subject to taxes and assessments imposed by taxing authorities other than the District. The total ad valorem millage rate applicable to the District Lands in tax year 2023 was approximately 13.7079 mills, which amount is subject to change on an annual basis. These taxes would be payable in addition to the Series 2024 Special Assessments and any other assessments levied by the District and other taxing authorities. In addition, exclusive of voter approved millages levied for general obligation bonds, as to which no limit applies, the County and the School District of Manatee County, Florida may each levy ad valorem taxes upon the land in the District. The District has no control over the level of ad valorem taxes and/or special assessments levied by other taxing authorities. It is possible that in future years taxes levied by these other entities could be substantially higher than in the current year.

Amenities

A pool and cabana were constructed within Assessment Area One of the District a total cost of \$1.6 million (collectively, the "Amenity"). Construction of the Amenity is complete. The Amenity will be owned and maintained by the District. [Additional amenities may be constructed within the District as development progresses. – Describe any additional amenities constructed or planned.]

Utilities

Electric utilities will be provided to the Development by Florida Power and Light. Potable water, reclaimed water and sanitary sewer service to the Development will be provided by Manatee County Utilities.

Education

The public schools for children residing in the Development are expected to be Annie Lucy Williams Elementary School, Buffalo Creek Middle School and Parrish Community High School, which are located approximately 3.5 miles, 6 miles and 2 miles from the Development, respectively, and which were rated A, B and B, respectively, by the Florida Department of Education in 2023. The Manatee County School Board may change school boundaries from time to time and there is no requirement that students residing in the Development be permitted to attend the schools which are closest to the Development.

Competition

The Development is expected to compete with projects in the Manatee County market, which include [North River Ranch, Rye Ranch, Trevesta, Prosperity Lakes, Artisan Lakes, Cross Creek, Canoe Creek, Salt Meadows, Summerwoods, Sawgrass Lakes and Bella Lago]. The foregoing does not purport to summarize all of the existing or planned communities in the area of the Development.

Development Agreements

The [Assessment Area Three Landowner] will enter into a completion agreement that will obligate the [Assessment Area Three Landowner] to complete any portions of the Assessment Area Three Project not funded with proceeds of the Assessment Area Three Bonds. The Assessment Area Four Landowner will enter into a completion agreement that will obligate the Assessment Area Four Landowner to complete any portions of the Assessment Area Four Project not funded with proceeds of the Assessment Area Four Bonds.

In addition, the Assessment Area Three Landowner and the Assessment Area Three Development Manager will execute and deliver to the District a Collateral Assignment and Assumption of Development Rights (the "Assessment Area Three Collateral Assignment"), and the Assessment Area Four Landowner will execute and deliver to the District a Collateral Assignment and Assumption of Development Rights (the "Assessment Area Four Collateral Assignment"), pursuant to which such entities will collaterally assign to the District, to the extent assignable and to the extent that they are solely owned or controlled by such entities, development rights relating to the Assessment Area Three Project and the Assessment Area Four Project, respectively. That said, the Assessment Area Three Landowner and the Assessment Area Three Development Manager have previously granted similar rights ("Prior Collateral Assignments") in connection with the issuance of the Assessment Area One Bonds, and such rights under such Prior Collateral Assignments are superior to and may take priority over the rights granted under the Collateral Assignment. In addition, any mortgagees may have certain development rights and other rights assigned to it under the terms of their mortgage relating to the Development, which may be superior to such rights that might otherwise be assigned to the District under the terms of the Collateral Assignment. Notwithstanding such Collateral Assignment, in the event the District forecloses on the lands subject to the Series 2024 Special Assessments as a result of the Landowners' or subsequent landowners' failure to pay such assessments, there is a risk that the District, or its designee, if any, will not have all of the permits and entitlements necessary to complete the related Series 2024 Project or the development of Assessment Area Three or Assessment Area Four, as applicable.

Finally, the Landowners will also enter into True-Up Agreement in connection with their respective obligations to pay true-up payments in the event that debt levels remaining on unplatted lands in the related Assessment Area increase above the maximum debt levels set forth in the Assessment Methodology. See "APPENDIX D: ASSESSMENT METHODOLOGY" herein for additional information regarding the "true-up mechanism."

Such obligations of the Landowners and the Assessment Area Three Development Manager, as applicable, are unsecured obligations. See "BONDOWNERS' RISKS – Insufficient Resources or Other Factors Causing Failure to Complete Development" and "THE LANDOWNERS AND THE ASSESSMENT AREA THREE DEVELOPMENT MANAGER" herein for more information regarding the respective entities.

THE LANDOWNERS AND THE ASSESSMENT AREA THREE DEVELOPMENT MANAGER

Assessment Area Three

JEN Tampa 4, LLC, a Florida limited liability company (the "Assessment Area Three Landowner"), is the [sole landowner for Assessment Area Three]. The Assessment Area Three Landowner has entered into a Development Agreement with Homes by West Bay, LLC, a Florida limited liability company (the "Assessment Area Three Builder"), and HBWB Development Services, LLC, a Florida limited liability company ("HBWB" and together with the Assessment Area Three Builder, the "Assessment Area Three Development Manager") to develop the lands within Assessment Area Three. The Assessment Area Three Landowner has also entered into the Assessment Area Three Option Agreement with the Assessment Area Three Builder, whereby the Assessment Area Three Builder and/or its affiliates will purchase all of the lots in Assessment Area Three in a series of takedowns upon development completion. See "THE DEVELOPMENT – The Assessment Area Three Development Agreement and the Assessment Area Three Option Agreement" herein for more information on the Assessment Area Three Development Agreement and the Assessment Area Three Option Agreement.

The Assessment Area Three Landowner

The Assessment Area Three Landowner is a Florida limited liability company organized on December 17, 2020. The Assessment Area Three Landowner is a special-purpose entity whose primary asset is its interest in the Development. The Assessment Area Three Landowner is wholly owned by JEN 7 LB LLC, a Delaware limited liability company ("JEN 7"), which was organized on December 2, 2020. JEN 7 serves as the manager of the Assessment Area Three Landowner.

JEN 7 is an opportunity fund which is managed by a subsidiary of JEN Partners, LLC ("JEN Partners"), a New York-based private-equity real estate firm. JEN Partners has successfully invested over \$2 billion in residential land over the last decade, purchasing over 50,000 lots. JEN Partners is currently investing its seventh fund.

JEN Partners was formed in 2005 by Reuben Leibowitz. Prior to founding JEN Partners, Mr. Leibowitz was responsible for Warburg Pincus's real estate practice for 20 years. He also helped set and implement Warburg Pincus's long term strategy, and structure the firm's operating entities and private equity funds, including finance, legal and tax. Prior to joining Warburg Pincus in 1984, Mr. Leibowitz spent 15 years in public accounting. Mr. Leibowitz received a B.S. from Brooklyn College, an M.B.A. from the Stern School of New York University, a JD from the Brooklyn Law School, and an LLM from NYU School of Law. He is a director of Simon Property Group, the largest U.S. REIT, and was previously a director of four other NYSE listed companies, Chelsea Property, Grubb & Ellis, Lennar and Pacific Greystone. He is an overseer of NYU's Stern School and a member of Hillel's International Board of Governors.

Matt O'Brien. Mr. O'Brien co-leads Jen Partners' Florida residential land efforts, which are focused on Tampa and the Gulf Coast. He has 25 years of experience in residential real estate, specializing in community acquisition, entitlements, and development. During his career, he has been responsible for the planning, acquisition and development of over 45,000 residential units. Mr. O'Brien started with JEN Partners in 2020 after five years at Mattamy Homes, where he served as Vice President of Acquisition and Development for West Florida. Prior to his time at Mattamy Homes, Mr. O'Brien served as the Vice President of Land Acquisition and Development for Pulte Homes North Florida (December 1996 to January 2013) and Division President for Meritage Homes Tampa (February 2013 to July 2015). Mr. O'Brien is a native of Tampa, Florida and graduated from Wofford College in Spartanburg, South Carolina.

The Assessment Area Three Development Manager and the Assessment Area Three Builder

Homes by West Bay, LLC, a Florida limited liability company (the "Assessment Area Three Builder") and HBWB Development Services, LLC, a Florida limited liability company ("HBWB" and, together with the Assessment Area Three Builder, the "Assessment Area Three Development Manager") are both Florida limited liability companies organized on October 1, 2009 and May 3, 2012, respectively. Wilhelm Nunn has served as President of the Assessment Area Three Builder since the company was founded in 2009. Mark Metheny is the Vice President of the Assessment Area Three Builder and President of HBWB. Keith Grove is the Assessment Area Three Development Manager of HBWB. Elizabeth Bradburn serves as the Vice President and Chief Financial Officer of the Assessment Area Three Builder. Brief biographies of these individuals are set forth below:

Wilhelm Nunn. Willy Nunn has served as President of the Assessment Area Three Builder since the company was founded in 2009. The company has become a top five builder in Tampa and is the largest builder based in Tampa. The Assessment Area Three Builder's 2021 revenues totaled \$440 million on deliveries of 932 homes in Hillsborough, Pasco and Manatee Counties.

The Assessment Area Three Builder recently launched a new venture at the end of 2019, Casa Fresca Homes, with a mission to empower homeownership through smart, stylish, yet attainable homes. Built on the foundation of the management team's many years of experience with Fox and Jacobs (Centex) and other entry-level builders, Casa Fresca delivered 202 homes in 2021, with revenues of \$59 million. Casa Fresca currently has communities in Hillsborough, Pasco, Manatee and Polk Counties.

Prior to WestBay, Mr. Nunn held senior positions with Centex Homes and Taylor Woodrow in the Tampa Bay area. Previously, Mr. Nunn worked for Bank of America for over ten years in various markets as a senior real estate banker. Mr. Nunn is a past president of the Tampa Bay Builders Association and was named "Builder of the Year" by the association in 2014. Mr. Nunn is a graduate of the Wharton School at the University of Pennsylvania.

Mark Metheny. Mark Metheny joined Homes by WestBay as Land President in July 2021, following a twenty year career with Lennar Homes. Fifteen of those years, he was Division President for Tampa Bay. He was also President of the Orlando/Space Coast divisions for five years. As President, he oversaw all aspects of land and homebuilding operations, as well as the overall strategic direction of Lennar's largest division. Prior to joining Lennar, Mark was with KPMG Peat Marwick as an auditor for five years. Mark was born and raised on the West Coast of Florida and comes from a long line of Citrus and Cattle farmers. He graduated from Florida State University. He has served more than 25 years on the board of AMI Kids and is currently the AMI Kids Foundation Board Chair. He also volunteers with Metropolitan Ministries, Hyde Park United Methodist Church and various organizations in support of his two daughters.

Keith Grove. Keith Grove is the Assessment Area Three Development Manager for HBWB. He has over 30 years of experience in design, estimating and construction management of residential and commercial development work. Beginning with his own construction management and design business in Pennsylvania, he developed multiple residential communities for a number of successful companies. He was involved with a wide range of commercial applications including hospitals, park and recreational projects, professional office spaces, retail centers of varied sizes and large-scale city rehabilitation infrastructure work. While concentrating on costs analysis, feasibility and entitlement processes he turned his experience to large scale residential community development and planning. In 1995 he joined Westfield Homes as development manager to help build first class neighborhoods throughout the Tampa Bay area. He helped orchestrate projects that received numerous awards from the National Association of Home Builders. Mr. Grove managed all processes including due diligence analysis, acquisition, engineering

design and entitlement processes, all inclusive budget projections and construction management processes. He also managed lot sales to multiple builders throughout the area. After almost 10 years of experience with Westfield Homes, Mr. Grove joined Ryland Homes. This position as Senior Development Manager had a team of 10 people who were site managers, acquisition professionals and development assistants. During this period, he was responsible for developing thousands of lots, covering six counties. Project costs ranged up to 80 million dollars. He is a graduate of Penn State with a B.S. in Landscape Architecture.

Elizabeth Bradburn. Elizabeth Bradburn has served as Vice President and Chief Financial Officer of the Assessment Area Three Builder since 2011. Prior to working at the Assessment Area Three Builder, Ms. Bradburn held senior positions with Centex Homes and Taylor Morrison in the Tampa Bay area for over 18 years. In addition to holding the position of Controller for Centex, Ms. Bradburn was also Vice President of Financing for the State of Florida for Centex Homes, as well as Controller for Taylor Woodrow. Previously, Ms. Bradburn served in the United States Air Force for over nine years in various markets in Finance. Ms. Bradburn is a Magna Cum Laude graduate of Eckerd College in St. Petersburg Florida with a B.S. degree.

Assessment Area Four

[Mattamy Tampa/Sarasota, LLC, a Delaware limited liability company] (the "Assessment Area Four Landowner" and, together with the Assessment Area Three Landowner, the "Landowners") owns all of the land within Assessment Area Four and will be the sole land developer and homebuilder for Assessment Area Four.

The Assessment Area Four Landowner is an ultimate subsidiary of Mattamy Group Corporation, a Canadian corporation, which does business under the fictitious name of Mattamy Homes ("Mattamy"). Mattamy is a privately held corporation and one of the largest privately owned homebuilders in North America. Originally established in 1978 in Ontario, Canada by Peter Gilgan, Mattamy is now Canada's largest new home construction and development firm, with homes built in communities that stretch across the Greater Toronto Area, as well as in Ottawa, Calgary, and Edmonton. With operations across Canada and the United States, Mattamy has sold over 100,000 homes in hundreds of communities and is a leading homebuilding brand in North America. Mattamy is currently represented in eleven US metropolitan areas – Raleigh, Charlotte, Phoenix, Tucson, Jacksonville, Orlando, Naples, Tampa, Sarasota, Southeast Florida, and Dallas.

The scope of Mattamy's operations encompasses land acquisition, community design and development, and housing and parkland design and construction, with particular emphasis on creating complete communities. Mattamy offers personalized homes in desired locations across a wide variety of demographics, price points, and ages and stages in life. Its core market includes first-time homebuyers and move-up families, as well as the empty-nester and second-home segments.

None of the Landowners, HBWB, the Assessment Area Three Builder nor any of the other individuals or entities listed above is guaranteeing payment of the Series 2024 Bonds or the Series 2024 Special Assessments. None of the entities listed herein, except as set forth herein, has entered into any agreements in connection with the issuance of the Series 2024 Bonds.

TAX MATTERS

Federal Income Taxes

The delivery of the Series 2024 Bonds is subject to the opinion of GrayRobinson, P.A., Bond Counsel, to the effect that the interest on the Series 2024 Bonds is excluded from gross income of the

owners thereof for federal income tax purposes. The Internal Revenue Code of 1986, as amended (the "Code"), imposes certain requirements that must be met subsequent to the issuance and delivery of the Series 2024 Bonds for interest thereon to be and remain excluded from gross income for federal income tax purposes. Noncompliance with such requirements could cause the interest on the Series 2024 Bonds to be included in gross income for federal income tax purposes retroactive to the date of issue of the Series 2024 Bonds. Pursuant to the Indenture and the Tax Certificate, the District has covenanted to comply with the applicable requirements of the Code in order to maintain the exclusion of the interest on the Series 2024 Bonds from gross income for federal income tax purposes pursuant to Section 103 of the Code. The opinion of Bond Counsel on federal tax matters with respect to the Series 2024 Bonds will be based on and will assume the accuracy of certain representations and certifications of the District and the Landowners, and compliance with certain covenants of the District to be contained in the transcript of proceedings. Bond Counsel will not independently verify the accuracy of those certifications and representations.

In the opinion of Bond Counsel, under existing law and assuming compliance with the aforementioned covenant, and the accuracy of certain representations and certifications made by the District described above, interest on the Series 2024 Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Code. Bond Counsel is also of the opinion that such interest is not treated as a preference item in calculating the alternative minimum tax imposed under the Code. However, interest on the Series 2024 Bonds will be taken into account in computing the alternative minimum tax imposed on certain corporations under the Code to the extent that such interest is included in the "adjusted financial statement income" of such corporations.

State Taxes

Bond Counsel is of the opinion that the Series 2024 Bonds and the interest thereon will not be subject to taxation under the laws of the State, except estate taxes and taxes under Chapter 220, Florida Statutes, as amended, on interest, income or profits on debt obligations owned by corporations as defined therein. Bond Counsel expresses no opinion as to other State or local tax consequences arising with respect to the Series 2024 Bonds or as to the taxability of the Series 2024 Bonds or the income therefrom under the laws of any state other than the State.

[Original Issue Discount and Premium Bonds]

[Certain of the Series 2024 Bonds ("Discount Bonds") may be offered and sold to the public at an original issue discount ("OID"). OID is the excess of the stated redemption price at maturity (the principal amount) over the "issue price" of a Discount Bond determined under Code Section 1273 or 1274 (i.e., for obligations issued for money in a public offering, the initial offering price to the public (other than to bond houses and brokers) at which a substantial amount of the obligation of the same maturity is sold pursuant to that offering). For federal income tax purposes, OID accrues to the owner of a Discount Bond over the period to maturity based on the constant yield method, compounded semiannually (or over a shorter permitted compounding interval selected by the owner). The portion of OID that accrues during the period of ownership of a Discount Bond (i) is interest excludable from the owner's gross income for federal income tax purposes to the same extent, and subject to the same considerations discussed above, as other interest on the Series 2024 Bonds, and (ii) is added to the owner's tax basis for purposes of determining gain or loss on the maturity, redemption, prior sale or other disposition of that Discount Bond.

Certain of the Series 2024 Bonds ("Premium Bonds") may be offered and sold to the public at a price in excess of their stated redemption price (the principal amount) at maturity (or earlier for certain Premium Bonds callable prior to maturity). That excess constitutes bond premium. For federal income tax purposes, bond premium is amortized over the period to maturity of a Premium Bond, based on the yield to maturity of that Premium Bond (or, in the case of a Premium Bond callable prior to its stated maturity,

the amortization period and yield may be required to be determined on the basis of an earlier call date that results in the lowest yield on that Premium Bond), compounded semiannually (or over a shorter permitted compounding interval selected by the owner). No portion of that bond premium is deductible by the owner of a Premium Bond. For purposes of determining the owner's gain or loss on the sale, redemption (including redemption at maturity) or other disposition of a Premium Bond, the owner's tax basis in the Premium Bond is reduced by the amount of bond premium that accrues during the period of ownership. As a result, an owner may realize taxable gain for federal income tax purposes from the sale or other disposition of a Premium Bond for an amount equal to or less than the amount paid by the owner for that Premium Bond.

Owners of Discount and Premium Bonds should consult their own tax advisers as to the determination for federal income tax purposes of the amount of OID or bond premium properly accruable in any period with respect to the Discount or Premium Bonds and as to other federal tax consequences, and the treatment of OID and bond premium for purposes of state and local taxes on, or based on, income.]

Ancillary Tax Matters

Ownership of the Series 2024 Bonds may result in other federal tax consequences to certain taxpayers, including, without limitation, certain S corporations, foreign corporations with branches in the United States, property and casualty insurance companies, individuals receiving Social Security or Railroad Retirement benefits, individuals seeking to claim the earned income credit, and taxpayers (including banks, thrift institutions and other financial institutions) who may be deemed to have incurred or continued indebtedness to purchase or to carry the Series 2024 Bonds. Prospective investors are advised to consult their own tax advisors regarding these rules.

Interest paid on tax-exempt obligations such as the Series 2024 Bonds is subject to information reporting to the IRS in a manner similar to interest paid on taxable obligations. In addition, interest on the Series 2024 Bonds may be subject to backup withholding if such interest is paid to a registered owner that (a) fails to provide certain identifying information (such as the registered owner's taxpayer identification number) in the manner required by the IRS, or (b) has been identified by the IRS as being subject to backup withholding.

Bond Counsel is not rendering any opinion as to any federal tax matters other than those described in the opinions attached as APPENDIX B. Prospective investors, particularly those who may be subject to special rules described above, are advised to consult their own tax advisors regarding the federal tax consequences of owning and disposing of the Series 2024 Bonds, as well as any tax consequences arising under the laws of any state or other taxing jurisdiction.

Changes in Law and Post Issuance Events

Legislative or administrative actions and court decisions, at either the federal or state level, could have an adverse impact on the potential benefits of the exclusion from gross income of the interest on the Series 2024 Bonds for federal or state income tax purposes, and thus on the value or marketability of the Series 2024 Bonds. This could result from changes to federal or state income tax rates, changes in the structure of federal or state income taxes (including replacement with another type of tax), repeal of the exclusion of the interest on the Series 2024 Bonds from gross income for federal or state income tax purposes, or otherwise. It is not possible to predict whether any legislative or administrative actions or court decisions having an adverse impact on the federal or state income tax treatment of holders of the Series 2024 Bonds may occur. Prospective purchasers of the Series 2024 Bonds should consult their own tax advisors regarding the impact of any change in law on the Series 2024 Bonds.

Bond Counsel's opinions will be based on existing law, which is subject to change. Bond Counsel has not undertaken to advise in the future whether any events after the date of issuance and delivery of the Series 2024 Bonds may affect the tax status of interest on the Series 2024 Bonds. Bond Counsel expresses no opinion as to any federal, state or local tax law consequences with respect to the Series 2024 Bonds, or the interest thereon, if any action is taken with respect to the Series 2024 Bonds or the proceeds thereof upon the advice or approval of other counsel. Moreover, the opinions of Bond Counsel are not a guarantee of a particular result and are not binding on the IRS or the courts; rather, such opinions represent Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinions.

AGREEMENT BY THE STATE

Under the Act, the State pledges to the holders of any bonds issued thereunder, including the Series 2024 Bonds, that it will not limit or alter the rights of the issuer of such bonds, including the District, to own, acquire, construct, reconstruct, improve, maintain, operate or furnish the projects, including the portion of the Series 2024 Projects funded by the Series 2024 Bonds, subject to the Act or to levy and collect taxes, assessments, rentals, rates, fees and other charges provided for in the Act and to fulfill the terms of any agreement made with the holders of such bonds and that it will not in any way impair the rights or remedies of such holders.

LEGALITY FOR INVESTMENT

The Act provides that bonds issued by community development districts are legal investments for savings banks, banks, trust companies, insurance companies, executors, administrators, trustees, guardians, and other fiduciaries, and for any board, body, agency, instrumentality, county, municipality or other political subdivision of the State, and constitute securities that may be deposited by banks or trust companies as security for deposits of state, county, municipal or other public funds, or by insurance companies as required or voluntary statutory deposits.

SUITABILITY FOR INVESTMENT

In accordance with applicable provisions of Florida law, the Series 2024 Bonds may initially be sold by the District only to "accredited investors" within the meaning of Chapter 517, Florida Statutes, and the rules of the Florida Department of Financial Services promulgated thereunder. The limitation of the initial offering to accredited investors does not denote restrictions on transfers in any secondary market for the Series 2024 Bonds. Investment in the Series 2024 Bonds poses certain economic risks. No dealer, broker, salesman or other person has been authorized by the District or the Underwriter to give any information or make any representations, other than those contained in this Limited Offering Memorandum, and, if given or made, such other information or representations must not be relied upon as having been authorized by either of the foregoing.

ENFORCEABILITY OF REMEDIES

The remedies available to the owners of the Series 2024 Bonds upon an event of default under the Indenture are in many respects dependent upon judicial actions, which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, including the federal bankruptcy code, the remedies specified by the Indenture and the Series 2024 Bonds may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the delivery of the Series 2024 Bonds will be qualified, as to the enforceability of the remedies provided in the various legal instruments, by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors and enacted before or after such delivery.

LITIGATION

The District

There is no litigation of any nature now pending or, to the knowledge of the District, threatened, seeking to restrain or enjoin the issuance, sale, execution or delivery of the Series 2024 Bonds, or in any way contesting or affecting (i) the validity of the Series 2024 Bonds or any proceedings of the District taken with respect to the issuance or sale thereof, (ii) the pledge or application of any moneys or security provided for the payment of the Series 2024 Bonds, (iii) the existence or powers of the District or (iv) the validity of the Assessment Proceedings.

Assessment Area Three Landowner

The Assessment Area Three Landowner has represented that there is no litigation of any nature now pending or, to the knowledge of the Assessment Area Three Landowner, threatened, which could reasonably be expected to have a material and adverse effect upon the development of Assessment Area Three or the completion of the Assessment Area Three Project as described herein, or materially and adversely affect the ability of the Assessment Area Three Landowner to pay the Series 2024 Special Assessments imposed against the land within Assessment Area Three owned by the Assessment Area Three Landowner, or to otherwise perform its various obligations described in this Limited Offering Memorandum.

The Assessment Area Three Development Manager

The Assessment Area Three Development Manager has represented that there is no litigation of any nature now pending or, to the knowledge of the Assessment Area Three Development Manager, threatened, which could reasonably be expected to have a material and adverse effect upon the development of Assessment Area Three or the completion of the Assessment Area Three Project as described herein, materially and adversely affect the ability of the Assessment Area Three Development Manager to pay the Series 2024 Special Assessments imposed against any land within Assessment Area Three to be owned by the Assessment Area Three Development Manager or materially and adversely affect the ability of the Assessment Area Three Development Manager to perform its various obligations described in this Limited Offering Memorandum.

Assessment Area Four Landowner

The Assessment Area Four Landowner has represented that there is no litigation of any nature now pending or, to the knowledge of the Assessment Area Four Landowner, threatened, which could reasonably be expected to have a material and adverse effect upon the development of Assessment Area Four or the completion of the Assessment Area Four Project as described herein, or materially and adversely affect the ability of the Assessment Area Four Landowner to pay the Series 2024 Special Assessments imposed against the land within Assessment Area Four owned by the Assessment Area Four Landowner, or to otherwise perform its various obligations described in this Limited Offering Memorandum.

CONTINGENT FEES

The District has retained Bond Counsel, Disclosure Counsel, District Counsel, the District Engineer, the District Manager/Methodology Consultant, the Underwriter (who has retained Underwriter's Counsel) and the Trustee (which has retained Trustee's counsel), with respect to the authorization, sale, execution and delivery of the Series 2024 Bonds. Except for the payment of certain fees to District Counsel,

the District Engineer and the District Manager, the payment of fees of each of the other professionals is contingent upon the issuance of the Series 2024 Bonds.

NO RATING

No application for a rating for the Series 2024 Bonds has been made to any rating agency, nor is there any reason to believe that an investment grade rating for the Series 2024 Bonds would have been obtained if application had been made.

EXPERTS

The Engineer's Report included in APPENDIX C to this Limited Offering Memorandum has been prepared by Clearview Land Design, P.L., Tampa, Florida, the District Engineer. APPENDIX C should be read in its entirety for complete information with respect to the subjects discussed therein. Inframark, LLC, Tampa, Florida, as Methodology Consultant, has prepared the Methodology Report set forth as APPENDIX D hereto. APPENDIX D should be read in its entirety for complete information with respect to the subjects discussed therein. As a condition to closing on the Series 2024 Bonds, both the District Engineer and the Methodology Consultant will consent to the inclusion of their reports in this Limited Offering Memorandum.

FINANCIAL INFORMATION

This District will covenant in the Continuing Disclosure Agreements, the proposed forms of which are set forth in APPENDIX E hereto, to provide its annual audited financial statements to certain information repositories as described in APPENDIX E, commencing with the audit for the District fiscal year ended September 30, 2023. Attached hereto as APPENDIX F is a copy of the District's audited financial statements for the District's fiscal year ended September 30, 2022, as well as the Districts unaudited monthly financial statements for the period ended [_____], 2024. Such financial statements, including the auditor's report included within the audited financial statements, have been included in this Limited Offering Memorandum as public documents and consent from the auditor was not requested. Further, the auditors have not performed any services related to, and therefore are not associated with, the preparation of this Limited Offering Memorandum. The Assessment Area Three Bonds and the Assessment Area Four Bonds are not general obligation bonds of the District and are payable solely from the Assessment Area Three Pledged Revenues and the Assessment Area Four Pledged Revenues, respectively.

Beginning October 1, 2015, or by the end of the first full fiscal year after its creation, each community development district in Florida must have a separate website with certain information as set forth in Section 189.069, F.S., including, without limitation, the district's proposed and final budgets and audit. Additional information regarding the District's website is available from the District Manager at the address set forth under "THE DISTRICT – The District Manager and Other Consultants."

DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS

Section 517.051, Florida Statutes, and the regulations promulgated thereunder requires that the District make a full and fair disclosure of any bonds or other debt obligations that it has issued or guaranteed and that are or have been in default as to principal or interest at any time after December 31, 1975 (including bonds or other debt obligations for which it has served only as a conduit issuer such as industrial development or private activity bonds issued on behalf of private business). The District is not and has never been in default on any bonds or other debt obligations since December 31, 1975.

CONTINUING DISCLOSURE

The District and [each of the Landowners] will enter into a Continuing Disclosure Agreement (collectively, the "Disclosure Agreements"), the proposed forms of which are set forth in APPENDIX E, for the benefit of the Assessment Area Three Bondholders and the Assessment Area Four Bondholders, respectively (including owners of beneficial interests in such Bonds), to provide certain financial information and operating data relating to the District and the Development and disclosure of certain enumerated material events by certain dates prescribed in the Disclosure Agreements (the "Reports") with the Municipal Securities Rulemaking Board ("MSRB") through the MSRB's Electronic Municipal Market Access system ("EMMA"). The specific nature of the information to be contained in the Reports is set forth in "APPENDIX E: PROPOSED FORMS OF CONTINUING DISCLOSURE AGREEMENTS." Under certain circumstances, the failure of the District or the Landowners to comply with their respective obligations under the Disclosure Agreements constitutes an event of default thereunder. Such a default will not constitute an event of default under the Indenture, but such event of default under a Disclosure Agreement would allow the related Series 2024 Bondholders (including owners of beneficial interests in such Bonds) to bring an action for specific performance.

The District has previously entered into continuing disclosure undertakings pursuant to Rule 15c2-12, promulgated under the Securities Exchange Act of 1934, as amended (the "Rule"), with respect to its Assessment Area One Bonds and its Assessment Area Two Bonds. A review of filings made pursuant to such prior undertakings indicates that certain filings required to be made by the District were not timely filed and that notice of such late filings was not provided. The District will appoint the District Manager as the dissemination agent in the Disclosure Agreement and anticipates satisfying all future disclosure obligations required pursuant to its continuing disclosure undertakings and the Rule.

The [Assessment Area Three Landowner] has previously entered into a continuing disclosure undertaking pursuant to the Rule, with respect to the District's Assessment Area One Bonds and its Assessment Area Two Bonds. A review of filings made pursuant to such prior undertaking indicates that certain filings required to be made by the Assessment Area Three Landowner were not timely filed and that notice of such late filing was not always provided. The [Assessment Area Three Landowner] anticipates satisfying all future disclosure obligations required pursuant to its continuing disclosure undertakings and the Rule.

The Assessment Area Four Landowner has previously entered into a continuing disclosure undertaking pursuant to the Rule with respect to bonds issued by other community development districts. A review of filings made pursuant to such prior undertakings indicates that certain filings required to be made by the Assessment Area Four Landowner were either not filed or not timely filed and that notice of such missed or late filings was not always provided. In addition, certain required filing information was inadvertently omitted. The Assessment Area Four Landowner anticipates satisfying all future disclosure obligations required pursuant to its continuing disclosure undertakings and the Rule.

UNDERWRITING

FMSbonds, Inc. (the "Underwriter") has agreed, pursuant to a contract with the District, subject to certain conditions, to purchase the Series 2024 Bonds from the District (i) the Assessment Area Three Bonds, at a purchase price of \$_____ (par amount of the Assessment Area Three Bonds, [plus/less an original issue premium/discount of \$_____ and] less an Underwriter's discount of \$_____) and (ii) the Assessment Area Four Bonds, at a purchase price of \$_____ (par amount of the Assessment Area Four Bonds, [plus/less an original issue premium/discount of \$_____ and] less an Underwriter's discount of \$_____). The Underwriter's obligations are

subject to certain conditions precedent and, upon satisfaction or waiver of such conditions, the Underwriter will be obligated to purchase all of the Bonds of a Series of Series 2024 Bonds if any are purchased.

The Series 2024 Bonds may be offered and sold to certain dealers, banks and others at prices lower than the initial offering prices, and such initial offering prices may be changed from time to time by the Underwriter.

VALIDATION

Bonds issued pursuant to the terms of the Master Indenture have been validated by a judgment of the Circuit Court of the Twelfth Judicial Circuit of Florida in and for the County, rendered on June 27, 2023. The period of time during which an appeal can be taken from such judgment has expired without an appeal having been taken.

LEGAL MATTERS

Certain legal matters related to the authorization, sale and delivery of the Series 2024 Bonds are subject to the approval of GrayRobinson, P.A., Tampa, Florida, Bond Counsel. Certain legal matters will be passed upon for the District by its counsel Straley Robin Vericker P.A., Tampa, Florida, as District Counsel, and GrayRobinson, P.A., Tampa, Florida, as Disclosure Counsel. Certain legal matters will be passed upon for the Assessment Area Landowner by its counsel, Godbold, Downing, Bill & Rentz, P.A., Winter Park, Florida, for the Assessment Area Three Development Manager and the Assessment Area Three Builder by their counsel Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A., Orlando, Florida, for the Assessment Area Four Landowner by its counsel, [_____, _____, Florida], and for the Trustee by its counsel, Aponte & Associates Law Firm, PLLC, Orlando, Florida. The Underwriter is represented by Nabors, Giblin & Nickerson, P.A., Tampa, Florida. GrayRobinson, P.A. represents the Underwriter in unrelated matters.

Bond Counsel's opinion included herein is based on existing law, which is subject to change. Such opinion is further based on factual representations made to Bond Counsel as of the date hereof. Bond Counsel assumes no duty to update or supplement its opinion to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, Bond Counsel's opinion is not a guarantee of a particular result, and is not binding on the Internal Revenue Service or the courts; rather, such opinion represents Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinion.

MISCELLANEOUS

Any statements made in this Limited Offering Memorandum involving matters of opinion or estimates, whether or not expressly so stated, are set forth as such and not as representations of fact, and no representations are made that any of the estimates will be realized.

The references herein to the Series 2024 Bonds and other documents referred to herein are brief summaries of certain provisions thereof. Such summaries do not purport to be complete and reference is made to such documents for full and complete statements of such provisions.

This Limited Offering Memorandum is submitted in connection with the limited offering of the Series 2024 Bonds and may not be reproduced or used, as a whole or in part, for any other purpose. This Limited Offering Memorandum is not to be construed as a contract with the purchaser or the Beneficial Owners of any of the Series 2024 Bonds.

[Remainder of page intentionally left blank.]

AUTHORIZATION AND APPROVAL

The execution and delivery of this Limited Offering Memorandum has been duly authorized by the Board of Supervisors of the Parrish Plantation Community Development District.

**PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Chairperson, Board of Supervisors

APPENDIX A

COPY OF THE MASTER INDENTURE AND PROPOSED FORMS OF SUPPLEMENTAL INDENTURES

APPENDIX B
PROPOSED FORM OF OPINION OF BOND COUNSEL

APPENDIX C
ENGINEER'S REPORT

APPENDIX D
ASSESSMENT METHODOLOGY

APPENDIX E

PROPOSED FORMS OF CONTINUING DISCLOSURE AGREEMENTS

CONTINUING DISCLOSURE AGREEMENT

This Continuing Disclosure Agreement (this "Disclosure Agreement") dated as of [____], 2024 is executed and delivered by the Parrish Plantation Community Development District (the "Issuer" or the "District"), [Mattamy Tampa/Sarasota, LLC], [a Delaware limited liability company] (collectively, the "Assessment Area Four Landowner"), and Inframark, LLC, a Florida limited liability company, as dissemination agent (the "Dissemination Agent") in connection with the Issuer's Special Assessment Revenue Bonds, Series 2024 (Assessment Area Four Project) (the "Bonds"). The Bonds are secured pursuant to a Master Trust Indenture dated as of February 1, 2021 (the "Master Indenture") and a Fourth Supplemental Trust Indenture dated as of [____] 1, 2024 (the "Fourth Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), each entered into by and between the Issuer and U.S. Bank Trust Company, National Association, a national banking association duly organized and existing under the laws of the United States of America and having a designated corporate trust office in Orlando, Florida, as trustee (the "Trustee"). The Issuer, the Assessment Area Four Landowner and the Dissemination Agent covenant and agree as follows:

1. **Purpose of this Disclosure Agreement.** This Disclosure Agreement is being executed and delivered by the Issuer, the Assessment Area Four Landowner and the Dissemination Agent for the benefit of the Beneficial Owners (as defined herein) of the Bonds and to assist the Participating Underwriter (as defined herein) of the Bonds in complying with the Rule (as defined herein). The Issuer has no reason to believe that this Disclosure Agreement does not satisfy the requirements of the Rule and the execution and delivery of this Disclosure Agreement is intended to comply with the Rule. To the extent it is later determined by a court of competent jurisdiction, a governmental regulatory agency, or an attorney specializing in federal securities law, that the Rule requires the Issuer or other Obligated Person (as defined herein) to provide additional information, the Issuer and each Obligated Person agree to promptly provide such additional information.

The provisions of this Disclosure Agreement are supplemental and in addition to the provisions of the Indenture with respect to reports, filings and notifications provided for therein, and do not in any way relieve the Issuer, the Trustee or any other person of any covenant, agreement or obligation under the Indenture (or remove any of the benefits thereof) nor shall anything herein prohibit the Issuer, the Trustee or any other person from making any reports, filings or notifications required by the Indenture or any applicable law.

2. **Definitions.** Capitalized terms not otherwise defined in this Disclosure Agreement shall have the meaning assigned in the Rule or, to the extent not in conflict with the Rule, in the Indenture. The following capitalized terms as used in this Disclosure Agreement shall have the following meanings:

"Annual Filing Date" means the date set forth in Section 3(a) hereof by which the Annual Report is to be filed with each Repository.

"Annual Financial Information" means annual financial information as such term is used in paragraph (b)(5)(i)(A) of the Rule and specified in Section 4(a) of this Disclosure Agreement.

"Annual Report" shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Agreement.

"Assessment Area" shall mean that portion of the District lands subject to the Assessments, being more particularly described in the Limited Offering Memorandum as Assessment Area Four.

"Assessments" shall mean the non-ad valorem Assessment Area Four Special Assessments pledged to the payment of the Bonds pursuant to the Indenture.

"Audited Financial Statements" means the financial statements (if any) of the Issuer for the prior Fiscal Year, certified by an independent auditor as prepared in accordance with generally accepted accounting principles or otherwise, as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 4(a) of this Disclosure Agreement.

"Audited Financial Statements Filing Date" means the date set forth in Section 3(a) hereof by which the Audited Financial Statements are to be filed with each Repository if the same are not included as part of the Annual Report.

"Beneficial Owner" shall mean any person which, (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

"Bond Year" means the annual period beginning on the second day of November of each year and ending on the first day of November of the following year.

"Business Day" means any day other than (a) a Saturday, Sunday or a day on which banks located in the city in which the designated corporate trust office of the Trustee is located are required or authorized by law or executive order to close for business, and (b) a day on which the New York Stock Exchange is closed.

"Disclosure Representative" shall mean (i) as to the Issuer, the District Manager or its designee, or such other person as the Issuer shall designate in writing to the Dissemination Agent from time to time as the person responsible for providing information to the Dissemination Agent; and (ii) as to each entity comprising an Obligated Person (other than the Issuer), the individuals executing this Disclosure Agreement on behalf of such entity or such person(s) as such entity shall designate in writing to the Dissemination Agent from time to time as the person(s) responsible for providing information to the Dissemination Agent.

"Dissemination Agent" shall mean the Issuer or an entity appointed by the Issuer to act in the capacity as Dissemination Agent hereunder, or any successor Dissemination Agent designated in writing by the Issuer pursuant to Section 8 hereof. Inframark, LLC has been designated as the initial Dissemination Agent hereunder.

"District Manager" shall mean Inframark, LLC, and its successors and assigns.

"EMMA" means the Electronic Municipal Market Access system for municipal securities disclosures located at <http://emma.msrb.org/>.

"EMMA Compliant Format" shall mean a format for any document provided to the MSRB (as hereinafter defined) which is in an electronic format and is accompanied by identifying information, all as prescribed by the MSRB.

"Financial Obligation" means a (a) debt obligation, (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (c) guarantee of an obligation or instrument described in either clause (a) or (b). Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"Fiscal Year" shall mean the period commencing on October 1 and ending on September 30 of the next succeeding year, or such other period of time provided by applicable law.

"Limited Offering Memorandum" shall mean that Limited Offering Memorandum dated [____], 2024, prepared in connection with the issuance of the Bonds.

"Listed Events" shall mean any of the events listed in Section 6(a) of this Disclosure Agreement.

"MSRB" means the Municipal Securities Rulemaking Board.

"Obligated Person(s)" shall mean, with respect to the Bonds, those person(s) who either generally or through an enterprise fund or account of such persons are committed by contract or other arrangement to support payment of all or a part of the obligations on such Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities), which person(s) shall include the Issuer, and for the purposes of this Disclosure Agreement, the Assessment Area Four Landowner for so long as such Assessment Area Four Landowner or its affiliates, successors or assigns (excluding residential homebuyers who are end users) are the owners of District Lands responsible for payment of at least 20% of the Assessments.

"Participating Underwriter" shall mean FMSbonds, Inc.

"Quarterly Filing Date" shall mean for the quarter ending: (i) March 31, each May 1; (ii) June 30, each August 1; (iii) September 30, each November 1; and (iv) December 31, each February 1 of the following year. The first Quarterly Filing Date shall be [____] 1, 2024].

"Quarterly Report" shall mean any Quarterly Report provided by any Obligated Person (other than the Issuer) pursuant to, and as described in, Section 5 of this Disclosure Agreement.

"Repository" shall mean each entity authorized and approved by the SEC (as hereinafter defined) from time to time to act as a repository for purposes of complying with the Rule. The Repositories approved by the SEC may be found by visiting the SEC's website at <http://www.sec.gov/info/municipal/nrmsir.htm>. As of the date hereof, the Repository recognized by the SEC for such purpose is the MSRB, which currently accepts continuing disclosure submissions through its EMMA web portal. As used herein, "Repository" shall include the State Repository, if any.

"Rule" shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same has and may be amended from time to time.

"SEC" means the Securities and Exchange Commission.

"State" shall mean the State of Florida.

"State Repository" shall mean any public or private repository or entity designated by the State as a state repository for the purposes of the Rule.

3. **Provision of Annual Reports.**

(a) Subject to the following sentence, the Issuer shall provide the Annual Report to the Dissemination Agent no later than March 31st following the close of the Issuer's Fiscal Year (the "Annual Filing Date"), commencing with the Annual Report for the Fiscal Year ending September 30, 2024 which shall be due no later than March 31, 2025. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Agreement; *provided that* the Audited Financial Statements of the Issuer may be submitted separately from the balance of the Annual Report, and may be submitted in accordance with State law, which currently requires such Audited Financial Statements to be provided up to, but no later than, nine (9) months after the close of the Issuer's Fiscal Year (the "Audited Financial Statements Filing Date"). The Issuer shall file its Audited Financial Statements for the Fiscal Year ended September 30, 2023 on or before June 30, 2024. The Issuer shall, or shall cause the Dissemination Agent to, provide to the Repository the components of an Annual Report which satisfies the requirements of Section 4(a) of this Disclosure Agreement within thirty (30) days after same becomes available, but in no event later than the Annual Filing Date or Audited Financial Statements Filing Date, if applicable. If the Issuer's Fiscal Year changes, the Issuer shall give notice of such change in the same manner as for a Listed Event under Section 6.

(b) If on the fifteenth (15th) day prior to each Annual Filing Date or the Audited Financial Statements Filing Date, as applicable, the Dissemination Agent has not received a copy of the Annual Report or Audited Financial Statements, as applicable, the Dissemination Agent shall contact the Disclosure Representative by telephone and in writing (which may be via email) to remind the Issuer of its undertaking to provide the Annual Report or Audited Financial Statements, as applicable, pursuant to Section 3(a). Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Report or the Audited Financial Statements, as applicable, in accordance with Section 3(a) above, or (ii) advise the Dissemination Agent in writing that the Issuer will not be able to file the Annual Report or Audited Financial Statements, as applicable, within the times required under this Disclosure Agreement, state the date by which the Annual Report or the Audited Financial Statements for such year, as applicable, will be provided and instruct the Dissemination Agent that a Listed Event as described in Section 6(a)(xvii) has occurred and to immediately send a notice to the Repository in substantially the form attached hereto as Exhibit A.

(c) If the Dissemination Agent has not received an Annual Report by 12:00 noon on the first (1st) Business Day following the Annual Filing Date for the Annual Report or the Audited Financial Statements by 12:00 noon on the first (1st) Business Day following the Audited Financial Statements Filing Date for the Audited Financial Statements, then a Listed Event as described in Section 6(a)(xvii) shall have occurred and the Dissemination Agent shall immediately send a notice to the Repository in substantially the form attached as Exhibit A.

(d) The Dissemination Agent shall:

(i) determine each year prior to the Annual Filing Date the name, address and filing requirements of the Repository; and

(ii) promptly upon fulfilling its obligations under subsection (a) above, file a notice with the Issuer stating that the Annual Report or Audited Financial Statements has been provided pursuant to this Disclosure Agreement, stating the date(s) it was provided and listing all Repositories with which it was filed.

(e) All documents, reports, notices, statements, information and other materials provided to the MSRB under this Disclosure Agreement shall be provided in an EMMA Compliant Format.

4. **Content of Annual Reports.**

(a) Each Annual Report shall be in the form set in Schedule A attached hereto and shall contain the following Annual Financial Information with respect to the Issuer:

(i) All fund balances in all Funds, Accounts and subaccounts for the Bonds and the total amount of Bonds Outstanding, in each case as of December 31st following the end of the most recent prior Fiscal Year.

(ii) The method by which Assessments are being levied (whether on-roll or off-roll) and the amounts being levied by each method in the Assessment Area for the current Fiscal Year, and a copy of the assessment roll (on roll and off roll) for the Assessments certified for collection in the Assessment Area for the current Fiscal Year.

(iii) The method by which Assessments were levied (whether on-roll or off-roll) and the amounts levied by each method in the Assessment Area for the most recent prior Fiscal Year.

(iv) The amount of Assessments collected in the Assessment Area from the property owners during the most recent prior Fiscal Year.

(v) If available, the amount of delinquencies in the Assessment Area greater than one hundred fifty (150) days, and, in the event that delinquencies amount to more than ten percent (10%) of the amounts of the Assessments due in any year, a list of delinquent property owners.

(vi) If available, the amount of tax certificates sold for lands within the Assessment Area, if any, and the balance, if any, remaining for sale from the most recent Fiscal Year.

(vii) The amount of principal and interest to be paid on the Bonds in the current Fiscal Year.

(viii) The most recent Audited Financial Statements of the Issuer.

(ix) In the event of any amendment or waiver of a provision of this Disclosure Agreement, a description of such amendment or waiver in the next Annual Report, and in each case shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or, in the case of a change in accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements: (i) notice of such change shall be given in the same manner as for a Listed Event under Section 6(b); and (ii) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

To the extent any of the items set forth in subsections (i) through (vii) above are included in the Audited Financial Statements referred to in subsection (viii) above, they do not have to be separately set forth (unless Audited Financial Statements are being delivered later than March 31st after the close of the Issuer's Fiscal Year pursuant to Section 3(a) hereof). Any or all of the items listed above may be incorporated by reference from other documents, including limited offering memorandums and official statements of debt issues of the Issuer or related public entities, which have been submitted to the MSRB or the SEC. If the document incorporated by reference is a final limited offering memorandum or official statement, it must be available from the MSRB. The Issuer shall clearly identify each such other document so incorporated by reference.

(b) Any Annual Financial Information containing modified operating data or financial information is required to explain, in narrative form, the reasons for the modification and the impact of the change in the type of operating data or financial information being provided.

5. **Quarterly Reports.**

(a) Each Obligated Person (other than the Issuer), or the Assessment Area Four Landowner on behalf of any other Obligated Person that fails to execute an Assignment (as hereinafter defined), shall provide an electronic copy of the Quarterly Report to the Dissemination Agent no later than five (5) days prior to the Quarterly Filing Date. Promptly upon receipt of an electronic copy of the Quarterly Report, but in any event no later than the applicable Quarterly Filing Date, the Dissemination Agent shall provide a Quarterly Report to the Repository.

(b) Each Quarterly Report shall contain an update of the following information to the extent available with respect to the Assessment Area only:

(i) The number of lots planned.

Lot Ownership Information

(ii) The number of lots owned by the Assessment Area Four Landowner.

(iii) The number of lots owned by the homebuilders. (Note: if the Assessment Area Four Landowner and the homebuilder are the same entity, then only report the info in (ii).)

(iv) The number of lots owned by homebuyers.

Lot Status Information

(v) The number of lots developed.

(vi) The number of lots platted.

Home Sales Status Information

(vii) The number of homes sold (but not closed) with homebuyers, during quarter.

(viii) The number of homes sold (and closed) with homebuyers, during quarter.

(ix) The total number of homes sold and closed with homebuyers (cumulative).

Material Changes/Transfers

(x) Material changes to any of the following: (1) builder contracts, if applicable, (2) the number of lots planned to be developed, (3) permits/approvals, and (4) existing mortgage debt of the Obligated Person or the incurrence of new mortgage debt by the Obligated Person since the date hereof.

(xi) Any sale, assignment or transfer of ownership of lands by the Obligated Person to a third party which will in turn become an Obligated Person hereunder.

(c) If an Obligated Person sells, assigns or otherwise transfers ownership of real property in the Assessment Area (a "Transferor Obligated Person") to a third party (a "Transferee"), which will in turn be an Obligated Person for purposes of this Disclosure Agreement as a result thereof (a "Transfer"), the Transferor Obligated Person hereby agrees to use its best efforts to contractually obligate such Transferee to agree to comply with the disclosure obligations of an Obligated Person hereunder for so long as such Transferee is an Obligated Person hereunder, to the same extent as if such Transferee were a party to this Disclosure Agreement (an "Assignment"). The Transferor Obligated Person shall notify the District and the Dissemination Agent in writing of any Transfer within five (5) Business Days of the occurrence thereof. Nothing herein shall be construed to relieve the Assessment Area Four Landowner from its obligations

hereunder except to the extent a written Assignment from a Transferee is obtained and delivered to the Dissemination Agent and then only to the extent of such Assignment.

6. Reporting of Listed Events.

(a) This Section 6 shall govern the giving of notices of the occurrence of any of the following Listed Events:

- (i) Principal and interest payment delinquencies;
- (ii) Non-payment related defaults, if material;
- (iii) Unscheduled draws on the Assessment Area Four Reserve Account reflecting financial difficulties;
- (iv) Unscheduled draws on credit enhancements reflecting financial difficulties;*
- (v) Substitution of credit or liquidity providers, or their failure to perform;*
- (vi) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (vii) Modifications to rights of Bond holders, if material;
- (viii) Bond calls, if material, and tender offers;
- (ix) Defeasances;
- (x) Release, substitution, or sale of property securing repayment of the Bonds, if material;
- (xi) Rating changes;*
- (xii) Bankruptcy, insolvency, receivership or similar event of the Issuer or any Obligated Person (which is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Issuer or any Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer or any Obligated Person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental

* Not applicable to the Bonds at their date of issuance.

authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer or any Obligated Person);

(xiii) Consummation of a merger, consolidation, or acquisition involving the Issuer or any Obligated Person or the sale of all or substantially all of the assets of the Issuer or any Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(xiv) Appointment of a successor or additional Trustee or the change of name of the Trustee, if material;

(xv) Incurrence of a Financial Obligation of the Issuer or Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer or Obligated Person, any of which affect security holders, if material;

(xvi) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the Financial Obligation of the Issuer or Obligated Person, any of which reflect financial difficulties;

(xvii) Failure to provide (A) any Annual Report or Audited Financial Statements as required under this Disclosure Agreement that contains, in all material respects, the information required to be included therein under Section 4(a) of this Disclosure Agreement, or (B) any Quarterly Report that contains, in all material respects, the information required to be included therein under Section 5(b) of this Disclosure Agreement, which failure shall, in all cases, be deemed material under federal securities laws; and

(xviii) Any amendment to the accounting principles to be followed in preparing financial statements as required pursuant to Section 4(a)(ix) hereof.

(b) The Issuer shall give, or cause to be given, notice of the occurrence of any of the above subsection (a) Listed Events to the Dissemination Agent in writing in sufficient time in order to allow the Dissemination Agent to file notice of the occurrence of such Listed Event in a timely manner not in excess of ten (10) Business Days after its occurrence, with the exception of the Listed Events described in Section 6(a)(xvii) and (xviii), which notice will be given in a timely manner. Such notice shall instruct the Dissemination Agent to report the occurrence pursuant to subsection (d) below. Such notice by the Issuer to the Dissemination Agent shall identify the Listed Event that has occurred, include the text of the disclosure that the Issuer desires to make, contain the written authorization of the Issuer for the Dissemination Agent to disseminate such information, and identify the date the Issuer desires for the Dissemination Agent to disseminate the information (provided that such date is in compliance within the filing dates provided within this Section 6(b)).

(c) Notwithstanding anything contained in Section 6(b) above, each Obligated Person other than the Issuer shall notify the Issuer and the Dissemination Agent of the occurrence of a Listed Event described in subsections (a)(x), (xii), (xiii), (xv), (xvi), or (xvii) that has occurred

with respect to such Obligated Person in compliance with the notification and filing requirements provided in Section 6(b).

(d) If the Dissemination Agent has been instructed by the Issuer to report the occurrence of a Listed Event, the Dissemination Agent shall immediately file a notice of such occurrence with each Repository.

7. **Termination of Disclosure Agreement.** This Disclosure Agreement shall terminate upon the defeasance, prior redemption or payment in full of all of the Bonds.

8. **Dissemination Agent.** Upon termination of the Dissemination Agent's services as Dissemination Agent, whether by notice of the Issuer or the Dissemination Agent, the Issuer agrees to appoint a successor Dissemination Agent or, alternatively, agrees to assume all responsibilities of Dissemination Agent under this Disclosure Agreement for the benefit of the Holders of the Bonds. If at any time there is not any other designated Dissemination Agent, the District shall be deemed to be the Dissemination Agent. The initial Dissemination Agent shall be Inframark, LLC. The acceptance of such designation is evidenced by the execution of this Disclosure Agreement by a duly authorized signatory of Inframark, LLC. Inframark, LLC, may terminate its role as Dissemination Agent at any time upon delivery of sixty (60) days prior written notice to the District and each Obligated Person. The District may terminate the agreement hereunder with the Dissemination Agent at any time upon delivery of sixty (60) days prior written notice to the Dissemination Agent and each Obligated Person.

9. **Amendment; Waiver.** Notwithstanding any other provision of this Disclosure Agreement, the Issuer and the Dissemination Agent may amend this Disclosure Agreement, and any provision of this Disclosure Agreement may be waived, if such amendment or waiver is supported by an opinion of counsel expert in federal securities laws, acceptable to the Issuer, to the effect that such amendment or waiver would not, in and of itself, cause the undertakings herein to violate the Rule if such amendment or waiver had been effective on the date hereof but taking into account any subsequent change in or official interpretation of the Rule.

Notwithstanding the above provisions of this Section 9, no amendment to the provisions of Section 5(b) hereof may be made without the consent of each Obligated Person, if any.

10. **Additional Information.** Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Agreement. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

11. **Default.** In the event of a failure of the Issuer, the Disclosure Representative, any Obligated Person or the Dissemination Agent to comply with any provision of this Disclosure Agreement, the Trustee may (and, at the request of any Participating Underwriter or the Beneficial

Owners of at least twenty-five percent (25%) aggregate principal amount of Outstanding Bonds and receipt of indemnity satisfactory to the Trustee, shall), or any beneficial owner of a Bond may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the Issuer, the Disclosure Representative, any Obligated Person or a Dissemination Agent, as the case may be, to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement by any Obligated Person shall not be deemed a default by the Issuer hereunder and no default hereunder shall be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Agreement in the event of any failure of the Issuer, the Disclosure Representative, any Obligated Person, or a Dissemination Agent, to comply with this Disclosure Agreement shall be an action to compel performance.

12. **Duties of Dissemination Agent.** The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement between the District, the Assessment Area Four Landowner and such Dissemination Agent. The Dissemination Agent shall have no obligation to notify any other party hereto of an event that may constitute a Listed Event. The District, each Obligated Person and the Disclosure Representative covenant that they will supply, in a timely fashion, any information reasonably requested by the Dissemination Agent that is necessary in order for the Dissemination Agent to carry out its duties under this Disclosure Agreement. The District, each Obligated Person and the Disclosure Representative acknowledge and agree that the information to be collected and disseminated by the Dissemination Agent will be provided by the District, Obligated Person(s), the Disclosure Representative and others. The Dissemination Agent's duties do not include authorship or production of any materials, and the Dissemination Agent shall have no responsibility hereunder for the content of the information provided to it by the District, any Obligated Person or the Disclosure Representative as thereafter disseminated by the Dissemination Agent. Any filings under this Disclosure Agreement made to the MSRB through EMMA shall be in an EMMA Compliant Format.

13. **Beneficiaries.** This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Assessment Area Four Landowner, the Dissemination Agent, the Trustee, the Participating Underwriter and the Owners of the Bonds (the Dissemination Agent, the Trustee, Participating Underwriter and Owners of the Bonds being hereby deemed express third party beneficiaries of this Disclosure Agreement), and shall create no rights in any other person or entity.

14. **Tax Roll and Budget.** Upon the request of the Dissemination Agent, the Trustee or any Bondholder, the Issuer, through its District Manager, if applicable, agrees to provide such party with a certified copy of its most recent tax roll provided to the Manatee County Tax Collector and the Issuer's most recent adopted budget.

15. **Governing Law.** The laws of the State of Florida and Federal law shall govern this Disclosure Agreement and venue shall be any state or federal court having jurisdiction in Manatee County, Florida.

16. **Counterparts.** This Disclosure Agreement may be executed in several counterparts and each of which shall be considered an original and all of which shall constitute but one and the same instrument. A scanned copy of the signatures delivered in a PDF format may be relied upon as if the original had been received.

17. **Trustee Cooperation.** The Issuer represents that the Dissemination Agent is a bona fide agent of the Issuer and the Issuer instructs the Trustee to deliver to the Dissemination Agent at the expense of the Issuer, any information or reports readily available to and in the possession of the Trustee that the Dissemination Agent requests in writing.

18. **Binding Effect.** This Disclosure Agreement shall be binding upon each party to this Disclosure Agreement and upon each successor and assignee of each party to this Disclosure Agreement and shall inure to the benefit of, and be enforceable by, each party to this Disclosure Agreement and each successor and assignee of each party to this Disclosure Agreement. Notwithstanding the foregoing, as to the Assessment Area Four Landowner or any assignee or successor thereto that becomes an Obligated Person pursuant to the terms of this Disclosure Agreement, only successors or assignees to such parties who are, by definition, Obligated Persons, shall be bound or benefited by this Disclosure Agreement.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has executed this Disclosure Agreement as of the date and year set forth above.

**PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT, AS ISSUER**

[SEAL]

By: _____
_____, Chairperson
Board of Supervisors

ATTEST:

By: _____
_____, Secretary

**[MATTAMY TAMPA/SARASOTA, LLC], AS
ASSESSMENT AREA FOUR LANDOWNER**

By: _____
_____, Manager

**INFRAMARK, LLC, and its successors and
assigns, AS DISSEMINATION AGENT**

By: _____
Name: _____
Title: _____

CONSENTED TO AND AGREED TO BY:

DISTRICT MANAGER

**INFRAMARK, LLC, AS DISTRICT
MANAGER**

By: _____
Name: _____
Title: _____

Acknowledged and agreed to for purposes of
Sections 11, 13 and 17 only:

**U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION, AS TRUSTEE**

By: _____
Name: _____
Title: _____

EXHIBIT A

**FORM OF NOTICE TO REPOSITORIES OF FAILURE
TO FILE [ANNUAL REPORT]
[AUDITED FINANCIAL STATEMENTS][QUARTERLY REPORT]**

Name of Issuer: Parrish Plantation Community Development District

Name of Bond Issue: \$[] original aggregate principal amount of Special Assessment Revenue Bonds, Series 2024 (Assessment Area Four Project)

Obligated Person(s): Parrish Plantation Community Development District;
_____.

Original Date of Issuance: [], 2024

CUSIP Numbers: _____

NOTICE IS HEREBY GIVEN that the [Issuer][Obligated Person] has not provided an [Annual Report] [Audited Financial Statements] [Quarterly Report] with respect to the above-named Bonds as required by [Section 3] [Section 5] of the Continuing Disclosure Agreement dated [], 2024, by and between the Issuer, the Assessment Area Four Landowner and the Dissemination Agent named therein. The [Issuer][Obligated Person] has advised the undersigned that it anticipates that the [Annual Report] [Audited Financial Statements] [Quarterly Report] will be filed by _____, 20____.

Dated: _____

_____, as Dissemination Agent

By: _____

Name: _____

Title: _____

cc: Issuer
Trustee

SCHEDULE A

FORM OF DISTRICT'S ANNUAL REPORT (Due 3/31)

1. Fund Balances

| Combined Trust Estate Assets | <u>Quarter Ended – 12/31</u> |
|-------------------------------------|-------------------------------------|
| Acquisition and Construction Fund | |
| Revenue Fund | |
| Reserve Fund | |
| Prepayment Fund | |
| Other | |
| Total Bonds Outstanding | |
| TOTAL | |

2. Assessment Certification and Collection Information

1. For the Current District Fiscal Year – Manner in which Assessments are collected (On Roll vs. Off Roll)

| | <u>\$ Certified</u> |
|--------------|----------------------------|
| On Roll | \$ _____ |
| Off Roll | \$ _____ |
| TOTAL | \$ _____ |

2. Attach to Report the following:
- A. On Roll – Copy of certified assessment roll for the District's current Fiscal Year
- B. Off Roll – List of folios and ownership for all off roll Assessments, together with par and annual Assessment assigned to each folio

3. For the immediately ended Bond Year, provide the levy and collection information

| <u>Total Levy</u> | <u>\$ Levied</u> | <u>\$ Collected</u> | <u>% Collected</u> | <u>% Delinquent</u> |
|--------------------------|-------------------------|----------------------------|---------------------------|----------------------------|
| On Roll | \$ _____ | \$ _____ | ____% | ____% |
| Off Roll | \$ _____ | \$ _____ | ____% | ____% |
| TOTAL | | | | |

4. If available, the amount of delinquencies in the Assessment Area greater than one hundred fifty (150) days, and, in the event that delinquencies amount to more than ten percent (10%) of the amount of the Assessments due in any year, a list of delinquent property owners

5. If available, the amount of tax certificates sold for lands within the Assessment Area, if any, and the balance, if any, remaining for sale from the most recent Fiscal Year

6. The amount of principal and interest to be paid on the Bonds in the current Fiscal Year

CONTINUING DISCLOSURE AGREEMENT

This Continuing Disclosure Agreement (this "Disclosure Agreement") dated as of [____], 2024 is executed and delivered by the Parrish Plantation Community Development District (the "Issuer" or the "District"), [JEN Tampa 4, LLC, a Florida limited liability company (the "Assessment Area Three Landowner)], and Inframark, LLC, a Florida limited liability company, as dissemination agent (the "Dissemination Agent") in connection with the Issuer's Special Assessment Revenue Bonds, Series 2024 (Assessment Area Three Project) (the "Bonds"). The Bonds are secured pursuant to a Master Trust Indenture dated as of February 1, 2021 (the "Master Indenture") and a Third Supplemental Trust Indenture dated as of [____] 1, 2024 (the "Third Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), each entered into by and between the Issuer and U.S. Bank Trust Company, National Association, a national banking association duly organized and existing under the laws of the United States of America and having a designated corporate trust office in Orlando, Florida, as trustee (the "Trustee"). The Issuer, the Assessment Area Three Landowner and the Dissemination Agent covenant and agree as follows:

1. **Purpose of this Disclosure Agreement.** This Disclosure Agreement is being executed and delivered by the Issuer, the Assessment Area Three Landowner and the Dissemination Agent for the benefit of the Beneficial Owners (as defined herein) of the Bonds and to assist the Participating Underwriter (as defined herein) of the Bonds in complying with the Rule (as defined herein). The Issuer has no reason to believe that this Disclosure Agreement does not satisfy the requirements of the Rule and the execution and delivery of this Disclosure Agreement is intended to comply with the Rule. To the extent it is later determined by a court of competent jurisdiction, a governmental regulatory agency, or an attorney specializing in federal securities law, that the Rule requires the Issuer or other Obligated Person (as defined herein) to provide additional information, the Issuer and each Obligated Person agree to promptly provide such additional information.

The provisions of this Disclosure Agreement are supplemental and in addition to the provisions of the Indenture with respect to reports, filings and notifications provided for therein, and do not in any way relieve the Issuer, the Trustee or any other person of any covenant, agreement or obligation under the Indenture (or remove any of the benefits thereof) nor shall anything herein prohibit the Issuer, the Trustee or any other person from making any reports, filings or notifications required by the Indenture or any applicable law.

2. **Definitions.** Capitalized terms not otherwise defined in this Disclosure Agreement shall have the meaning assigned in the Rule or, to the extent not in conflict with the Rule, in the Indenture. The following capitalized terms as used in this Disclosure Agreement shall have the following meanings:

"Annual Filing Date" means the date set forth in Section 3(a) hereof by which the Annual Report is to be filed with each Repository.

"Annual Financial Information" means annual financial information as such term is used in paragraph (b)(5)(i)(A) of the Rule and specified in Section 4(a) of this Disclosure Agreement.

"Annual Report" shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Agreement.

"Assessment Area" shall mean that portion of the District lands subject to the Assessments, being more particularly described in the Limited Offering Memorandum as Assessment Area Three.

"Assessments" shall mean the non-ad valorem Assessment Area Three Special Assessments pledged to the payment of the Bonds pursuant to the Indenture.

"Audited Financial Statements" means the financial statements (if any) of the Issuer for the prior Fiscal Year, certified by an independent auditor as prepared in accordance with generally accepted accounting principles or otherwise, as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 4(a) of this Disclosure Agreement.

"Audited Financial Statements Filing Date" means the date set forth in Section 3(a) hereof by which the Audited Financial Statements are to be filed with each Repository if the same are not included as part of the Annual Report.

"Beneficial Owner" shall mean any person which, (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

"Bond Year" means the annual period beginning on the second day of November of each year and ending on the first day of November of the following year.

"Business Day" means any day other than (a) a Saturday, Sunday or a day on which banks located in the city in which the designated corporate trust office of the Trustee is located are required or authorized by law or executive order to close for business, and (b) a day on which the New York Stock Exchange is closed.

"Disclosure Representative" shall mean (i) as to the Issuer, the District Manager or its designee, or such other person as the Issuer shall designate in writing to the Dissemination Agent from time to time as the person responsible for providing information to the Dissemination Agent; and (ii) as to each entity comprising an Obligated Person (other than the Issuer), the individuals executing this Disclosure Agreement on behalf of such entity or such person(s) as such entity shall designate in writing to the Dissemination Agent from time to time as the person(s) responsible for providing information to the Dissemination Agent.

"Dissemination Agent" shall mean the Issuer or an entity appointed by the Issuer to act in the capacity as Dissemination Agent hereunder, or any successor Dissemination Agent designated in writing by the Issuer pursuant to Section 8 hereof. Inframark, LLC has been designated as the initial Dissemination Agent hereunder.

"District Manager" shall mean Inframark, LLC, and its successors and assigns.

"EMMA" means the Electronic Municipal Market Access system for municipal securities disclosures located at <http://emma.msrb.org/>.

"EMMA Compliant Format" shall mean a format for any document provided to the MSRB (as hereinafter defined) which is in an electronic format and is accompanied by identifying information, all as prescribed by the MSRB.

"Financial Obligation" means a (a) debt obligation, (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (c) guarantee of an obligation or instrument described in either clause (a) or (b). Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"Fiscal Year" shall mean the period commencing on October 1 and ending on September 30 of the next succeeding year, or such other period of time provided by applicable law.

"Limited Offering Memorandum" shall mean that Limited Offering Memorandum dated [____], 2024, prepared in connection with the issuance of the Bonds.

"Listed Events" shall mean any of the events listed in Section 6(a) of this Disclosure Agreement.

"MSRB" means the Municipal Securities Rulemaking Board.

"Obligated Person(s)" shall mean, with respect to the Bonds, those person(s) who either generally or through an enterprise fund or account of such persons are committed by contract or other arrangement to support payment of all or a part of the obligations on such Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities), which person(s) shall include the Issuer, and for the purposes of this Disclosure Agreement, the Assessment Area Three Landowner for so long as such Assessment Area Three Landowner or its affiliates, successors or assigns (excluding residential homebuyers who are end users) are the owners of District Lands responsible for payment of at least 20% of the Assessments.

"Participating Underwriter" shall mean FMSbonds, Inc.

"Quarterly Filing Date" shall mean for the quarter ending: (i) March 31, each May 1; (ii) June 30, each August 1; (iii) September 30, each November 1; and (iv) December 31, each February 1 of the following year. The first Quarterly Filing Date shall be [____] 1, 2024].

"Quarterly Report" shall mean any Quarterly Report provided by any Obligated Person (other than the Issuer) pursuant to, and as described in, Section 5 of this Disclosure Agreement.

"Repository" shall mean each entity authorized and approved by the SEC (as hereinafter defined) from time to time to act as a repository for purposes of complying with the Rule. The Repositories approved by the SEC may be found by visiting the SEC's website at <http://www.sec.gov/info/municipal/nrmsir.htm>. As of the date hereof, the Repository recognized by the SEC for such purpose is the MSRB, which currently accepts continuing disclosure

submissions through its EMMA web portal. As used herein, "Repository" shall include the State Repository, if any.

"Rule" shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same has and may be amended from time to time.

"SEC" means the Securities and Exchange Commission.

"State" shall mean the State of Florida.

"State Repository" shall mean any public or private repository or entity designated by the State as a state repository for the purposes of the Rule.

3. **Provision of Annual Reports.**

(a) Subject to the following sentence, the Issuer shall provide the Annual Report to the Dissemination Agent no later than March 31st following the close of the Issuer's Fiscal Year (the "Annual Filing Date"), commencing with the Annual Report for the Fiscal Year ending September 30, 2024 which shall be due no later than March 31, 2025. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Agreement; *provided that* the Audited Financial Statements of the Issuer may be submitted separately from the balance of the Annual Report, and may be submitted in accordance with State law, which currently requires such Audited Financial Statements to be provided up to, but no later than, nine (9) months after the close of the Issuer's Fiscal Year (the "Audited Financial Statements Filing Date"). The Issuer shall file its Audited Financial Statements for the Fiscal Year ended September 30, 2023 on or before June 30, 2024. The Issuer shall, or shall cause the Dissemination Agent to, provide to the Repository the components of an Annual Report which satisfies the requirements of Section 4(a) of this Disclosure Agreement within thirty (30) days after same becomes available, but in no event later than the Annual Filing Date or Audited Financial Statements Filing Date, if applicable. If the Issuer's Fiscal Year changes, the Issuer shall give notice of such change in the same manner as for a Listed Event under Section 6.

(b) If on the fifteenth (15th) day prior to each Annual Filing Date or the Audited Financial Statements Filing Date, as applicable, the Dissemination Agent has not received a copy of the Annual Report or Audited Financial Statements, as applicable, the Dissemination Agent shall contact the Disclosure Representative by telephone and in writing (which may be via email) to remind the Issuer of its undertaking to provide the Annual Report or Audited Financial Statements, as applicable, pursuant to Section 3(a). Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Report or the Audited Financial Statements, as applicable, in accordance with Section 3(a) above, or (ii) advise the Dissemination Agent in writing that the Issuer will not be able to file the Annual Report or Audited Financial Statements, as applicable, within the times required under this Disclosure Agreement, state the date by which the Annual Report or the Audited Financial Statements for such year, as applicable, will be provided and instruct the Dissemination Agent that

a Listed Event as described in Section 6(a)(xvii) has occurred and to immediately send a notice to the Repository in substantially the form attached hereto as Exhibit A.

(c) If the Dissemination Agent has not received an Annual Report by 12:00 noon on the first (1st) Business Day following the Annual Filing Date for the Annual Report or the Audited Financial Statements by 12:00 noon on the first (1st) Business Day following the Audited Financial Statements Filing Date for the Audited Financial Statements, then a Listed Event as described in Section 6(a)(xvii) shall have occurred and the Dissemination Agent shall immediately send a notice to the Repository in substantially the form attached as Exhibit A.

(d) The Dissemination Agent shall:

(i) determine each year prior to the Annual Filing Date the name, address and filing requirements of the Repository; and

(ii) promptly upon fulfilling its obligations under subsection (a) above, file a notice with the Issuer stating that the Annual Report or Audited Financial Statements has been provided pursuant to this Disclosure Agreement, stating the date(s) it was provided and listing all Repositories with which it was filed.

(e) All documents, reports, notices, statements, information and other materials provided to the MSRB under this Disclosure Agreement shall be provided in an EMMA Compliant Format.

4. **Content of Annual Reports.**

(a) Each Annual Report shall be in the form set in Schedule A attached hereto and shall contain the following Annual Financial Information with respect to the Issuer:

(i) All fund balances in all Funds, Accounts and subaccounts for the Bonds and the total amount of Bonds Outstanding, in each case as of December 31st following the end of the most recent prior Fiscal Year.

(ii) The method by which Assessments are being levied (whether on-roll or off-roll) and the amounts being levied by each method in the Assessment Area for the current Fiscal Year, and a copy of the assessment roll (on roll and off roll) for the Assessments certified for collection in the Assessment Area for the current Fiscal Year.

(iii) The method by which Assessments were levied (whether on-roll or off-roll) and the amounts levied by each method in the Assessment Area for the most recent prior Fiscal Year.

(iv) The amount of Assessments collected in the Assessment Area from the property owners during the most recent prior Fiscal Year.

(v) If available, the amount of delinquencies in the Assessment Area greater than one hundred fifty (150) days, and, in the event that delinquencies amount to more than

ten percent (10%) of the amounts of the Assessments due in any year, a list of delinquent property owners.

(vi) If available, the amount of tax certificates sold for lands within the Assessment Area, if any, and the balance, if any, remaining for sale from the most recent Fiscal Year.

(vii) The amount of principal and interest to be paid on the Bonds in the current Fiscal Year.

(viii) The most recent Audited Financial Statements of the Issuer.

(ix) In the event of any amendment or waiver of a provision of this Disclosure Agreement, a description of such amendment or waiver in the next Annual Report, and in each case shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or, in the case of a change in accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements: (i) notice of such change shall be given in the same manner as for a Listed Event under Section 6(b); and (ii) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

To the extent any of the items set forth in subsections (i) through (vii) above are included in the Audited Financial Statements referred to in subsection (viii) above, they do not have to be separately set forth (unless Audited Financial Statements are being delivered later than March 31st after the close of the Issuer's Fiscal Year pursuant to Section 3(a) hereof). Any or all of the items listed above may be incorporated by reference from other documents, including limited offering memorandums and official statements of debt issues of the Issuer or related public entities, which have been submitted to the MSRB or the SEC. If the document incorporated by reference is a final limited offering memorandum or official statement, it must be available from the MSRB. The Issuer shall clearly identify each such other document so incorporated by reference.

(b) Any Annual Financial Information containing modified operating data or financial information is required to explain, in narrative form, the reasons for the modification and the impact of the change in the type of operating data or financial information being provided.

5. **Quarterly Reports.**

(a) Each Obligated Person (other than the Issuer), or the Assessment Area Three Landowner on behalf of any other Obligated Person that fails to execute an Assignment (as hereinafter defined), shall provide an electronic copy of the Quarterly Report to the Dissemination Agent no later than five (5) days prior to the Quarterly Filing Date. Promptly upon receipt of an electronic copy of the Quarterly Report, but in any event no later than the applicable Quarterly Filing Date, the Dissemination Agent shall provide a Quarterly Report to the Repository.

(b) Each Quarterly Report shall contain an update of the following information to the extent available with respect to the Assessment Area only:

- (i) The number of lots planned.

Lot Ownership Information

(ii) The number of lots owned by the [Assessment Area Three Landowner].

- (iii) The number of lots owned by the Assessment Area Three Builder.

- (iv) The number of lots owned by homebuyers.

Lot Status Information

- (v) The number of lots developed.

- (vi) The number of lots platted.

Home Sales Status Information

(vii) The number of homes sold (but not closed) with homebuyers, during quarter.

(viii) The number of homes sold (and closed) with homebuyers, during quarter.

(ix) The total number of homes sold and closed with homebuyers (cumulative).

Material Changes/Transfers

(x) Material changes to any of the following: (1) builder contracts, if applicable, (2) the number of lots planned to be developed, (3) permits/approvals, and (4) existing mortgage debt of the Obligated Person or the incurrence of new mortgage debt by the Obligated Person since the date hereof.

(xi) Any sale, assignment or transfer of ownership of lands by the Obligated Person to a third party which will in turn become an Obligated Person hereunder.

(c) If an Obligated Person sells, assigns or otherwise transfers ownership of real property in the Assessment Area (a "Transferor Obligated Person") to a third party (a "Transferee"), which will in turn be an Obligated Person for purposes of this Disclosure Agreement as a result thereof (a "Transfer"), the Transferor Obligated Person hereby agrees to use its best efforts to contractually obligate such Transferee to agree to comply with the disclosure obligations of an Obligated Person hereunder for so long as such Transferee is an Obligated Person hereunder, to the same extent as if such Transferee were a party to this Disclosure Agreement (an "Assignment"). The Transferor Obligated Person shall notify the District and the Dissemination

Agent in writing of any Transfer within five (5) Business Days of the occurrence thereof. Nothing herein shall be construed to relieve the Assessment Area Three Landowner from its obligations hereunder except to the extent a written Assignment from a Transferee is obtained and delivered to the Dissemination Agent and then only to the extent of such Assignment.

6. **Reporting of Listed Events.**

(a) This Section 6 shall govern the giving of notices of the occurrence of any of the following Listed Events:

- (i) Principal and interest payment delinquencies;
- (ii) Non-payment related defaults, if material;
- (iii) Unscheduled draws on the Assessment Area Three Reserve Account reflecting financial difficulties;
- (iv) Unscheduled draws on credit enhancements reflecting financial difficulties;*
- (v) Substitution of credit or liquidity providers, or their failure to perform;*
- (vi) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (vii) Modifications to rights of Bond holders, if material;
- (viii) Bond calls, if material, and tender offers;
- (ix) Defeasances;
- (x) Release, substitution, or sale of property securing repayment of the Bonds, if material;
- (xi) Rating changes;*
- (xii) Bankruptcy, insolvency, receivership or similar event of the Issuer or any Obligated Person (which is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Issuer or any Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer or any Obligated Person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject

* Not applicable to the Bonds at their date of issuance.

to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer or any Obligated Person);

(xiii) Consummation of a merger, consolidation, or acquisition involving the Issuer or any Obligated Person or the sale of all or substantially all of the assets of the Issuer or any Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(xiv) Appointment of a successor or additional Trustee or the change of name of the Trustee, if material;

(xv) Incurrence of a Financial Obligation of the Issuer or Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer or Obligated Person, any of which affect security holders, if material;

(xvi) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the Financial Obligation of the Issuer or Obligated Person, any of which reflect financial difficulties;

(xvii) Failure to provide (A) any Annual Report or Audited Financial Statements as required under this Disclosure Agreement that contains, in all material respects, the information required to be included therein under Section 4(a) of this Disclosure Agreement, or (B) any Quarterly Report that contains, in all material respects, the information required to be included therein under Section 5(b) of this Disclosure Agreement, which failure shall, in all cases, be deemed material under federal securities laws; and

(xviii) Any amendment to the accounting principles to be followed in preparing financial statements as required pursuant to Section 4(a)(ix) hereof.

(b) The Issuer shall give, or cause to be given, notice of the occurrence of any of the above subsection (a) Listed Events to the Dissemination Agent in writing in sufficient time in order to allow the Dissemination Agent to file notice of the occurrence of such Listed Event in a timely manner not in excess of ten (10) Business Days after its occurrence, with the exception of the Listed Events described in Section 6(a)(xvii) and (xviii), which notice will be given in a timely manner. Such notice shall instruct the Dissemination Agent to report the occurrence pursuant to subsection (d) below. Such notice by the Issuer to the Dissemination Agent shall identify the Listed Event that has occurred, include the text of the disclosure that the Issuer desires to make, contain the written authorization of the Issuer for the Dissemination Agent to disseminate such information, and identify the date the Issuer desires for the Dissemination Agent to disseminate the information (provided that such date is in compliance within the filing dates provided within this Section 6(b)).

(c) Notwithstanding anything contained in Section 6(b) above, each Obligated Person other than the Issuer shall notify the Issuer and the Dissemination Agent of the occurrence

of a Listed Event described in subsections (a)(x), (xii), (xiii), (xv), (xvi), or (xvii) that has occurred with respect to such Obligated Person in compliance with the notification and filing requirements provided in Section 6(b).

(d) If the Dissemination Agent has been instructed by the Issuer to report the occurrence of a Listed Event, the Dissemination Agent shall immediately file a notice of such occurrence with each Repository.

7. **Termination of Disclosure Agreement.** This Disclosure Agreement shall terminate upon the defeasance, prior redemption or payment in full of all of the Bonds.

8. **Dissemination Agent.** Upon termination of the Dissemination Agent's services as Dissemination Agent, whether by notice of the Issuer or the Dissemination Agent, the Issuer agrees to appoint a successor Dissemination Agent or, alternatively, agrees to assume all responsibilities of Dissemination Agent under this Disclosure Agreement for the benefit of the Holders of the Bonds. If at any time there is not any other designated Dissemination Agent, the District shall be deemed to be the Dissemination Agent. The initial Dissemination Agent shall be Inframark, LLC. The acceptance of such designation is evidenced by the execution of this Disclosure Agreement by a duly authorized signatory of Inframark, LLC. Inframark, LLC, may terminate its role as Dissemination Agent at any time upon delivery of sixty (60) days prior written notice to the District and each Obligated Person. The District may terminate the agreement hereunder with the Dissemination Agent at any time upon delivery of sixty (60) days prior written notice to the Dissemination Agent and each Obligated Person.

9. **Amendment; Waiver.** Notwithstanding any other provision of this Disclosure Agreement, the Issuer and the Dissemination Agent may amend this Disclosure Agreement, and any provision of this Disclosure Agreement may be waived, if such amendment or waiver is supported by an opinion of counsel expert in federal securities laws, acceptable to the Issuer, to the effect that such amendment or waiver would not, in and of itself, cause the undertakings herein to violate the Rule if such amendment or waiver had been effective on the date hereof but taking into account any subsequent change in or official interpretation of the Rule.

Notwithstanding the above provisions of this Section 9, no amendment to the provisions of Section 5(b) hereof may be made without the consent of each Obligated Person, if any.

10. **Additional Information.** Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Agreement. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

11. **Default.** In the event of a failure of the Issuer, the Disclosure Representative, any Obligated Person or the Dissemination Agent to comply with any provision of this Disclosure

Agreement, the Trustee may (and, at the request of any Participating Underwriter or the Beneficial Owners of at least twenty-five percent (25%) aggregate principal amount of Outstanding Bonds and receipt of indemnity satisfactory to the Trustee, shall), or any beneficial owner of a Bond may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the Issuer, the Disclosure Representative, any Obligated Person or a Dissemination Agent, as the case may be, to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement by any Obligated Person shall not be deemed a default by the Issuer hereunder and no default hereunder shall be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Agreement in the event of any failure of the Issuer, the Disclosure Representative, any Obligated Person, or a Dissemination Agent, to comply with this Disclosure Agreement shall be an action to compel performance.

12. **Duties of Dissemination Agent.** The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement between the District, the Assessment Area Three Landowner and such Dissemination Agent. The Dissemination Agent shall have no obligation to notify any other party hereto of an event that may constitute a Listed Event. The District, each Obligated Person and the Disclosure Representative covenant that they will supply, in a timely fashion, any information reasonably requested by the Dissemination Agent that is necessary in order for the Dissemination Agent to carry out its duties under this Disclosure Agreement. The District, each Obligated Person and the Disclosure Representative acknowledge and agree that the information to be collected and disseminated by the Dissemination Agent will be provided by the District, Obligated Person(s), the Disclosure Representative and others. The Dissemination Agent's duties do not include authorship or production of any materials, and the Dissemination Agent shall have no responsibility hereunder for the content of the information provided to it by the District, any Obligated Person or the Disclosure Representative as thereafter disseminated by the Dissemination Agent. Any filings under this Disclosure Agreement made to the MSRB through EMMA shall be in an EMMA Compliant Format.

13. **Beneficiaries.** This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Assessment Area Three Landowner, the Dissemination Agent, the Trustee, the Participating Underwriter and the Owners of the Bonds (the Dissemination Agent, the Trustee, Participating Underwriter and Owners of the Bonds being hereby deemed express third party beneficiaries of this Disclosure Agreement), and shall create no rights in any other person or entity.

14. **Tax Roll and Budget.** Upon the request of the Dissemination Agent, the Trustee or any Bondholder, the Issuer, through its District Manager, if applicable, agrees to provide such party with a certified copy of its most recent tax roll provided to the Manatee County Tax Collector and the Issuer's most recent adopted budget.

15. **Governing Law.** The laws of the State of Florida and Federal law shall govern this Disclosure Agreement and venue shall be any state or federal court having jurisdiction in Manatee County, Florida.

16. **Counterparts.** This Disclosure Agreement may be executed in several counterparts and each of which shall be considered an original and all of which shall constitute but one and the

same instrument. A scanned copy of the signatures delivered in a PDF format may be relied upon as if the original had been received.

17. **Trustee Cooperation.** The Issuer represents that the Dissemination Agent is a bona fide agent of the Issuer and the Issuer instructs the Trustee to deliver to the Dissemination Agent at the expense of the Issuer, any information or reports readily available to and in the possession of the Trustee that the Dissemination Agent requests in writing.

18. **Binding Effect.** This Disclosure Agreement shall be binding upon each party to this Disclosure Agreement and upon each successor and assignee of each party to this Disclosure Agreement and shall inure to the benefit of, and be enforceable by, each party to this Disclosure Agreement and each successor and assignee of each party to this Disclosure Agreement. Notwithstanding the foregoing, as to the Assessment Area Three Landowner or any assignee or successor thereto that becomes an Obligated Person pursuant to the terms of this Disclosure Agreement, only successors or assignees to such parties who are, by definition, Obligated Persons, shall be bound or benefited by this Disclosure Agreement.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has executed this Disclosure Agreement as of the date and year set forth above.

**PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT, AS ISSUER**

[SEAL]

By: _____
_____, Chairperson
Board of Supervisors

ATTEST:

By: _____
_____, Secretary

**[JEN TAMPA 4, LLC, AS ASSESSMENT AREA
THREE LANDOWNER]**

By: _____
_____, Manager

**INFRAMARK, LLC, and its successors and
assigns, AS DISSEMINATION AGENT**

By: _____
Name: _____
Title: _____

CONSENTED TO AND AGREED TO BY:

DISTRICT MANAGER

**INFRAMARK, LLC, AS DISTRICT
MANAGER**

By: _____
Name: _____
Title: _____

Acknowledged and agreed to for purposes of
Sections 11, 13 and 17 only:

**U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION, AS TRUSTEE**

By: _____

Name: _____

Title: _____

EXHIBIT A

**FORM OF NOTICE TO REPOSITORIES OF FAILURE
TO FILE [ANNUAL REPORT]
[AUDITED FINANCIAL STATEMENTS][QUARTERLY REPORT]**

Name of Issuer: Parrish Plantation Community Development District

Name of Bond Issue: \$[] original aggregate principal amount of Special Assessment Revenue Bonds, Series 2024 (Assessment Area Three Project)

Obligated Person(s): Parrish Plantation Community Development District;
_____.

Original Date of Issuance: [], 2024

CUSIP Numbers: _____

NOTICE IS HEREBY GIVEN that the [Issuer][Obligated Person] has not provided an [Annual Report] [Audited Financial Statements] [Quarterly Report] with respect to the above-named Bonds as required by [Section 3] [Section 5] of the Continuing Disclosure Agreement dated [], 2024, by and between the Issuer, the Assessment Area Three Landowner and the Dissemination Agent named therein. The [Issuer][Obligated Person] has advised the undersigned that it anticipates that the [Annual Report] [Audited Financial Statements] [Quarterly Report] will be filed by _____, 20____.

Dated: _____

_____, as Dissemination Agent

By: _____

Name: _____

Title: _____

cc: Issuer
Trustee

SCHEDULE A

FORM OF DISTRICT'S ANNUAL REPORT (Due 3/31)

1. Fund Balances

| Combined Trust Estate Assets | <u>Quarter Ended – 12/31</u> |
|-------------------------------------|-------------------------------------|
| Acquisition and Construction Fund | |
| Revenue Fund | |
| Reserve Fund | |
| Prepayment Fund | |
| Other | |
| Total Bonds Outstanding | |
| TOTAL | |

2. Assessment Certification and Collection Information

1. For the Current District Fiscal Year – Manner in which Assessments are collected (On Roll vs. Off Roll)

| | <u>\$ Certified</u> |
|--------------|----------------------------|
| On Roll | \$ _____ |
| Off Roll | \$ _____ |
| TOTAL | \$ _____ |

2. Attach to Report the following:

- A. On Roll – Copy of certified assessment roll for the District's current Fiscal Year
- B. Off Roll – List of folios and ownership for all off roll Assessments, together with par and annual Assessment assigned to each folio

3. For the immediately ended Bond Year, provide the levy and collection information

| <u>Total Levy</u> | <u>\$ Levied</u> | <u>\$ Collected</u> | <u>% Collected</u> | <u>% Delinquent</u> |
|--------------------------|-------------------------|----------------------------|---------------------------|----------------------------|
| On Roll | \$ _____ | \$ _____ | ____% | ____% |
| Off Roll | \$ _____ | \$ _____ | ____% | ____% |
| TOTAL | | | | |

4. If available, the amount of delinquencies in the Assessment Area greater than one hundred fifty (150) days, and, in the event that delinquencies amount to more than ten percent (10%) of the amount of the Assessments due in any year, a list of delinquent property owners

5. If available, the amount of tax certificates sold for lands within the Assessment Area, if any, and the balance, if any, remaining for sale from the most recent Fiscal Year

6. The amount of principal and interest to be paid on the Bonds in the current Fiscal Year

JMG Home Services
 5026 Jagged Cloud Dr
 Wimauma FL 33598 813-506-4111

Contractors Invoice

WORK PERFORMED AT:

TO: Parrish Plantation COO

Crosswind Point
 Amenity Center

DATE

12/18/23

YOUR WORK ORDER NO.

OUR BID NO.

DESCRIPTION OF WORK PERFORMED

We need to Grind the entire Floor
 Back to original concrete.
 we will Fill any Holes and cracks
 in Floor.

Install Tile clad 2 part Epoxy
 and 100% Flake, once that dries
 we Install 1 coat of Clear Epoxy
 with Slip resistant added to it

Material & Labor

\$ 7,000.00

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for
 above work and was completed in a substantial workmanlike manner for the agreed sum of _____

Dollars (\$ _____).

This is a ☐ Partial ☐ Full invoice due and payable by: _____

Month

Day

Year

n accordance with our ☐ Agreement ☐ Proposal

No. _____

Dated _____

Month

Day

Year







Proposal: Parrish Plantation Crosswind Point

SUBMITTED TO: Angie Grunwald

COMPANY / WORK :

ADDRESS: 12610 Oak Hill Way

CITY, ST., ZIP: Parrish, FL 34219

Phone: 813-509-1127 / 813-438-3838

Email: Angie.grunwald@inframark.com

Dates: (TBD)

Mr. Epoxy and Paint Experts, LLC. , agrees to furnish the below described work as indicated. NOTE: Mr. Epoxy and Paint Experts, LLC. , is not liable in any way for unknown subsurface defects and this proposal does not include any remedies for occurrence of such defects.

Scope / Description of work: Epoxy Chip System Color (TBD)

- * Screen & Power diamond grind all floor areas for proper profile .
- * Repair all scabbing areas with crack fill and then power grind
- * Hand grinders with dust collection system on all edges. Vacuum floors clean.
- * Apply color epoxy coat to all areas 15 -20 mils
- * Toss 100% coverage of chips at 15-20 mils into wet epoxy.
- * Vacuum up extra chips scrape and clean floor area .
- * Apply Poly Aspartic/ at 5-10 mils.

1460 Sq Ft Total \$4,750.00

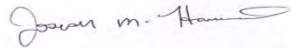
We appreciate the opportunity to serve you and look forward to working with you. If you have any questions or if I can be of further assistance, please do not hesitate to contact me.

***ALL DEBRIS TO BE REMOVED. ***

****CUSTOMER IS RESPONSIBLE FOR THE COST OF THE PERMIT. (if necessary.)****

***** MANUFACTURER'S WARRANTY APPLIES. *****

PAYMENT TERMS: 1.Mr Epoxy & Paint Experts LLC. will require a 50% Deposit then a Final payment on completion of each stage per prorated finished Sq Ft.



Joseph M. Hammond

Quotation prepared by: _____

This is a quotation on the goods named, subject to the conditions noted below:

To accept this quotation, sign here and return: _____

Thank you for the opportunity to earn your business!

Mr. Epoxy and Paint Experts LLC, Lakewood Ranch Fl. 941-448-1405 Info@mreoxypaint.com

WARRANTY: Mr. Epoxy & Paint Experts , LLC., warrants against defects in materials and workmanship for a period of Two (2) year from date of completion. All material are guaranteed to be as specified. The Warranty covers the applied material subject to the following exception: Damage by intentional or inadvertent physical abuse, or as a consequence of being subject to conditions for which it is normally not intended; cracking and breaking as a result of movement of failure of the substrate or supporting structure onto which the material was applied. Owner/User failure to provide reasonable care and maintenance.

ACCEPTANCE by the Buyer acknowledges having read and agreed to terms and conditions of this contract, and having received legible copy of the same.



6514 14th Ave W

Bradenton, FL 34209

United States

(941) 264-6864

ProSourceFlooring941@gmail.com

Proposal

Date: 02/09/2024

Invoice # 02062

Address

Email:angie.grunwald@inframark.com

Phone:

Address:Parrish Plantation

Activity

Pro Source Flooring, LLC is committed to delivering the highest quality labor and materials in a professional and timely manner. Our concrete patch-work is some of the best in the business, but it's important to note that all concrete has its own unique variations. Factors such as age, density, and how the slab was finished can all affect the final appearance of the product. Despite these variations, we are confident that our services will provide a durable and long-lasting finish that meets our clients' needs. It is important to note that Pro Source Flooring takes no responsibility for any damage that may occur after the finished product is turned over. We highly recommend that the product be covered with ramboard or an equivalent protective material to prevent any potential damage. In the event of any damage caused after Pro Source Flooring has completed its scope of work, we will expect to be reimbursed for any costs incurred to remove glue, paint, and/or repair any damages. While we are experienced and skilled at working with other trades, we request to be given time alone with the concrete footage to be finished, even if it requires working nights and weekends. This will ensure that we are able to provide the best possible result for our clients.

Epoxy Coating / Flake

Concrete process:Flake epoxy coating install

Step 1-Run aggressive metal grinder over surface to prep for bonding

Step 2-Apply base coat and broadcast flake into base coat.

Step 3-Vacuum up any loose material and seal with polyaspartic clear coat

[Next Page >](#)

Activity

Concrete Options

Check box for options of choice

| (Interior Options) | | Sq ft | Unit Price | Cost |
|-----------------------------|------------------------------|------------|--------------|--------------------|
| <input type="checkbox"/> | Epoxy Flake System | 1460 sq ft | \$ 6.50 | \$ 9,490.00 |
| | Polyaspartic clear coat seal | | | included |
| | Control joints patched | | | included |
| | | | Total | \$ 9,490.00 |
| (Included With All Options) | | Sq ft | Unit Price | Cost |
| | Patchwork included | | | |
| | Materials included | | | |
| | Disposal of Concrete Slurry | | | |

NOTE:

REQUIREMENTS:

50% Deposit Due Prior to the commencement of work.

Balance due upon completion.

NOTE: This project will take approximately 4-5 Days

This contract is made and entered into on (date _____) by and between (Pro Source Flooring, LLC) (Client _____).

Scope of Work: The Contractor will provide and install "Type of Flooring". (_____) in the Clients Location in accordance with the specifications outlined in the attached proposal.

Professional and Timely Completion: The Contractor agrees to complete the work in a professional and timely manner. The Client acknowledges that all labor and materials provided by the Contractor will be of high quality and to the floors ability. The Contractor shall not be responsible for any damage or issues arising after the work is completed. Any Call Back from damage would be reaccessed and discussed with a amount to fix issue.

Payment Schedule: The Client shall pay the Contractor a 50% deposit Amount of: (_____) for the work to be scheduled and initiated, And Balance upon completion. Any additional work changes or add-ons may be recorded and added onto the final balance.

Late Payment Policy: If the Client fails to pay any installment on time, the Contractor may charge a late fee of (250.00). If payment is not received within 2-3 days of the due date, the Contractor reserves the right to stop work and place a lien on the property until payment is received in full.

Indemnification: The Client agrees to indemnify and hold the Contractor harmless from any claims, damages, or liabilities arising from the work, including but not limited to personal injury or property damage.

Dispute Resolution: In Manatee County, Florida, the parties may choose to use the services of the American Arbitration Association (AAA) or the International Centre for Dispute Resolution (ICDR) for arbitration or mediation. These organizations provide neutral third-party dispute resolution services and can assist in the resolution of disputes that may arise from a contract.

Governing Law: This contract shall be governed by and construed in accordance with the laws of (Manatee County & Florida State).

Entire Agreement: This contract contains the entire agreement between the parties and supersedes all prior agreements and understandings, whether written, text or oral.

Agreement to Terms: The Client acknowledges that they have read and understood the terms of this contract and agree to be bound by them. The client is cognizant of the inherent variability and organic nature of the Polished Concrete finishing process, and understands that each concrete slab is unique, exhibiting its own individual characteristics. It is acknowledged that the presence of patches is to be expected and matching them perfectly is unattainable.

It is important to note in the contract that if any unforeseen additional processes are required during the course of the project that were not originally included in the scope of work, the contractor must provide the client with a revised proposal detailing the additional work to be done and the associated cost. The client will have the option to agree to the revised proposal and the updated cost or decline the additional work. Both parties must sign and date any revised proposal before additional work can commence. This will ensure transparency and clarity in the project scope and cost, and prevent any misunderstandings or disputes from arising due to unexpected additional work.

Signature: By signing below, the parties acknowledge and agree to the terms of this contract.

Contractor____Pro Source Flooring____ Client_____

Date_____ Date_____

JMG Home Services
 5026 Jagged Cloud Dr
 Wimauma FL 33598 813-506-4111

Contractors Invoice

WORK PERFORMED AT:

TO: Parrish Plantation COO

Crosswind Point
 Amenity Center

DATE

12/18/23

YOUR WORK ORDER NO.

OUR BID NO.

DESCRIPTION OF WORK PERFORMED

We need to Grind the entire Floor
 Back to original concrete.
 we will Fill any Holes and cracks
 in Floor.

Install Tile clad 2 part Epoxy
 and 100% Flake, once that dries
 we Install 1 coat of Clear Epoxy
 with Slip resistant added to it

Material & Labor

\$ 7,000.00

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for
 above work and was completed in a substantial workmanlike manner for the agreed sum of _____

Dollars (\$ _____).

This is a ☐ Partial ☐ Full invoice due and payable by: _____

Month

Day

Year

n accordance with our ☐ Agreement ☐ Proposal

No. _____

Dated _____

Month

Day

Year







Proposal: Parrish Plantation Crosswind Point

SUBMITTED TO: Angie Grunwald

COMPANY / WORK :

ADDRESS: 12610 Oak Hill Way

CITY, ST., ZIP: Parrish, FL 34219

Phone: 813-509-1127 / 813-438-3838

Email: Angie.grunwald@inframark.com

Dates: (TBD)

Mr. Epoxy and Paint Experts, LLC. , agrees to furnish the below described work as indicated. NOTE: Mr. Epoxy and Paint Experts, LLC. , is not liable in any way for unknown subsurface defects and this proposal does not include any remedies for occurrence of such defects.

Scope / Description of work: Epoxy Chip System Color (TBD)

- * Screen & Power diamond grind all floor areas for proper profile .
- * Repair all scabbing areas with crack fill and then power grind
- * Hand grinders with dust collection system on all edges. Vacuum floors clean.
- * Apply color epoxy coat to all areas 15 -20 mils
- * Toss 100% coverage of chips at 15-20 mils into wet epoxy.
- * Vacuum up extra chips scrape and clean floor area .
- * Apply Poly Aspartic/ at 5-10 mils.

1460 Sq Ft Total \$4,750.00

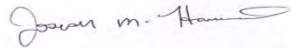
We appreciate the opportunity to serve you and look forward to working with you. If you have any questions or if I can be of further assistance, please do not hesitate to contact me.

***ALL DEBRIS TO BE REMOVED. ***

****CUSTOMER IS RESPONSIBLE FOR THE COST OF THE PERMIT. (if necessary.)****

***** MANUFACTURER'S WARRANTY APPLIES. *****

PAYMENT TERMS: 1.Mr Epoxy & Paint Experts LLC. will require a 50% Deposit then a Final payment on completion of each stage per prorated finished Sq Ft.



Joseph M. Hammond

Quotation prepared by: _____

This is a quotation on the goods named, subject to the conditions noted below:

To accept this quotation, sign here and return: _____

Thank you for the opportunity to earn your business!

Mr. Epoxy and Paint Experts LLC , Lakewood Ranch Fl. 941-448-1405 Info@mreoxypaint.com

WARRANTY: Mr. Epoxy & Paint Experts , LLC., warrants against defects in materials and workmanship for a period of Two (2) year from date of completion. All material are guaranteed to be as specified. The Warranty covers the applied material subject to the following exception: Damage by intentional or inadvertent physical abuse, or as a consequence of being subject to conditions for which it is normally not intended; cracking and breaking as a result of movement of failure of the substrate or supporting structure onto which the material was applied. Owner/User failure to provide reasonable care and maintenance.

ACCEPTANCE by the Buyer acknowledges having read and agreed to terms and conditions of this contract, and having received legible copy of the same.



6514 14th Ave W

Bradenton, FL 34209

United States

(941) 264-6864

ProSourceFlooring941@gmail.com

Proposal

Date: 02/09/2024

Invoice # 02062

Address

Email:angie.grunwald@inframark.com

Phone:

Address:Parrish Plantation

Activity

Pro Source Flooring, LLC is committed to delivering the highest quality labor and materials in a professional and timely manner. Our concrete patch-work is some of the best in the business, but it's important to note that all concrete has its own unique variations. Factors such as age, density, and how the slab was finished can all affect the final appearance of the product. Despite these variations, we are confident that our services will provide a durable and long-lasting finish that meets our clients' needs. It is important to note that Pro Source Flooring takes no responsibility for any damage that may occur after the finished product is turned over. We highly recommend that the product be covered with ramboard or an equivalent protective material to prevent any potential damage. In the event of any damage caused after Pro Source Flooring has completed its scope of work, we will expect to be reimbursed for any costs incurred to remove glue, paint, and/or repair any damages. While we are experienced and skilled at working with other trades, we request to be given time alone with the concrete footage to be finished, even if it requires working nights and weekends. This will ensure that we are able to provide the best possible result for our clients.

Epoxy Coating / Flake

Concrete process:Flake epoxy coating install

Step 1-Run aggressive metal grinder over surface to prep for bonding

Step 2-Apply base coat and broadcast flake into base coat.

Step 3-Vacuum up any loose material and seal with polyaspartic clear coat

[Next Page >](#)

Activity

Concrete Options

Check box for options of choice

| (Interior Options) | | Sq ft | Unit Price | Cost |
|-----------------------------|------------------------------|------------|--------------|--------------------|
| <input type="checkbox"/> | Epoxy Flake System | 1460 sq ft | \$ 6.50 | \$ 9,490.00 |
| | Polyaspartic clear coat seal | | | included |
| | Control joints patched | | | included |
| | | | Total | \$ 9,490.00 |
| (Included With All Options) | | Sq ft | Unit Price | Cost |
| | Patchwork included | | | |
| | Materials included | | | |
| | Disposal of Concrete Slurry | | | |

NOTE:

REQUIREMENTS:

50% Deposit Due Prior to the commencement of work.

Balance due upon completion.

NOTE: This project will take approximately 4-5 Days

This contract is made and entered into on (date _____) by and between (Pro Source Flooring, LLC) (Client _____).

Scope of Work: The Contractor will provide and install "Type of Flooring". (_____) in the Clients Location in accordance with the specifications outlined in the attached proposal.

Professional and Timely Completion: The Contractor agrees to complete the work in a professional and timely manner. The Client acknowledges that all labor and materials provided by the Contractor will be of high quality and to the floors ability. The Contractor shall not be responsible for any damage or issues arising after the work is completed. Any Call Back from damage would be reaccessed and discussed with a amount to fix issue.

Payment Schedule: The Client shall pay the Contractor a 50% deposit Amount of: (_____) for the work to be scheduled and initiated, And Balance upon completion. Any additional work changes or add-ons may be recorded and added onto the final balance.

Late Payment Policy: If the Client fails to pay any installment on time, the Contractor may charge a late fee of (250.00). If payment is not received within 2-3 days of the due date, the Contractor reserves the right to stop work and place a lien on the property until payment is received in full.

Indemnification: The Client agrees to indemnify and hold the Contractor harmless from any claims, damages, or liabilities arising from the work, including but not limited to personal injury or property damage.

Dispute Resolution: In Manatee County, Florida, the parties may choose to use the services of the American Arbitration Association (AAA) or the International Centre for Dispute Resolution (ICDR) for arbitration or mediation. These organizations provide neutral third-party dispute resolution services and can assist in the resolution of disputes that may arise from a contract.

Governing Law: This contract shall be governed by and construed in accordance with the laws of (Manatee County & Florida State).

Entire Agreement: This contract contains the entire agreement between the parties and supersedes all prior agreements and understandings, whether written, text or oral.

Agreement to Terms: The Client acknowledges that they have read and understood the terms of this contract and agree to be bound by them. The client is cognizant of the inherent variability and organic nature of the Polished Concrete finishing process, and understands that each concrete slab is unique, exhibiting its own individual characteristics. It is acknowledged that the presence of patches is to be expected and matching them perfectly is unattainable.

It is important to note in the contract that if any unforeseen additional processes are required during the course of the project that were not originally included in the scope of work, the contractor must provide the client with a revised proposal detailing the additional work to be done and the associated cost. The client will have the option to agree to the revised proposal and the updated cost or decline the additional work. Both parties must sign and date any revised proposal before additional work can commence. This will ensure transparency and clarity in the project scope and cost, and prevent any misunderstandings or disputes from arising due to unexpected additional work.

Signature: By signing below, the parties acknowledge and agree to the terms of this contract.

Contractor____Pro Source Flooring____ Client_____

Date_____ Date_____


Parrish Plantation Community Development District

February 9th, 2024

Board of Supervisors

Dear Board Members:

Please accept my letter of resignation as a member of the Board of Supervisors of the Parrish Plantation Community Development Districts, effective immediately:



2.9.2024

Signature : Christian Jones

The Special Meeting of the Board of Supervisors of the Parrish Plantation Community Development District was held on Thursday, January 4, 2024, and called to order at 9:34 a.m. at the Parrish Plantation Model Home located at 12594 Oak Hill Way, Parrish FL, 34219

Present and constituting a quorum were:

| | |
|------------------|---------------------|
| Allison Martin | Assistant Secretary |
| Marlena Nitschke | Assistant Secretary |
| Christian Jones | Assistant Secretary |

Also present were:

| | |
|----------------|------------------|
| Angie Grunwald | District Manager |
| John Vericker | District Counsel |

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Grunwald called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Consideration of Solar Power Street Lighting

| |
|--|
| On MOTION by Ms. Martin seconded by Ms. Nitschke, with all in favor, the <i>GIG Fiber, LLC</i> Outdoor Solar Power Lighting Service Agreement, was approved. 3-0 |
|--|

B. Consideration of Improvements to Amenity Flooring

This item was tabled for review to the next meeting.

C. Consideration of Special Warranty Deed

| |
|---|
| On MOTION by Ms. Martin seconded by Ms. Nitschke, with all in favor, the Special Warranty Deed, was approved. 3-0 |
|---|

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Minutes for the Regular Meeting on November 16, 2023

B. Consideration of Operations and Maintenance Expenditures November 2023

C. Review of Financial Statements for Month Ending November, 2023

On MOTION by Ms. Martin seconded by Ms. Nitschke, with all in favor, Consent Agenda, was approved. 3-0

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

There being no reports, the next item followed.

SIXTH ORDER OF BUSINESS

**Board of Supervisors' Requests and
Comments**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Nitschke seconded by Ms. Martin, with all in favor, the meeting was adjourned. 3-0

Angie Grunwald
District Manager

Chairperson/Vice Chairperson

The regular meeting of the Board of Supervisors of the Parrish Plantation Community Development District was held on Thursday, January 18, 2024, at 2:00 p.m. at the Parrish Plantation Model Home located at 12594 Oak Hill Way, Parrish FL, 34219

Present and constituting a quorum were:

| | |
|----------------|---------------------|
| Matt O'Brien | Chairperson |
| Brent Dunham | Vice Chairperson |
| Allison Martin | Assistant Secretary |

Also present were:

| | |
|----------------|-------------------|
| Angie Grunwald | District Manager |
| John Vericker | District Counsel |
| Chris Fisher | District Engineer |

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Grunwald called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments on Agenda Items**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of Improvements to Amenity Flooring

This item was tabled to the next meeting.

B. Consideration of FPL Additional Lighting at Crosswind Point

| |
|---|
| On MOTION by Ms. Martin seconded by Mr. Dunham, with all in favor, additional Lighting at Crosswind Point by <i>FPL</i> was approved. 5-0 |
|---|

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Minutes for the Special Meeting on January 4, 2024

B. Consideration of Operations and Maintenance Expenditures December 2023

C. Review of Financial Statements for Month Ending December, 2023

| |
|---|
| On MOTION by Ms. Martin seconded by Mr. Dunham with all in favor, Consent Agenda, was approved. 5-0 |
|---|

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

45 **B. District Engineer**

46 **C. District Manager**

47 There being no reports, the next item followed.

48 **i. Community Inspections Report**

49 **ii. Aquatics Report**

50 The Community Inspection and Aquatics Reports were presented, copies of which were
51 included in the agenda package.

52
53 **SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and
Comments**

55 There being none, the next order of business followed.

56
57 **SEVENTH ORDER OF BUSINESS**

Adjournment

58 There being no further business,

59
60 On MOTION by Ms. Martin seconded by Mr. Dunham, with all in
61 favor, the meeting was adjourned. 5-0
62
63
64
65

66 _____
67 Angie Grunwald
68 District Manager

Chairperson/Vice Chairperson

January 2024 Meeting

PARRISH PLANTATION CDD
Summary of Operations and Maintenance Invoices

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|-----------------------------------|------------------------|--------------------|--------------|--|
| Monthly Contract | | | | |
| CHARTER COMMUNICATIONS | 1424 011424 ACH | \$237.97 | | INTERNET SERVICE - 01/14/24-02/13/24 |
| CYPRESS CREEK AQUATICS INC | 1302 | \$2,166.00 | | AQUATIC MAINT. - JANUARY 2024 - SPLIT |
| ENVERA SYSTEMS | 736669 | \$681.60 | | VIDEO MONITORING - FEBRUARY 2024 - POINT |
| INFRAMARK LLC | 108621 | \$5,016.66 | | DISTRICT INVOICE JANUARY 2024 |
| NEPTUNE MULTI SERVICES LLC | 0053506 | \$856.00 | | JANITORIAL - DECEMBER 2023 |
| S & G POOLS LLC | 14424 | \$852.50 | | POOL SERVICES - JANUARY 2024 |
| SUNRISE LANDSCAPE | 117311 | \$9,356.90 | | LAWN MAINT. - JANUARY 2024 - POINT |
| Monthly Contract Subtotal | | \$19,167.63 | | |
| | | | | |
| Variable Contract | | | | |
| | | \$0.00 | | |
| Variable Contract Subtotal | | \$0.00 | | |
| | | | | |
| Utilities | | | | |
| FPL | 1800448767 | \$5,794.26 | | STREETLIGHT - SPLIT |
| FPL | 2561 010624 ACH | \$28.55 | | ELECTRICITY SERVICE - 12/06/23-01/06/24 |
| FPL | 2567 011824 ACH | \$29.77 | | ELECTRICITY SERVICE - 12/18/23-01/18/24 |
| FPL | 3008 011824 ACH | \$267.47 | | ELECTRICITY SERVICE - 12/18/23-01/18/24 |
| FPL | 4549 011224 ACH | \$30.28 | | ELECTRICITY SERVICE - 12/13/23-01/12/24 |
| FPL | 5047 011824 ACH | \$175.05 | | ELECTRICITY SERVICE - 12/18/23-01/18/24 |
| FPL | 5472 011624 ACH | \$825.67 | | ELECTRICITY SERVICE - 12/14/23-01/16/24 |
| FPL | 6129 012224 ACH | \$2,139.74 | | ELECTRICITY SERVICE - 12/20/23-01/22/24 |
| FPL | 6660 011224 ACH | \$987.33 | \$10,278.12 | ELECTRICITY SERVICE - 12/13/23-01/12/24 |
| GIG FIBER, LLC | 2213 | \$2,100.00 | | SECURITY DEPOSIT - RANCH |
| GIG FIBER, LLC | 2214 | \$1,100.00 | \$3,200.00 | SECURITY DEPOSIT - POINT |
| MANATEE COUNTY UTILITIES DEPT | 343836 178497 122223 | \$62.73 | | RECLAIM |
| MANATEE COUNTY UTILITIES DEPT | 343836 178499 122223 | \$28.70 | | RECLAIM |
| MANATEE COUNTY UTILITIES DEPT | 343836 178833 122223 | \$185.65 | | RECLAIM |
| MANATEE COUNTY UTILITIES DEPT | 343836 180901 122223 | \$435.25 | | WTR. COM. USAGE |
| MANATEE COUNTY UTILITIES DEPT | 343836 183563 122223 | \$14.97 | \$727.30 | RECLAIM |
| Utilities Subtotal | | \$14,205.42 | | |
| | | | | |
| Regular Services | | | | |

January 2024 Meeting

PARRISH PLANTATION CDD
Summary of Operations and Maintenance Invoices

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|-------------------------------------|------------------------|---------------------|--------------|--|
| AFFORDABLE BACKFLOW | 20602 | \$100.00 | | BACKFLOW TESTING - POINT |
| BUSINESS OBSERVER | 23-01974M | \$50.31 | | AD SERVICE - 12/22/23 - SPLIT |
| CLEARVIEW LAND DESIGN, P.L. | 24-10069 | \$890.00 | | PROFESSIONAL SERVICES - RANCH |
| CLEARVIEW LAND DESIGN, P.L. | 24-10070 | \$450.00 | \$1,340.00 | ENGINEER SERVICES - RANCH |
| FIELDS CONSULTING GROUP | 3243 | \$1,552.50 | | SIGNS |
| HOMES BY WEST BAY, LLC | 010523 | \$6,750.00 | | LANDSCAPING - RANCH |
| PARRISH PLANTATION CDD | 01292024-01 | \$47,380.16 | | SERIES 2021 FY24 TAX DIST ID 12/01-12/31 |
| PARRISH PLANTATION CDD | 01292024-02 | \$20,151.47 | \$67,531.63 | SERIES 2022 FY24 TAX DIST ID 12/01-12/31 |
| SPRINKLER SOLUTIONS of FLORIDA, INC | 1179 | \$525.00 | | TREE INSPECTION - POINT |
| SPRINKLER SOLUTIONS of FLORIDA, INC | 1184 | \$364.62 | | SERVICE CALL - SPRINKLER - POINT |
| SPRINKLER SOLUTIONS of FLORIDA, INC | 1189 | \$788.70 | \$1,678.32 | SERVICE CALL - 01/16/24 |
| Regular Services Subtotal | | \$79,002.76 | | |
| Additional Services | | | | |
| DANIELLE FENCE | 00075784 | \$2,501.00 | | FENCE INSTALLATION |
| SPRINKLER SOLUTIONS of FLORIDA, INC | 1117 | \$1,547.50 | | RECONFIGURED DRIP ZONE - 09/30/23- RANCH |
| SPRINKLER SOLUTIONS of FLORIDA, INC | 1118 | \$1,650.00 | \$3,197.50 | IRRIGATION SERVICES COMPLETED 09/29/2023 - RANCH |
| Additional Services Subtotal | | \$5,698.50 | | |
| TOTAL | | \$118,074.31 | | |

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary



January 14, 2024
 Invoice Number: 0126684011424
 Account Number: 8337 12 014 0126684
 Security Code: 3097
 Service At: 12610 OAK HILL WAY
 PARRISH FL 34219-5517

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 855-252-0675

Summary Service from 01/14/24 through 02/13/24
 details on following pages

| | |
|--|-----------------|
| Previous Balance | 237.97 |
| Payments Received -Thank You! | -237.97 |
| Remaining Balance | \$0.00 |
| Spectrum Business™ Internet | 187.98 |
| Spectrum Business™ Voice | 49.99 |
| Current Charges | \$237.97 |
| YOUR AUTO PAY WILL BE PROCESSED 01/31/24 | |
| Total Due by Auto Pay | \$237.97 |

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

IMPORTANT BILLING UPDATE

At Spectrum Business, we continue to expand our offerings to ensure all customers have products and packages that best meet their needs. While our services have been impacted by rising costs, we work hard on your behalf to keep prices as low as possible.

Effective with your next statement, the following pricing will change:

- Spectrum Business WiFi will increase by \$2.01 per month
- Payment Processing Charge of \$5.00 per month will be added*

*As a valued Spectrum Business customer enrolled in Auto Pay, **you will receive a credit of \$5.00 per month.** As a result, there will be no impact from the Payment Processing Charge.



Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 NO RP 14 01162024 NNNNNNNN 01 001000 0003

PARISH PLANTATION C DD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008

Received
 JAN 23

January 14, 2024
 PARISH PLANTATION C DD
 Invoice Number: 0126684011424
 Account Number: 8337 12 014 0126684
 Service At: 12610 OAK HILL WAY
 PARRISH FL 34219-5517

| | |
|------------------------------|-----------------|
| Total Due by Auto Pay | \$237.97 |
|------------------------------|-----------------|



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833712014012668400237974



Invoice Number: 0126684011424
 Account Number: 8337 12 014 0126684
 Security Code: 3097

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 NO RP 14 01162024 NNNNNNNN 01 001000 0003

Charge Details

| | |
|--------------------------|---------------|
| Previous Balance | 237.97 |
| EFT Payment 12/31 | -237.97 |
| Remaining Balance | \$0.00 |

Payments received after 01/14/24 will appear on your next bill.

Service from 01/14/24 through 02/13/24

Spectrum Business™ Internet

| | |
|----------------------------------|-----------------|
| Security Suite | 0.00 |
| Domain Name | 0.00 |
| Vanity Email | 0.00 |
| Spectrum Business Internet Ultra | 199.99 |
| Business WiFi | 7.99 |
| Promotional Discount | -20.00 |
| | \$187.98 |

Spectrum Business™ Internet Total \$187.98

Spectrum Business™ Voice

| | |
|-----------------------------|----------------|
| Phone number (941) 981-9311 | |
| Spectrum Business Voice | 49.99 |
| | \$49.99 |

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$49.99

| | |
|------------------------------|-----------------|
| Current Charges | \$237.97 |
| Total Due by Auto Pay | \$237.97 |

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Authorization to Convert your Check to an Electronic Funds

Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$3.05, Florida CST \$4.39, Sales Tax \$0.04, TRS Surcharge \$0.09.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Continued on the next page....

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support

Sign up for Paperless Billing.
It's easy, convenient and secure.

Get your statement as soon as it's available. Instead of receiving a paper bill through the mail, sign up for paperless billing.

It's easy - enroll in paperless billing visit SpectrumBusiness.net.

It's convenient - you can access your statement through SpectrumBusiness.net.

It's secure - we deliver securely to your SpectrumBusiness.net account and only you can access through a secure sign-in process.

Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

For questions or concerns, please call **1-866-519-1263**.



Cypress Creek Aquatics, Inc.
 12231 Main St Unit 1196
 San Antonio, FL 33576
 352-877-4463



Invoice

| Date | Invoice # |
|----------|-----------|
| 1/1/2024 | 1302 |

| Bill To |
|---|
| Parrish Plantation / Creek Point CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607 |

| Ship To |
|---------|
| |

| P.O. Number | Terms | Project |
|-------------|--------|---------------------|
| | Net 30 | Aquatic Maintenance |

| Quantity | Item Code | Description | Price Each | Amount |
|----------|---------------------|--|------------|----------|
| 1 | Aquatic Maintenance | January Aquatic Maintenance 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush control 5. Perimeter trash cleanup | 1,493.00 | 1,493.00 |
| | Aquatic Maintenance | Amendment No 1 Additional Ponds 10-16 | 591.00 | 591.00 |
| | Aquatic Maintenance | Amendment No 2 Additional Pond 17 | 82.00 | 82.00 |

| | |
|--------------|------------|
| Total | \$2,166.00 |
|--------------|------------|

Envera
 8281 Blaikie Court
 Sarasota, FL 34240
 (941) 556-0731

| Invoice | |
|----------------------------------|-------------------------------|
| Invoice Number 736669 | Date 01/02/2024 |
| Customer Number 400498 | Due Date 02/01/2024 |

Page 1

| Customer Name | Customer Number | P.O. Number | Invoice Number | Due Date |
|---|--|-------------|-----------------------------|-----------------|
| Parrish Plantation CDD (Crosswind Point) | 400498 | | 736669 | 02/01/2024 |
| Quantity | Description | Rate | Amount | |
| <i>Parrish Plantation CDD (Crosswind Point), Amenity, 12954 Oak Hill Way, Parrish, FL</i> | | | | |
| 0.90 | Active Video Monitoring 02/01/2024 - 02/27/2024 | 200.00 | 180.00 | |
| 0.90 | Data Management 02/01/2024 - 02/27/2024 | 200.00 | 180.00 | |
| 0.90 | Passive Standard Camera 02/01/2024 - 02/27/2024 | 75.00 | 67.50 | |
| 0.90 | Service & Maintenance 02/01/2024 - 02/27/2024 | 227.68 | 204.91 | |
| 0.07 | Data Management 02/28/2024 - 02/29/2024 | 210.00 | 14.00 | |
| 0.07 | Active Video Monitoring 02/28/2024 - 02/29/2024 | 210.00 | 14.00 | |
| 0.07 | Passive Standard Camera 02/28/2024 - 02/29/2024 | 78.75 | 5.25 | |
| 0.07 | Service & Maintenance 02/28/2024 - 02/29/2024 | 239.06 | 15.94 | |
| | Sales Tax | | 0.00 | |
| | Payments/Credits Applied | | 0.00 | |
| | | | Invoice Balance Due: | \$681.60 |

| Date | Invoice # | Description | Amount | Balance Due |
|------------|-----------|---------------------------|----------|-------------|
| 01/02/2024 | 736669 | Alarm Monitoring Services | \$681.60 | \$681.60 |

Envera
 8281 Blaikie Court
 Sarasota, FL 34240
 (941) 556-0731

Return Service Requested

Received
 JAN 08

| Invoice | |
|----------------------------------|-------------------------------|
| Invoice Number 736669 | Date 01/02/2024 |
| Customer Number 400498 | Due Date 02/01/2024 |

Net Due: \$681.60**Amount Enclosed:** _____

|||||
 PARRISH PLANTATION CDD (CROSSWIND POINT)
 C/O MERITUS
 2005 PAN AM CIR STE 300
 TAMPA, FL 33607-6008

1766

REMIT TO:

Envera
 PO Box 2086
 Hicksville, NY 11802



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

BILL TO
Parrish Plantation CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#
#108621

CUSTOMER ID
C2304

PO#

DATE
1/24/2024

NET TERMS
Net 30

DUE DATE
2/23/2024

Services provided for the Month of: January 2024

| DESCRIPTION | QTY | UOM | RATE | MARKUP | AMOUNT |
|-----------------------------|-----|-----|----------|--------|-----------------|
| Accounting Services | 1 | Ea | 1,458.33 | | 1,458.33 |
| Dissemination Services | 1 | Ea | 350.00 | | 350.00 |
| District Management | 1 | Ea | 2,083.33 | | 2,083.33 |
| Field Management | 1 | Ea | 1,000.00 | | 1,000.00 |
| Website Maintenance / Admin | 1 | Ea | 125.00 | | 125.00 |
| Subtotal | | | | | 5,016.66 |

| | |
|------------------|------------|
| Subtotal | \$5,016.66 |
| Tax | \$0.00 |
| Total Due | \$5,016.66 |

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569
 Neptunemts@gmail.com
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>
 813-778-9857

Invoice

Invoice No: 0053506
 Date: 01/10/2024
 Terms: NET 0
 Due Date: 01/10/2024

Bill To: Parrish Plantation CDD
 inframark@avidbill.com

| Description | Quantity | Rate | Amount |
|---|----------|----------|----------|
| Janitorial monthly contract December 2023 | 1 | \$856.00 | \$856.00 |

Payment Instructions

Zelle @8133257684
 Cashapp \$neptunejku

| | |
|----------|----------|
| Subtotal | \$856.00 |
| TAX 0% | \$0.00 |
| Total | \$856.00 |
| Paid | \$0.00 |

Balance Due \$856.00

Comments

4 more new dog stations installed
 \$260 extra for service
 Previous contract was \$596 per month.
 Manager approved on November 16 2023

Riverview, FL, 33569

Received From: Parrish Plantation CDD

Please detach and send with remittance to:

Remittance Advice for Invoice # 0053506 on 01/10/2024

Neptune Multi services LLC

Balance Due

\$856.00

11423 Crestlake Village Dr

Paid

Received From: Parrish Plantation CDD

Riverview, FL, 33569

| | | | |
|-------------------|----------------------|----------------------|----------------------|
| Card Type | | | |
| Cardholder's Name | | | |
| Card Number | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Expiry Date | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Signature | <input type="text"/> | | |



S & G POOLS LLC

P.O Box 52124
Sarasota, FL 34232

941-447-6839

sgpools1@gmail.com

INVOICE #14424**DATE: 1/1/24**

To: Parrish Plantation

12610 Oak Hill Way

Parrish, FL

| Description | Total |
|--|--------|
| Service of commercial pool THREE days a week which includes balancing chemicals, cleaning tile, brushing, and netting pool, empty the skimmer basket and vacuum as needed. Keeping the equipment up to code and functioning properly for January | 852.50 |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| Total | 852.50 |

Go like our page on Facebook!

Thank you for your business!



Invoice

SR Landscaping, LLC
5521 Baptist Church Rd
Tampa, FL 33610-9731
1-877-707-LAWN

| Date: | Invoice # |
|----------|-----------|
| 1/1/2024 | 117311 |

| |
|--|
| Bill To: |
| Parrish Plantation CDD c/o Inframark 2005 Pan Am Circle #30 Tampa, FL 33607 |

| |
|---|
| Property Location: |
| 12808 Oak Hill Way Parrish, FL 34219 |

| ACCT REP | Svc Month: | Terms: | Due Date: | JOB # | SVC TKT# | LO WO # | IRR WO # |
|-----------------------|------------|-----------------------------|-----------|-------|----------|----------|----------|
| Tim G | January | Net 30 | 1/31/2024 | | | | |
| Item: | QTY: | Description: | | | | Rate: | Amount: |
| Parrish Plantation... | | Full Lawn Maintenance | | | | 4,012.83 | 4,012.83 |
| Fertilization | | Lawn and Ornamental Service | | | | 532.00 | 532.00 |
| Maintenance Extr... | | Maintenance Extras | | | | | 4,812.07 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | </ |

PAYMENT COUPON

/4115006400083000216005180044876700000579426

PERRISH PLANTATION CDD
2005 PAN AM CIRCLE 300
TAMPA FL 33607

| | |
|--|-------------------------------------|
| Cust. No.: 3000216005 Bill No.: 1800448767 | |
| Payment Due Upon Receipt | Amount Due This Bill \$ 5,794.26 |
| Reference# 1J.D00012966849 | |

Your payment may be eligible to be paid online. Visit www.fpl.com/construction to learn more. You can also mail a check payable to FPL in USD to the FPL address listed below right. Please mail the top portion of the coupon with your check.

FPL
General Mail Facility
Miami FL 33188-0001

Please retain this portion for your records.

Florida Power & Light Company
Federal Tax Id.#: 59-0247775
Customer Name and Address

Customer Number: 3000216005
Reference Number: 1J.D00012966849
Bill Number: 1800448767
Bill Date: 01/16/2024

PERRISH PLANTATION CDD
2005 PAN AM CIRCLE 300
TAMPA FL 33607

CURRENT CHARGES AND CREDITS

Customer No: 3000216005 Bill No: 1800448767

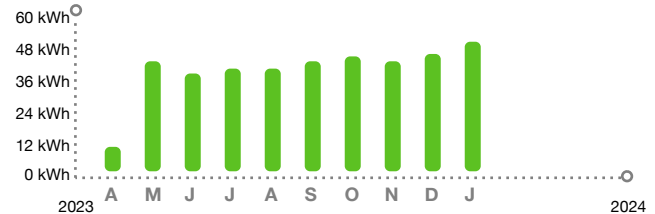
| Description | | Amount |
|---|--|--|
| FPLES LGHT/12808 OAK HILL WAY Reference# 1J.D00012966849 | | 5,794.26 |
| For Inquiries Contact: Anthony Brito 3054915282 | | Total Amount Due \$5,794.26 Payment Due Upon Receipt |

**Electric Bill Statement****For:** Dec 6, 2023 to Jan 6, 2024 (31 days)**Statement Date:** Jan 6, 2024**Account Number:** 57159-32561**Service Address:**13305 HEARTWOOD WAY #IRR
PARRISH, FL 34219**PARRISH PLANTATION CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$28.55**

TOTAL AMOUNT YOU OWE

Jan 29, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

| | |
|-----------------------------|----------------|
| Amount of your last bill | 28.36 |
| Payments received | -28.36 |
| Balance before new charges | 0.00 |
| Total new charges | 28.55 |
| Total amount you owe | \$28.55 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 27, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after January 17, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

The amount enclosed includes
the following donation:

FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

PARRISH PLANTATION CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/paybill)
for ways to pay.

57159-32561

ACCOUNT NUMBER

\$28.55

TOTAL AMOUNT YOU OWE

Jan 29, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: PARRISH PLANTATION
CDD

Account Number: 57159-32561

FPL.com Page 2

Page 502
E001

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 28.36 |
| Payment received - Thank you | -28.36 |
| Balance before new charges | \$0.00 |

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.68

Minimum base bill charge: \$8.51

Non-fuel: (\$0.087490 per kWh) \$4.63

Fuel: (\$0.037710 per kWh) \$2.00

Electric service amount 27.82

Gross receipts tax (State tax) 0.71

Taxes and charges 0.71

Regulatory fee (State fee) 0.02

Total new charges \$28.55

Total amount you owe \$28.55

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD9135. Next meter reading Feb 7, 2024.

| Usage Type | Current | - | Previous | = | Usage |
|------------|---------|---|----------|---|-------|
| kWh used | 00417 | | 00364 | | 53 |

ENERGY USAGE COMPARISON

| | This Month | Last Month |
|--------------|-------------|-------------|
| Service to | Jan 6, 2024 | Dec 6, 2023 |
| kWh Used | 53 | 48 |
| Service days | 31 | 29 |
| kWh/day | 2 | 2 |
| Amount | \$28.55 | \$28.36 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now ›](#)

Lower temps, higher bills

Cold weather and high use can drive up your bill. Use our Business Energy Manager tool to prevent high bills.

[Start saving ›](#)

A grid you can count on

Customers benefit from a stronger, smarter grid as FPL earns national grid resiliency award.

[Learn more ›](#)

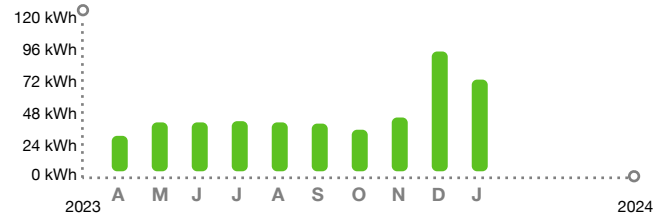
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** Dec 18, 2023 to Jan 18, 2024 (31 days)**Statement Date:** Jan 18, 2024**Account Number:** 70760-52567**Service Address:**8110 SPENCER PARRISH RD #ENTRY
PARRISH, FL 34219**PARRISH PLANTATION CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$29.77**

TOTAL AMOUNT YOU OWE

Feb 8, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

| | |
|-----------------------------|----------------|
| Amount of your last bill | 31.16 |
| Payments received | -31.16 |
| Balance before new charges | 0.00 |
| Total new charges | 29.77 |
| Total amount you owe | \$29.77 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 09, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after January 29, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).Customer Service: (941) 917-0512
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

PARRISH PLANTATION CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008The amount enclosed includes
the following donation:**FPL Care To Share:** _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/paybill)
for ways to pay.

70760-52567

ACCOUNT NUMBER

\$29.77

TOTAL AMOUNT YOU OWE

Feb 8, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
PARRISH PLANTATION
CDD

Account Number:
70760-52567

FPL.com Page 2

Page 504
E001

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 31.16 |
| Payment received - Thank you | -31.16 |
| Balance before new charges | \$0.00 |

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.68

Minimum base bill charge: \$6.93

Non-fuel: (\$0.087490 per kWh) \$6.57

Fuel: (\$0.037710 per kWh) \$2.83

Electric service amount 29.01

Gross receipts tax (State tax) 0.74

Taxes and charges 0.74

Regulatory fee (State fee) 0.02

Total new charges \$29.77

Total amount you owe \$29.77

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD9136. Next meter reading Feb 19, 2024.

| Usage Type | Current | - | Previous | = | Usage |
|------------|---------|---|----------|---|-------|
| kWh used | 00480 | | 00405 | | 75 |

ENERGY USAGE COMPARISON

| | This Month | Last Month |
|--------------|--------------|--------------|
| Service to | Jan 18, 2024 | Dec 18, 2023 |
| kWh Used | 75 | 98 |
| Service days | 31 | 31 |
| kWh/day | 2 | 3 |
| Amount | \$29.77 | \$31.16 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now](#) ›

Lower temps, higher bills

Cold weather and high use can drive up your bill. Use our Business Energy Manager tool to prevent high bills.

[Start saving](#) ›

A grid you can count on

Customers benefit from a stronger, smarter grid as FPL earns national grid resiliency award.

[Learn more](#) ›

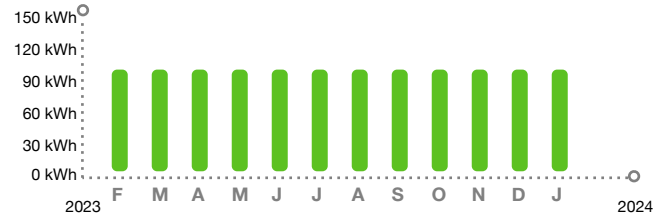
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** Dec 18, 2023 to Jan 18, 2024 (31 days)**Statement Date:** Jan 18, 2024**Account Number:** 49337-53008**Service Address:**8205 CARRHILL PL # SL LED
PARRISH, FL 34219**PARRISH PLANTATION CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$267.47**

TOTAL AMOUNT YOU OWE

Feb 8, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

| | |
|-----------------------------|-----------------|
| Amount of your last bill | 267.65 |
| Payments received | -267.65 |
| Balance before new charges | 0.00 |
| Total new charges | 267.47 |
| Total amount you owe | \$267.47 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 09, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after January 29, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

The amount enclosed includes
the following donation:

FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

PARRISH PLANTATION CDD
2005 PAN AM CIR STE 200
TAMPA FL 33607-2359

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/paybill)
for ways to pay.

49337-53008

ACCOUNT NUMBER

\$267.47

TOTAL AMOUNT YOU OWE

Feb 8, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
PARRISH PLANTATION
CDD

Account Number:
49337-53008

FPL.com Page 2

Page 506
E001

BILL DETAILS

| | |
|------------------------------|---------|
| Amount of your last bill | 267.65 |
| Payment received - Thank you | -267.65 |
| Balance before new charges | \$0.00 |

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

| | |
|--------------------------------|-----------------|
| Electric service amount ** | 267.08 |
| Gross receipts tax (State tax) | 0.20 |
| Taxes and charges | 0.20 |
| Regulatory fee (State fee) | 0.19 |
| Total new charges | \$267.47 |
| Total amount you owe | \$267.47 |

FPL automatic bill pay - DO NOT PAY

** Your electric service amount includes the following charges:

| | |
|-------------------------|--------------------|
| Non-fuel energy charge: | \$0.041370 per kWh |
| Fuel charge: | \$0.036910 per kWh |

METER SUMMARY

Next bill date Feb 19, 2024.

Usage Type

Total kWh used

Usage

104

ENERGY USAGE COMPARISON

| | This Month Jan 18, 2024 | Last Month Dec 18, 2023 |
|--------------|----------------------------|----------------------------|
| Service to | | |
| kWh Used | 104 | 104 |
| Service days | 31 | 31 |
| kWh/day | 3 | 3 |
| Amount | \$267.47 | \$267.65 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now ›](#)

Lower temps, higher bills

Cold weather and high use can drive up your bill. Use our Business Energy Manager tool to prevent high bills.

[Start saving ›](#)

A grid you can count on

Customers benefit from a stronger, smarter grid as FPL earns national grid resiliency award.

[Learn more ›](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Customer Name: PARRISH PLANTATION CDD
Account Number: 49337-53008

FPL.com Page 1

ESLA

For: 12-18-2023 to 01-18-2024 (31 days)
kWh/Day: 3
Service Address:
 8205 CARRHILL PL # SL LED
 PARRISH, FL 34219

Detail of Rate Schedule Charges for Street Lights

| Component Code | Watts | Lumens | Owner/ Maint * | Quantity | Rate/Unit | kWh Used | Amount |
|----------------|-------|--------|-------------------|----------|-----------|----------|--------|
| F863250 | 39 | 5100 | F | 8 | | 104 | |
| Energy | | | | | 0.400000 | | 3.20 |
| Non-energy | | | | | 13.500000 | | 108.00 |
| Fixtures | | | | | 1.450000 | | 11.60 |
| Maintenance | | | | | | | |
| PWSH18B | | | | 8 | | | |
| Non-energy | | | | | 17.460000 | | 139.68 |
| Fixtures | | | | | | | |

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
 H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



PARRISH PLANTATION CDD
 2005 PAN AM CIR STE 200
 TAMPA FL 33607-2359



Customer Name: Account Number:
 PARRISH PLANTATION 49337-53008
 CDD

FPL.com Page 2

ESLA

For: 12-18-2023 to 01-18-2024 (31 days)

kWh/Day: 3

Service Address:

8205 CARRHILL PL # SL LED
 PARRISH, FL 34219

| Component Code | Watts | Lumens | Owner/ Maint * | Quantity | Rate/Unit | kWh Used | Amount |
|------------------------------------|-------|--------|-------------------|----------|-----------|------------|---------------|
| Energy sub total | | | | | | | 3.20 |
| Non-energy sub total | | | | | | | 259.28 |
| Sub total | | | | | | 104 | 262.48 |
| Energy conservation cost recovery | | | | | | | 0.04 |
| Capacity payment recovery charge | | | | | | | 0.01 |
| Environmental cost recovery charge | | | | | | | 0.05 |
| Storm restoration recovery charge | | | | | | | 0.57 |
| Transition rider credit | | | | | | | -0.32 |
| Storm protection recovery charge | | | | | | | 0.41 |
| Fuel charge | | | | | | | 3.84 |
| Electric service amount | | | | | | | 267.08 |
| Gross receipts tax (State tax) | | | | | | | 0.20 |
| Regulatory fee (State fee) | | | | | | | 0.19 |
| Total | | | | | | 104 | 267.47 |

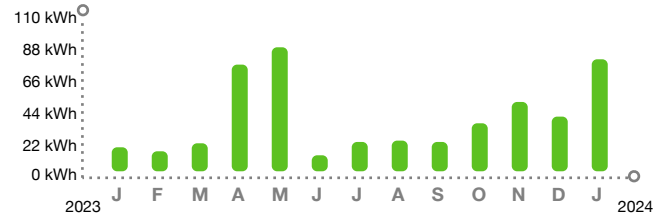
* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
 H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** Dec 13, 2023 to Jan 12, 2024 (30 days)**Statement Date:** Jan 12, 2024**Account Number:** 66602-44549**Service Address:**13224 OAK HILL WAY # STATUE
PARRISH, FL 34219**PARRISH PLANTATION CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$30.28**

TOTAL AMOUNT YOU OWE

Feb 2, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

| | |
|-----------------------------|----------------|
| Amount of your last bill | 27.95 |
| Payments received | -27.95 |
| Balance before new charges | 0.00 |
| Total new charges | 30.28 |
| Total amount you owe | \$30.28 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 05, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after January 23, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

The amount enclosed includes
the following donation:

FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

PARRISH PLANTATION CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/paybill)
for ways to pay.

66602-44549

ACCOUNT NUMBER

\$30.28

TOTAL AMOUNT YOU OWE

Feb 2, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
PARRISH PLANTATION
CDD

Account Number:
66602-44549

FPL.com Page 2

Page 510
E001

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 27.95 |
| Payment received - Thank you | -27.95 |
| Balance before new charges | \$0.00 |

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.68

Minimum base bill charge: \$6.29

Non-fuel: (\$0.087490 per kWh) \$7.36

Fuel: (\$0.037710 per kWh) \$3.17

Electric service amount 29.50

Gross receipts tax (State tax) 0.76

Taxes and charges 0.76

Regulatory fee (State fee) 0.02

Total new charges \$30.28

Total amount you owe \$30.28

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD9417. Next meter reading Feb 14, 2024.

| Usage Type | Current | - | Previous | = | Usage |
|------------|---------|---|----------|---|-------|
| kWh used | 00560 | | 00476 | | 84 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|--------------|--------------|--------------|
| Service to | Jan 12, 2024 | Dec 13, 2023 | Jan 13, 2023 |
| kWh Used | 84 | 41 | 18 |
| Service days | 30 | 29 | 30 |
| kWh/day | 3 | 1 | 1 |
| Amount | \$30.28 | \$27.95 | \$26.49 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now](#) ›

Lower temps, higher bills

Cold weather and high use can drive up your bill. Use our Business Energy Manager tool to prevent high bills.

[Start saving](#) ›

A grid you can count on

Customers benefit from a stronger, smarter grid as FPL earns national grid resiliency award.

[Learn more](#) ›

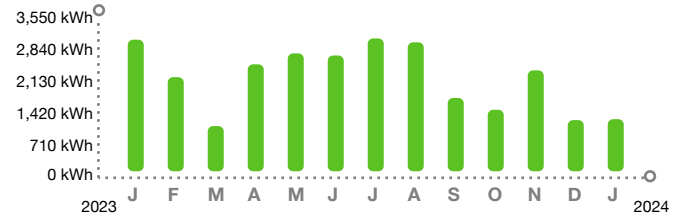
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** Dec 18, 2023 to Jan 18, 2024 (31 days)**Statement Date:** Jan 18, 2024**Account Number:** 11935-85047**Service Address:**8125 PIONEER DR # IRR
PARRISH, FL 34219**PARRISH PLANTATION CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$175.05**

TOTAL AMOUNT YOU OWE

Feb 8, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

| | |
|----------------------------|---------|
| Amount of your last bill | 173.68 |
| Payments received | -173.68 |
| Balance before new charges | 0.00 |

| | |
|-------------------|--------|
| Total new charges | 175.05 |
|-------------------|--------|

| | |
|-----------------------------|-----------------|
| Total amount you owe | \$175.05 |
|-----------------------------|-----------------|

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 09, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after January 29, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

The amount enclosed includes
the following donation:

FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

PARRISH PLANTATION CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

11935-85047

ACCOUNT NUMBER

\$175.05

TOTAL AMOUNT YOU OWE

Feb 8, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: PARRISH PLANTATION
CDD

Account Number: 11935-85047

FPL.com Page 2

Page 512
E001

BILL DETAILS

| | |
|------------------------------|---------|
| Amount of your last bill | 173.68 |
| Payment received - Thank you | -173.68 |
| Balance before new charges | \$0.00 |

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.68

Non-fuel: (\$0.087490 per kWh) \$110.31

Fuel: (\$0.037710 per kWh) \$47.55

Electric service amount 170.54

Gross receipts tax (State tax) 4.38

Taxes and charges 4.38

Regulatory fee (State fee) 0.13

Total new charges \$175.05

Total amount you owe \$175.05

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD0122. Next meter reading Feb 19, 2024.

| Usage Type | Current | - | Previous | = | Usage |
|------------|---------|---|----------|---|-------|
| kWh used | 49036 | | 47775 | | 1261 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|--------------|--------------|--------------|
| Service to | Jan 18, 2024 | Dec 18, 2023 | Jan 19, 2023 |
| kWh Used | 1261 | 1239 | 3185 |
| Service days | 31 | 31 | 33 |
| kWh/day | 41 | 40 | 97 |
| Amount | \$175.05 | \$173.68 | \$395.40 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now ›](#)

Lower temps, higher bills

Cold weather and high use can drive up your bill. Use our Business Energy Manager tool to prevent high bills.

[Start saving ›](#)

A grid you can count on

Customers benefit from a stronger, smarter grid as FPL earns national grid resiliency award.

[Learn more ›](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



PARRISH PLANTATION CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$825.67**

TOTAL AMOUNT YOU OWE

Feb 6, 2024

NEW CHARGES DUE BY

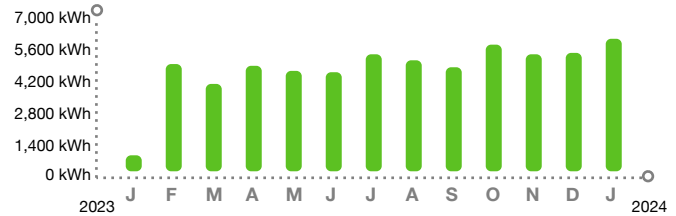
BILL SUMMARY

| | |
|-----------------------------|-----------------|
| Amount of your last bill | 745.74 |
| Payments received | -745.74 |
| Balance before new charges | 0.00 |
| Total new charges | 825.67 |
| Total amount you owe | \$825.67 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Electric Bill Statement**For:** Dec 14, 2023 to Jan 16, 2024 (33 days)**Statement Date:** Jan 16, 2024**Account Number:** 65187-55472**Service Address:**12610 OAK HILL WAY
SARASOTA, FL 34232**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after April 05, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after January 27, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher this month due to greater number of service days. Visit [www.FPL.com](https://www.fpl.com) for more information.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

**/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY ***

The amount enclosed includes
the following donation:

FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

PARRISH PLANTATION CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/paybill)
for ways to pay.

65187-55472

ACCOUNT NUMBER

\$825.67

TOTAL AMOUNT YOU OWE

Feb 6, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
PARRISH PLANTATION
CDD

Account Number:
65187-55472

FPL.com Page 2

Page 514
E001

BILL DETAILS

| | |
|------------------------------|---------|
| Amount of your last bill | 745.74 |
| Payment received - Thank you | -745.74 |
| Balance before new charges | \$0.00 |

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.68

Non-fuel: (\$0.087490 per kWh) \$553.28

Fuel: (\$0.037710 per kWh) \$238.48

Electric service amount 804.44

Gross receipts tax (State tax) 20.64

Taxes and charges 20.64

Regulatory fee (State fee) 0.59

Total new charges \$825.67

Total amount you owe \$825.67

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD2586. Next meter reading Feb 15, 2024.

| Usage Type | Current | - | Previous | = | Usage |
|------------|---------|---|----------|---|-------|
| kWh used | 66310 | | 59986 | | 6324 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|--------------|--------------|--------------|
| Service to | Jan 16, 2024 | Dec 14, 2023 | Jan 17, 2023 |
| kWh Used | 6324 | 5651 | 763 |
| Service days | 33 | 29 | 5 |
| kWh/day | 192 | 195 | 153 |
| Amount | \$825.67 | \$745.74 | \$99.43 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now ›](#)

Lower temps, higher bills

Cold weather and high use can drive up your bill. Use our Business Energy Manager tool to prevent high bills.

[Start saving ›](#)

A grid you can count on

Customers benefit from a stronger, smarter grid as FPL earns national grid resiliency award.

[Learn more ›](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



PARRISH PLANTATION CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$2,139.74**

TOTAL AMOUNT YOU OWE

Feb 12, 2024

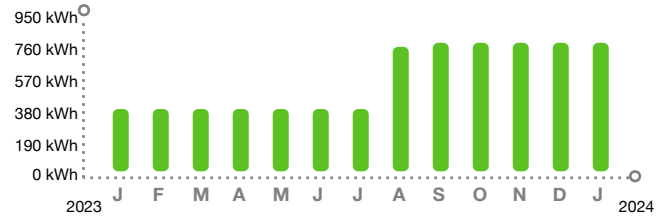
NEW CHARGES DUE BY

BILL SUMMARY

| | |
|-----------------------------|-------------------|
| Amount of your last bill | 2,141.17 |
| Payments received | -2,141.17 |
| Balance before new charges | 0.00 |
| Total new charges | 2,139.74 |
| Total amount you owe | \$2,139.74 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after April 11, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after February 02, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service: (941) 917-0512
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

**/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY ***

The amount enclosed includes
the following donation:
FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

PARRISH PLANTATION CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/paybill)
for ways to pay.

67180-36129

ACCOUNT NUMBER

\$2,139.74

TOTAL AMOUNT YOU OWE

Feb 12, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
PARRISH PLANTATION
CDD

Account Number:
67180-36129

FPL.com Page 2

Page 516
E001

BILL DETAILS

| | |
|------------------------------|-----------|
| Amount of your last bill | 2,141.17 |
| Payment received - Thank you | -2,141.17 |
| Balance before new charges | \$0.00 |

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

| | |
|--------------------------------|-------------------|
| Electric service amount ** | 2,136.60 |
| Gross receipts tax (State tax) | 1.60 |
| Taxes and charges | 1.60 |
| Regulatory fee (State fee) | 1.54 |
| Total new charges | \$2,139.74 |
| Total amount you owe | \$2,139.74 |

FPL automatic bill pay - DO NOT PAY

** Your electric service amount includes the following charges:

| | |
|-------------------------|--------------------|
| Non-fuel energy charge: | \$0.041370 per kWh |
| Fuel charge: | \$0.036910 per kWh |

METER SUMMARY

Next bill date Feb 21, 2024.

| Usage Type | Usage |
|----------------|-------|
| Total kWh used | 832 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|--------------|--------------|--------------|
| Service to | Jan 22, 2024 | Dec 20, 2023 | Jan 21, 2023 |
| kWh Used | 832 | 832 | 403 |
| Service days | 33 | 30 | 32 |
| kWh/day | 25 | 28 | 13 |
| Amount | \$2,139.74 | \$2,141.17 | \$1,034.40 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now ›](#)

Lower temps, higher bills

Cold weather and high use can drive up your bill. Use our Business Energy Manager tool to prevent high bills.

[Start saving ›](#)

A grid you can count on

Customers benefit from a stronger, smarter grid as FPL earns national grid resiliency award.

[Learn more ›](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Customer Name: PARRISH PLANTATION CDD
Account Number: 67180-36129

FPL.com Page 1

ESLA

For: 12-20-2023 to 01-22-2024 (33 days)

kWh/Day: 25

Service Address:

STREET LIGHTS # PARRISH

PARRISH, FL 34219

Detail of Rate Schedule Charges for Street Lights

| Component Code | Watts | Lumens | Owner/ Maint * | Quantity | Rate/Unit | kWh Used | Amount |
|----------------|-------|--------|-------------------|----------|-----------|----------|----------|
| F863250 | 39 | 5100 | F | 46 | | 598 | |
| Energy | | | | | 0.400000 | | 18.40 |
| Non-energy | | | | | 13.500000 | | 621.00 |
| Fixtures | | | | | 1.450000 | | 66.70 |
| Maintenance | | | | | | | |
| F863251 | 39 | 4888 | F | 18 | | 234 | |
| Energy | | | | | 0.400000 | | 7.20 |
| Non-energy | | | | | 13.500000 | | 243.00 |
| Fixtures | | | | | 1.450000 | | 26.10 |
| Maintenance | | | | | | | |
| PWSH18B | | | | 64 | | | |
| Non-energy | | | | | 17.460000 | | 1,117.44 |
| Fixtures | | | | | | | |

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



PARRISH PLANTATION CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



Customer Name: PARRISH PLANTATION
CDD

Account Number: 67180-36129

FPL.com Page 2

ESLA

For: 12-20-2023 to 01-22-2024 (33 days)

kWh/Day: 25

Service Address:

STREET LIGHTS # PARRISH
PARRISH, FL 34219

| Component Code | Watts | Lumens | Owner/ Maint * | Quantity | Rate/Unit | kWh Used | Amount |
|------------------------------------|-------|--------|-------------------|----------|-----------|------------|-----------------|
| Energy sub total | | | | | | | 25.60 |
| Non-energy sub total | | | | | | | 2,074.24 |
| Sub total | | | | | | 832 | 2,099.84 |
| Energy conservation cost recovery | | | | | | | 0.32 |
| Capacity payment recovery charge | | | | | | | 0.11 |
| Environmental cost recovery charge | | | | | | | 0.38 |
| Storm restoration recovery charge | | | | | | | 4.55 |
| Transition rider credit | | | | | | | -2.59 |
| Storm protection recovery charge | | | | | | | 3.28 |
| Fuel charge | | | | | | | 30.71 |
| Electric service amount | | | | | | | 2,136.60 |
| Gross receipts tax (State tax) | | | | | | | 1.60 |
| Regulatory fee (State fee) | | | | | | | 1.54 |
| Total | | | | | | 832 | 2,139.74 |

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** Dec 13, 2023 to Jan 12, 2024 (30 days)**Statement Date:** Jan 12, 2024**Account Number:** 86422-34549**Service Address:**

12618 OAK HILL WAY

PARRISH, FL 34219

PARRISH PLANTATION CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$987.33**

TOTAL AMOUNT YOU OWE

Feb 2, 2024

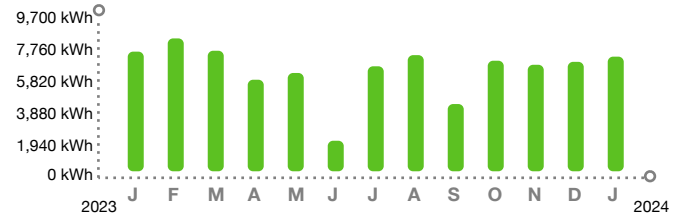
NEW CHARGES DUE BY

BILL SUMMARY

| | |
|-----------------------------|-----------------|
| Amount of your last bill | 951.54 |
| Payments received | -951.54 |
| Balance before new charges | 0.00 |
| Total new charges | 987.33 |
| Total amount you owe | \$987.33 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after April 05, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after January 23, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

The amount enclosed includes
the following donation:

FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

PARRISH PLANTATION CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/paybill)
for ways to pay.

86422-34549

ACCOUNT NUMBER

\$987.33

TOTAL AMOUNT YOU OWE

Feb 2, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:
PARRISH PLANTATION 86422-34549
CDD

FPL.com Page 2

Page 520
E001

BILL DETAILS

| | |
|------------------------------|---------|
| Amount of your last bill | 951.54 |
| Payment received - Thank you | -951.54 |
| Balance before new charges | \$0.00 |

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.68

Non-fuel: (\$0.087490 per kWh) \$663.34

Fuel: (\$0.037710 per kWh) \$285.92

Electric service amount 961.94

Gross receipts tax (State tax) 24.68

Taxes and charges 24.68

Regulatory fee (State fee) 0.71

Total new charges \$987.33

Total amount you owe \$987.33

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD5305. Next meter reading Feb 14, 2024.

| Usage Type | Current | - | Previous | = | Usage |
|------------|---------|---|----------|---|-------|
| kWh used | 24286 | | 16704 | | 7582 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|--------------|--------------|--------------|
| Service to | Jan 12, 2024 | Dec 13, 2023 | Jan 13, 2023 |
| kWh Used | 7582 | 7238 | 7913 |
| Service days | 30 | 29 | 30 |
| kWh/day | 253 | 250 | 264 |
| Amount | \$987.33 | \$951.54 | \$963.03 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now ›](#)

Lower temps, higher bills

Cold weather and high use can drive up your bill. Use our Business Energy Manager tool to prevent high bills.

[Start saving ›](#)

A grid you can count on

Customers benefit from a stronger, smarter grid as FPL earns national grid resiliency award.

[Learn more ›](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

Gig Fiber, LLC
 2502 N Rocky Point Dr
 Ste 1000
 Tampa, FL 33607
 813-800-5323

INVOICE



| | |
|----------------------|------------|
| Invoice #: | 2213 |
| Invoice Date: | 01/03/24 |
| Amount Due: | \$2,100.00 |

Bill To:

Angie Grunwald.
 Parrish Plantation CDD
 2005 Pan Am Circle
 Ste 300
 Tampa, FL 33607
 United States

| Due Date | Terms |
|----------|--------|
| 02/02/24 | Net 30 |

| Item | Description | Quantity | Price | Amount |
|------------------|----------------------------------|----------|----------|------------|
| Security Deposit | Security Deposit_Crosswind Ranch | 21 | \$100.00 | \$2,100.00 |

| | |
|--------------------|---------------|
| Subtotal: | \$2,100.00 |
| Sales Tax: | \$0.00 |
| Total: | \$2,100.00 |
| Payments: | \$0.00 |
| Amount Due: | \$2,100.00 |

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



| | |
|----------------------|------------|
| Invoice #: | 2214 |
| Invoice Date: | 01/03/24 |
| Amount Due: | \$1,100.00 |

Bill To:

Angie Grunwald.
Parrish Plantation CDD
2005 Pan Am Circle
Ste 300
Tampa, FL 33607
United States

| Due Date | Terms |
|----------|--------|
| 02/02/24 | Net 30 |

| Item | Description | Quantity | Price | Amount |
|------------------|----------------------------------|----------|----------|------------|
| Security Deposit | Security Deposit_Crosswind Point | 11 | \$100.00 | \$1,100.00 |

| | |
|--------------------|---------------|
| Subtotal: | \$1,100.00 |
| Sales Tax: | \$0.00 |
| Total: | \$1,100.00 |
| Payments: | \$0.00 |
| Amount Due: | \$1,100.00 |

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 343836-178497
PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT
12663 OAK HILL WAY

BILLING DATE: 22-DEC-2023
DUE DATE: 12-JAN-2024

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

| FROM DATE | TO DATE | DAYS | PREVIOUS READING | PRESENT READING | USAGE X 100 = GAL. | AMOUNT |
|-------------------------------|------------|------|---------------------|--------------------|-----------------------|----------------|
| Previous Balance: | | | | | | 85.65 |
| Payments Received: | | | | | | 85.65 |
| Balance Forward: | | | | | | 0.00 |
| Reclaim Wtr Non-WasteWtr Cust | | | 14072 | 15602 | 1530 | |
| Reclaim Water Common Area | | | | | | 62.73 |
| Total New Charges | | | | | | 62.73 |
| Total Amount Due: | | | | | | \$62.73 |

Happy Holidays! Learn what holiday materials can be recycled or thrown away at www.mymanatee.org/recycling. Recycle cardboard boxes, cans, and plastic and glass bottles. Throw away/donate garland, wrapping paper, bows, and bubble wrap.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

| | |
|-----------------------|--------------------|
| SERVICE ADDRESS | 12663 OAK HILL WAY |
| ACCOUNT NUMBER | 343836-178497 |
| BILLING DATE | 22-DEC-2023 |
| DUE DATE | 12-JAN-2024 |
| TOTAL AMOUNT NOW DUE: | \$62.73 |

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE1222B 2000000408 14/6

PARRISH PLANTATION COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM CIR SUITE 300
TAMPA, FL 33607-6008



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

000343836200000062730178497

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 343836-178499
PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT
13224 OAK HILL WAY

BILLING DATE: 22-DEC-2023
DUE DATE: 12-JAN-2024

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

| FROM DATE | TO DATE | DAYS | PREVIOUS READING | PRESENT READING | USAGE X 100 = GAL. | AMOUNT |
|-------------------------------|------------|------|---------------------|--------------------|-----------------------|----------------|
| Previous Balance: | | | | | | 27.76 |
| Payments Received: | | | | | | 27.76 |
| Balance Forward: | | | | | | 0.00 |
| Reclaim Wtr Non-WasteWtr Cust | | | 1506 | 1506 | | |
| Reclaim Water Common Area | | | | | | |
| Reclaim Wtr Non-WasteWtr Cust | | | 6342 | 7042 | 700 | |
| Reclaim Water Common Area | | | | | | 28.70 |
| Total New Charges | | | | | | 28.70 |
| Total Amount Due: | | | | | | \$28.70 |

Happy Holidays! Learn what holiday materials can be recycled or thrown away at www.mymanatee.org/recycling. Recycle cardboard boxes, cans, and plastic and glass bottles. Throw away/donate garland, wrapping paper, bows, and bubble wrap.
PLEASE BE ADVISED YOUR BILL HAS BEEN ESTIMATED.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

| | |
|-----------------------|--------------------|
| SERVICE ADDRESS | 13224 OAK HILL WAY |
| ACCOUNT NUMBER | 343836-178499 |
| BILLING DATE | 22-DEC-2023 |
| DUE DATE | 12-JAN-2024 |
| TOTAL AMOUNT NOW DUE: | \$28.70 |

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE1222B 2000000407 14/5

PARRISH PLANTATION COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM CIR SUITE 300
TAMPA, FL 33607-6008



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

000343836200000028700178499

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 343836-178833
PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT
12597 OAK HILL WAY

BILLING DATE: 22-DEC-2023
DUE DATE: 12-JAN-2024

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

| FROM DATE | TO DATE | DAYS | PREVIOUS READING | PRESENT READING | USAGE X 100 = GAL. | AMOUNT |
|-------------------------------|------------|------|---------------------|--------------------|-----------------------|----------|
| Previous Balance: | | | | | | 221.15 |
| Payments Received: | | | | | | 221.15 |
| Balance Forward: | | | | | | 0.00 |
| Reclaim Wtr Non-WasteWtr Cust | | | 34032 | 38560 | 4528 | |
| Reclaimed Water Usage | | | | | | 185.65 |
| Total New Charges | | | | | | 185.65 |
| Total Amount Due: | | | | | | \$185.65 |

Happy Holidays! Learn what holiday materials can be recycled or thrown away at www.mymanatee.org/recycling. Recycle cardboard boxes, cans, and plastic and glass bottles. Throw away/donate garland, wrapping paper, bows, and bubble wrap.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

| | |
|-----------------------|--------------------|
| SERVICE ADDRESS | 12597 OAK HILL WAY |
| ACCOUNT NUMBER | 343836-178833 |
| BILLING DATE | 22-DEC-2023 |
| DUE DATE | 12-JAN-2024 |
| TOTAL AMOUNT NOW DUE: | \$185.65 |

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE1222B 2000000405 14/3

PARRISH PLANTATION COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM CIR SUITE 300
TAMPA, FL 33607-6008



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

000343836Z00000185650178833

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 343836-180901
PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT
12610 OAK HILL WAY

BILLING DATE: 22-DEC-2023
DUE DATE: 12-JAN-2024

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

| FROM DATE | TO DATE | DAYS | | PREVIOUS READING | PRESENT READING | USAGE X 100 = GAL. | AMOUNT |
|-------------------|------------|------|------------------------------------|---------------------|--------------------|-----------------------|----------|
| | | | Previous Balance: | | | | 445.93 |
| | | | Payments Received: | | | | 445.93 |
| | | | Balance Forward: | | | | 0.00 |
| 11/17 | 12/18 | 31 | Wtr Com. Individual Water Usage | 656 | 671 | 15 | 3.87 |
| | | | Cost Of Basic Service | | | | 22.09 |
| 11/17 | 12/18 | 31 | Wtr Com. Individual Water Usage | 59 | 60 | 1 | 0.26 |
| | | | Cost Of Basic Service | | | | 14.51 |
| | | | Swr Com Individual Sewer Usage | | | 1 | 0.57 |
| | | | Cost Of Basic Service | | | | 36.68 |
| | | | F2_Com. Solid Waste | | | | |
| | | | 4Yd Rented Dumpster 1X Wk | | | | 325.69 |
| | | | F2_Com. Solid Waste | | | | |
| | | | Gate Service | | | | 31.58 |
| | | | Total New Charges | | | | 435.25 |
| Total Amount Due: | | | | | | | \$435.25 |

Happy Holidays! Learn what holiday materials can be recycled or thrown away at www.mymanatee.org/recycling. Recycle cardboard boxes, cans, and plastic and glass bottles. Throw away/donate garland, wrapping paper, bows, and bubble wrap. Our records indicate a backflow on this property is due for annual testing.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

| | |
|-----------------------|--------------------|
| SERVICE ADDRESS | 12610 OAK HILL WAY |
| ACCOUNT NUMBER | 343836-180901 |
| BILLING DATE | 22-DEC-2023 |
| DUE DATE | 12-JAN-2024 |
| TOTAL AMOUNT NOW DUE: | \$435.25 |

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE1222B 2000000409 14/7

PARRISH PLANTATION COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM CIR SUITE 300
TAMPA, FL 33607-6008



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

000343836Z000000435250180901

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 343836-183563
PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT
12986 OAK HILL WAY

BILLING DATE: 22-DEC-2023
DUE DATE: 12-JAN-2024

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

| FROM DATE | TO DATE | DAYS | PREVIOUS READING | PRESENT READING | USAGE X 100 = GAL. | AMOUNT |
|---------------------------|------------|------|---------------------|--------------------|-----------------------|---------|
| Previous Balance: | | | | | | 11.52 |
| Payments Received: | | | | | | 11.52 |
| Balance Forward: | | | | | | 0.00 |
| Reclaim Wtr WasteWtr Cust | | | 281 | 646 | 365 | |
| Reclaim Water Common Area | | | | | | 14.97 |
| Total New Charges | | | | | | 14.97 |
| Total Amount Due: | | | | | | \$14.97 |

Happy Holidays! Learn what holiday materials can be recycled or thrown away at www.mymanatee.org/recycling. Recycle cardboard boxes, cans, and plastic and glass bottles. Throw away/donate garland, wrapping paper, bows, and bubble wrap.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

Received

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

JAN 02 2023

| | |
|-----------------------|--------------------|
| SERVICE ADDRESS | 12986 OAK HILL WAY |
| ACCOUNT NUMBER | 343836-183563 |
| BILLING DATE | 22-DEC-2023 |
| DUE DATE | 12-JAN-2024 |
| TOTAL AMOUNT NOW DUE: | \$14.97 |

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE1222B 2000000403 14/1



PARRISH PLANTATION COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM CIR SUITE 300
TAMPA FL 33607-6008



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

000343836200000014970183563

Affordable Backflow Testing

3423 Holland Dr.
Brandon, FL 33511
(813) 684-3386

affordablebackflowtesting@aol.com

| | | | |
|---|---------------------------------|---|---------------------------------|
| NAME <i>Parrish Plantation CDD C/O</i> | | DATE OF ORDER <i>12-22-23</i> | |
| ADDRESS <i>Inframark</i> | | PHONE <i>(813) 873-7300</i> | |
| JOB NAME / LOCATION <i>12610 Oak Hill Way</i> | | DATE PROMISED <i>ext. 116</i> | |
| DESCRIPTION OF WORK <i>Parrish, FL. 34219</i> | | ORDER TAKEN BY | |
| QTY. | DESCRIPTION | PRICE | AMOUNT |
| <i>2</i> | <i>Backflow Preventer Tests</i> | <i>\$50</i> | <i>\$100.00</i> |
| <i>angie.grunwald@inframark.com</i> | | | |
| LABOR | HOURS | RATE | TOTAL MATERIALS |
| | | | TOTAL LABOR |
| WORK ORDERED BY <i>Angie Grunwald</i> | | TOTAL LABOR | TAX |
| JOB INVOICE | | DATE COMPLETED | <i>Thank You TOTAL \$100.00</i> |
| <i>20602</i> | | SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work.) | |

B

PRODUCT 621

**AFFORDABLE BACKFLOW TESTING/LETO PLUMBING**

CFC1426580

Backflow Prevention Assembly Test and Maintenance Report Form
Manatee County Utilities Department

This Report Produced By

AFFORDABLE BACKFLOW TESTING/LETO PLUMBING

State License # CFC1426580

3423 HOLLAND DRIVE BRANDON, FL 33511

(813) 684-3386

Customer Information**Customer Name:****Address:** 12610 OAK HILL WAY PARRISH FL 34219**Premise Number:** 180901**Meter Number:** 12764656**Backflow Prevention Device Information****Serial Number:** 0ABQ4907**Line Size:** 1.0**Line Type:** potable**Manufacturer:** WILKINS**Model:** 975XL2**Location:** MIDDLE OF BUILDING**Test Results****Test Date:** Dec 22, 2023**Tester's Certification:** N/A**Tester's Company:** N/A**Valve Type Code:** RPV**Relief Valve PSI:** 2.5**Valve 1 PSI:** 9.2**Valve 2 PSI:** 1.4**Test Result:** PASSED**Repairs, Parts, Materials & Components:****Next Test Date:** Dec 22, 2024

**AFFORDABLE BACKFLOW TESTING/LETO PLUMBING**

CFC1426580

**Backflow Prevention Assembly Test and Maintenance Report Form
Manatee County Utilities Department****This Report Produced By****AFFORDABLE BACKFLOW TESTING/LETO PLUMBING**

State License # CFC1426580

3423 HOLLAND DRIVE BRANDON, FL 33511

(813) 684-3386

Customer Information**Customer Name:****Address:** 12610 OAK HILL WAY PARRISH FL 34219**Premise Number:** 180901**Meter Number:** 12853604**Backflow Prevention Device Information****Serial Number:** 0ABQ9021**Line Size:** 0.75**Line Type:** potable**Manufacturer:** WILKINS**Model:** 975XL2**Location:****Test Results****Test Date:** Dec 22, 2023**Tester's Certification:** N/A**Tester's Company:** N/A**Valve Type Code:** RPV**Relief Valve PSI:** 2.5**Valve 1 PSI:** 9.2**Valve 2 PSI:** 2.2**Test Result:** PASSED**Repairs, Parts, Materials & Components:****Next Test Date:** Dec 22, 2024

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE**Legal Advertising****Invoice # 23-01974M****Date 12/22/2023**

Attn:
Inframark
2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

| Description | Amount |
|--|---------|
| Serial # 23-01974M Notice of Special Board of Supervisors Meeting of the Parrish Plantation Community Development District RE: Board of Supervisors Special Meeting on January 4, 2024 at 9:30 am Published: 12/22/2023 | \$50.31 |

| Important Message | | Paid |
|---|---|----------------------|
| Please include our Serial # on your check | Pay by credit card online: https://legals.businessobserverfl.com/send-payment/ | () |
| | | Total \$50.31 |

Payment is expected within 30 days of the first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

**Notice of Special Board of
Supervisors Meeting of the Parrish
Plantation Community Development
District**

The Board of Supervisors (the "Board") of the Parrish Plantation Community Development District (the "District") will hold a special meeting on Thursday, January 4, 2024, at 9:30 a.m. at 12594 Oak Hill Way, Parrish Plantation FL, 34219

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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 the appeal is to be based.

A copy of the agenda for any of the meetings may be obtained by contacting District Management Services, LLC at (813) 873-7300; Fax: (813) 873-7070.

Angie Grunwald

District Manager

December 22, 2023 23-01974M

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



Clearview

LAND DESIGN, P.L.

Clearview Land Design
 3010 W. Azeele Street, Suite 150
 Tampa, Florida 33609
 813-223-3919

Crosswind Ranch – Windover Farms Phase 1A

Parrish Plantation CDD
 Angie Grunwald

Invoice number 24-10069
 Date 01/12/2024

Project **CW CROSSWIND RANCH**

Terms: Net 30

| Description | Contract Amount | Percent Complete | Total Billed | Remaining | Remaining Percent | Prior Billed | Current Billed |
|---|-----------------|------------------|--------------|-----------|-------------------|--------------|----------------|
| Wetland Buffer Management Plan & Agency Approval | | | | | | | |
| CDD-CW-001 Wetland Delineation & SWFWMD Approval | 8,900.00 | 50.00 | 4,450.00 | 4,450.00 | 50.00 | 3,560.00 | 890.00 |
| Total | 8,900.00 | 50.00 | 4,450.00 | 4,450.00 | 50.00 | 3,560.00 | 890.00 |

Invoice total **890.00**

Aging Summary

| Invoice Number | Invoice Date | Outstanding | Current | Over 30 | Over 60 | Over 90 | Over 120 |
|----------------|--------------|-------------|---------|---------|---------|---------|----------|
| 24-10069 | 01/12/2024 | 890.00 | 890.00 | | | | |
| | Total | 890.00 | 890.00 | 0.00 | 0.00 | 0.00 | 0.00 |



Clearview Land Design
 3010 W. Azeele Street, Suite 150
 Tampa, Florida 33609
 813-223-3919

Crosswind CDD Engineer

Parrish Plantation CDD
 Angie Grunwald

Invoice number 24-10070
 Date 01/12/2024

Project **CW CROSSWIND RANCH**

Terms: Net 30

Crosswind CDD Engineer
CDD-CW-002 Wetland Delineation & SWFWMD Approval
 Labor

| | Date | Hours | Rate | Billed Amount |
|--|------------|-------|---------------|---------------|
| Project Time | | | | |
| Chris M. Fisher | | | | |
| | 12/19/2023 | 2.00 | 225.00 | 450.00 |
| <i>Research on Ditch restoration costs</i> | | | | |
| Crosswind CDD Engineer subtotal | | | | 450.00 |
| | | | Invoice total | 450.00 |

Aging Summary

| Invoice Number | Invoice Date | Outstanding | Current | Over 30 | Over 60 | Over 90 | Over 120 |
|----------------|--------------|-------------|---------|---------|---------|---------|----------|
| 24-10070 | 01/12/2024 | 450.00 | 450.00 | | | | |
| | Total | 450.00 | 450.00 | 0.00 | 0.00 | 0.00 | 0.00 |



11749 Crestridge Loop
Trinity, FL 34655



Invoice

| Date | Invoice # |
|-----------|-----------|
| 1/18/2024 | 3243 |

| Bill To |
|---|
| Inframark Parrish Plantation CDD Attn: Angie Grunwald 2005 Pan Am Circle #300 Tampa, FL 33607 |

| P.O. No. | Terms |
|----------|-------|
| | |

| Item | Description | Qty | Rate | Amount |
|----------------------|---|-----|--------|----------|
| Printing & Reprod... | "Slow Children Playing" sign (18" x 24") vertical reflective DOT sign; Includes (1) 10-ft 3" black round fluted post, (1) acorn finial top, (1) Americana short base. Hexbolt hardware. Install using cement. | 3 | 575.00 | 1,725.00 |
| Printing & Reprod... | 10% Volume Discount | 3 | -57.50 | -172.50 |

| | |
|-------------------------|------------|
| Subtotal | \$1,552.50 |
| Sales Tax (7.0%) | \$0.00 |
| Total | \$1,552.50 |
| Payments/Credits | \$0.00 |
| Balance Due | \$1,552.50 |

| Phone # | Fax # | E-mail |
|----------------|-------|---------------------------------|
| (727) 480-6514 | | fieldsconsultinggroup@yahoo.com |

PARRISH PLANTATION
Community Development District
Check Request

Date: 1-5-23

Date Needed By: 1-5-24

Amount: \$6,750

Payable To: HBWB Development Services, LLC.

Address: 4065 Crescent Park Drive

City, State, Zip: Riverview, FL, 33578

Coding: 546300, 002, 53908, 500 (Landscape Maintenance, Crosswind Ranch)

Requested By: Angie Grunwald

Authorized by: Allison Martin, Parrish Plantation BOS

Additional Directions: Please mail check to address above

Notes:

HBWB paid 3 invoices to Sunrise that should have been paid by the CDD.

Invoice #11539 for \$2,250

Invoice #11625 for \$2,250

Invoice # 11669 for \$2,250

CROSSWIND RANCH (CONC) PH 1A



5521 Baptist Church Road
Tampa, FL 33610

Invoice 11539

| PO# | Date |
|------------|------------|
| | 06/06/2023 |
| Sales Rep | Terms |
| Tom Bryant | Net 30 |

| Bill To |
|--|
| HBWB Development Services, LLC. 4065 Crescent Park Drive Riverview, FL 33578 |

| Property Address |
|---|
| HBWB Development, LLC - Crosswind Ranch 13726 Heartwood Way Parrish, FL 34219 |

39.98 1705 \$2250.00

| Item | Qty / UOM | Rate | Ext. Price | Amount |
|------|-----------|------|------------|--------|
|------|-----------|------|------------|--------|

#6240 - Mowing of Phase 1A (Ponds)

Mowing and blowing of pond areas.

Maintenance - 06/03/2023

\$2,250.00

39.98 1705 \$2250.00

MS
6/29/23

| | |
|------------------|------------|
| Total | \$2,250.00 |
| Credits/Payments | (\$0.00) |
| Balance Due | \$2,250.00 |

CMT
170

Phone 813-985-9381
www.sunriselandscape.com

6/26/23

CROSSWIND RANCH (CONE) PH1A



5521 Baptist Church Road
Tampa, FL 33610

Invoice 11625

| PO# | Date |
|------------|------------|
| | 06/13/2023 |
| Sales Rep | Terms |
| Tom Bryant | Net 30 |

| Bill To |
|--|
| HBWB Development Services, LLC. 4065 Crescent Park Drive Riverview, FL 33578 |

| Property Address |
|---|
| HBWB Development, LLC - Crosswind Ranch 13726 Heartwood Way Parrish, FL 34219 |

39.98 1705 \$2250.00

| Item | Qty / UOM | Rate | Ext. Price | Amount |
|------|-----------|------|------------|--------|
|------|-----------|------|------------|--------|

#6308 - Mowing of Phase 1A (Ponds)

Mowing and blowing of pond areas.

Maintenance - 06/10/2023

\$2,250.00

39.98 1705 \$2250.00

MS 6/22/23

| | |
|------------------|--------------|
| Total | \$2,250.00 |
| Credits/Payments | (\$0.00) CWR |
| Balance Due | \$2,250.00 |

Phone 813-985-9381
www.sunriselandscape.com

bc 6/20/2023

CROSSWIND RANCH (ONE) PH 1A



5521 Baptist Church Road
Tampa, FL 33610

Invoice 11669

| PO# | Date |
|------------|------------|
| | 06/19/2023 |
| Sales Rep | Terms |
| Tom Bryant | Net 30 |

Bill To

HBWB Development Services, LLC.
4065 Crescent Park Drive
Riverview, FL 33578

Property Address

HBWB Development, LLC - Crosswind Ranch
13726 Heartwood Way
Parrish, FL 34219

39.98 1705 \$2250.00

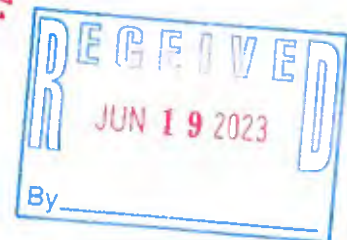
| Item | Qty / UOM | Rate | Ext. Price | Amount |
|------------------------------------|-----------|------|------------|--------|
| #6346 - Mowing of Phase 1A (Ponds) | | | | |

Mowing and blowing of pond areas.

Maintenance - 06/15/2023

\$2,250.00

39.98 1705 \$2250.00



MS
6/29/23

| | |
|------------------|------------|
| Total | \$2,250.00 |
| Credits/Payments | (\$0.00) |
| Balance Due | \$2,250.00 |

Phone 813-985-9381
www.sunriselandscape.com

MS 6/29/23

HM 17

CHECK REQUEST FORM
Parrish Plantation

| | |
|----------------------|--|
| Date: | 1/30/2024 |
| Invoice#: | 01292024-01 |
| Vendor#: | V00115 |
| Vendor Name: | Parrish Plantation |
| Pay From: | Truist Acccount #6064 |
| Description: | Series 2021 - FY 24 Tax Dist. ID 12/01-12/31 |
| Code to: | 200.103200.1000 |
| Amount: | \$47,380.16 |
| Requested By: | <div>1/30/2024</div> <div><u>Teresa Farlow</u></div> |

PARRISH PLANTATION CDD
DISTRICT CHECK REQUEST

Today's Date 1/29/2024

Payable To Parrish Plantation CDD

Check Amount \$47,380.16

Check Description Series 2021 - FY 24 Tax Dist. ID 12/1-12/31

Check Amount ~~\$28,151.47~~

Check Description ~~Series 2022 - FY 24 Tax Dist. ID 12/1-12/31~~

Special Instructions Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric _____
Authorization

| | |
|-------------|------------------|
| DM | |
| Fund | <u>001</u> |
| Object Code | <u>0000</u> |
| Chk # | _____ Date _____ |

1/26/24 2:38 PM

Page 1

Manatee County Tax Collector
RECEIPT OF DEPOSIT OF COUNTY FUNDS

PARRISH PLANTATION

For taxes collected from 12/01/2023 through 12/31/2023

The following funds were deposited to your account on: 01/29/2024

Current Real Estate and Personal Property

| Fund Description | Fund | Payments Collected | Commission | Net Deposit |
|------------------------|------|--------------------|------------|-------------|
| PARRISH PLANTATION CDD | LR53 | 137,033.80 | 4,111.01 | 132,922.79 |

| | | | |
|---|------------|----------|------------|
| Current Real Estate and Personal Property Totals: | 137,033.80 | 4,111.01 | 132,922.79 |
|---|------------|----------|------------|

Totals for PARRISH PLANTATION

| Fund | Collected Total | Commission Total | Net Deposit |
|-----------------------------|-----------------|------------------|-------------|
| LR53 PARRISH PLANTATION CDD | 137,033.80 | 4,111.01 | 132,922.79 |

TOTAL Acknowledged by this Receipt: 132,922.79

CHECK REQUEST FORM
Parrish Plantation

| | |
|----------------------|--|
| Date: | 1/30/2024 |
| Invoice#: | 01292024-02 |
| Vendor#: | V00115 |
| Vendor Name: | Parrish Plantation |
| Pay From: | Truist Account #6064 |
| Description: | Series 2022 - FY 24 Tax Dist ID 12/01-12/31 |
| Code to: | 200.103200.1000 |
| Amount: | \$20,151.47 |
| Requested By: | <div>1/30/2024</div> <div><u>Teresa Farlow</u></div> |

PARRISH PLANTATION CDD

DISTRICT CHECK REQUEST

| | |
|---------------------------------|---|
| Today's Date | <u>1/29/2024</u> |
| Payable To | <u>Parrish Plantation CDD</u> |
| Check Amount | <u>\$47,380.16</u> |
| Check Description | <u>Series 2021 - FY 24 Tax Dist. ID 12/1-12/31</u> |
| Check Amount | <u>\$20,151.47</u> |
| Check Description | <u>Series 2022 - FY 24 Tax Dist. ID 12/1-12/31</u> |
| Special Instructions | <u>Do not mail. Please give to Eric Davidson</u> |

(Please attach all supporting documentation: invoices, receipts, etc.) Eric

Authorization

| | | | |
|-------------|------------|------|--|
| DM | | | |
| Fund | <u>001</u> | | |
| Object Code | | | |
| Chk # | | Date | |

1/26/24 2:36 PM

Page 1

Manatee County Tax Collector
RECEIPT OF DEPOSIT OF COUNTY FUNDS

PARRISH PLANTATION

For taxes collected from 12/01/2023 through 12/31/2023

The following funds were deposited to your account on: 01/29/2024

Current Real Estate and Personal Property

| Fund Description | Fund | Payments Collected | Commission | Net Deposit |
|---|------|--------------------|------------|-------------|
| PARRISH PLANTATION CDD | LR53 | 137,033.80 | 4,111.01 | 132,922.79 |
| Current Real Estate and Personal Property Totals: | | 137,033.80 | 4,111.01 | 132,922.79 |

Totals for PARRISH PLANTATION

| Fund | Collected Total | Commission Total | Net Deposit |
|-----------------------------|-----------------|------------------|-------------|
| LR53 PARRISH PLANTATION CDD | 137,033.80 | 4,111.01 | 132,922.79 |

TOTAL Acknowledged by this Receipt: 132,922.79

THIS INFORMATION IS BELIEVED CORRECT BUT IS SUBJECT TO CHANGE AND NOT WARRANTED

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
FISCAL YEAR 2024, TAX YEAR 2023

W:\DMS\Client Files\Parrish Plantation CDD 52\Financial Services\Accounting\Debt Service\FY 2024 DS SCHEDULE

Sprinkler Solutions of Fla.
#SCC131152616

3422 Silver Meadow way
 Plant City, FL 33566 US
 (813) 967-5863
 jeff@ssofla.com



INVOICE

BILL TO
 Allison Martin
 Parrish Plantation CDD
 2005 Pan Am Circle
 Tampa, FL 33607

| | | | |
|------------------|-------------|----------------|-----------------|
| INVOICE # | DATE | TERMS | DUE DATE |
| 1179 | 01/09/2024 | Due on receipt | 01/09/2024 |

JOB SITE
 Crosswind Point Phase 1 Trees

| DATE | DESCRIPTION | RATE | QTY | AMOUNT |
|---|--|-------------|-----|-----------------|
| | Tree Inspection - wet checks (2x per month) Billed Monthly Month of October 2023 | 1,050.00 | 1 | 1,050.00 |
| | Copies of each inspection available upon request | | | |
| | Invoice is adjusted by 525 due to 1 of the 2x per month inspections being completed during the monthly property inspection. | | | |
| <hr/> | | | | |
| 2x per month wet check and daily monitoring of the trees and reported to Ron Litts. Adjustments to GPD (Gallons Per Day) as requested by Ron. Copies of inspection available upon request | | SUBTOTAL | | 1,050.00 |
| | | DISCOUNT | | -525.00 |
| | | TOTAL | | 525.00 |
| <hr/> | | | | |
| | | BALANCE DUE | | \$525.00 |

Sprinkler Solutions of Fla.
#SCC131152616

3422 Silver Meadow way
 Plant City, FL 33566 US
 (813) 967-5863
 jeff@ssofla.com



INVOICE

BILL TO
 Allison Martin
 Parrish Plantation CDD
 2005 Pan Am Circle
 Tampa, FL 33607

| | | | |
|---------------------------------|---------------------------|--|-------------------------------|
| INVOICE # 1184 | DATE 01/16/2024 | TERMS Due on receipt | DUE DATE 01/16/2024 |
| JOB # SYNCROTEAM 1634 | | JOB SITE Crosswind Point Ph2 | |

| DATE | DESCRIPTION | RATE | QTY | AMOUNT |
|------------|----------------------------|--------|-----|--------|
| 01/16/2024 | Tech Labor | 125.00 | 1 | 125.00 |
| 01/16/2024 | Helper | 45.00 | 2 | 90.00 |
| 01/16/2024 | Service call / Trip charge | 125.00 | 1 | 125.00 |
| 01/16/2024 | 1 1/4" Slip Fix | 21.12 | 1 | 21.12 |
| 01/16/2024 | 1.25" PVC Fittings | 3.50 | 1 | 3.50 |

While performing inspection, tech noted the ground was very saturated. Excavated the area and found a break on the lateral zone line. This was caused by parking on top of the grass and sidewalk by construction vehicles. Please see attached job sheet 1634.

BALANCE DUE **\$364.62**

Sprinkler Solutions of Fla.
#SCC131152616

3422 Silver Meadow way
 Plant City, FL 33566 US
 (813) 967-5863
 jeff@ssofla.com



INVOICE

BILL TO
 Allison Martin
 Parrish Plantation CDD
 2005 Pan Am Circle
 Tampa, FL 33607

| | | | |
|---|---------------------------------|--|-------------------------------|
| INVOICE # 1189 | DATE 01/27/2024 | TERMS Due on receipt | DUE DATE 01/27/2024 |
| PO # Crosswind Point entrance | JOB # SYNCROTEAM 1633 | JOB SITE 3" PVC Mainline break | |

| DATE | DESCRIPTION | RATE | QTY | AMOUNT |
|------------|--|--------|------|--------|
| 01/16/2024 | Service call / Trip charge (was on site for inspection) | 125.00 | 0 | 0.00 |
| | Coupling 3" PVC | 12.00 | 1 | 12.00 |
| | 2 1/2" x 3" Bushing Sch 40 | 8.00 | 1 | 8.00 |
| | 2 1/2" Coupling Sch 40 | 6.00 | 1 | 6.00 |
| | 3" sch 40 Pipe | 3.75 | 6 | 22.50 |
| | 2 1/2" 40 pipe SCH 40 | 34.40 | 3 | 103.20 |
| | To prevent the hydraulic effect on large diameter pipe fittings. | 14.00 | 3 | 42.00 |
| | Tech Labor (Javier) | 125.00 | 3.50 | 437.50 |
| | Helper (Jaycob) | 45.00 | 3.50 | 157.50 |
| | Helper (Jesus) | 0.00 | 3.50 | 0.00 |

When on site, our crew noticed water pouring over the sidewalk and on to the road way. We shut down the system and excavated the area. We found there to be a broken main line that cracked at the 90. Our crew repair the 90 and covered the area.

BALANCE DUE **\$788.70**

Danielle Fence Mfg. Co., Inc.

4855 State Road 60 W
Mulberry, FL 33860

Phone: 863-3182
Fax: 863-425-5676

Invoice

Invoice: **00075784**
Sales Order No: 089297
Purchase Order No:
Date: 01/11/24

Sold To

PARRISH PLANTATION CDD
SUITE 300
2005 PAN AM CIRCLE
Tampa FL 33607
9417736413

Ship To

PARRISH PLANTATION CDD
Homestead Way
Parrish FL 34219

| Due Date | Ship Via | FOB | REP | Invoice Terms |
|----------|----------|-----|-------------|---------------|
| 01/11/24 | NELLIE | | PAUL MILLER | COD |

| Qty | Description | Unit price | Gross amount |
|-----|---|------------|--------------|
| 1 | 25-PVCINSTALL PVC FENCE INSTALLED REINSTALL ANY MATERIAL NOT DAMAGED FOR 15 TO 17 SECTIONS REPLACE UP TO 26 DAMAGED 7/8" X 7" X 60" ALMOND PICKETS REPLACE 2 - 1 1/2" X 5 1/2" X 95" ALMOND TOP RAILS | 2501.00 | 2501.00 |

NOTES

| | |
|------------------------|---------|
| Subtotal: | 2501.00 |
| Total discount: | 0.00 |
| Total freight: | 0.00 |
| Sales Tax: | 0.00 |
| TOTAL: | 2501.00 |

Approved By: _____ Date: _____

Sprinkler Solutions of Fla.
#SCC131152616

3422 Silver Meadow way
 Plant City, FL 33566 US
 (813) 967-5863
 jeff@ssofla.com



INVOICE

BILL TO
 Allison Martin
 Parrish Plantation CDD
 2005 Pan Am Circle
 Tampa, FL 33607

| | | | |
|--|---------------------------|--------------------------------|-------------------------------|
| INVOICE # 1117 | DATE 10/08/2023 | TERMS Due on receipt | DUE DATE 10/08/2023 |
| JOB SITE Ranch 1A Front sign | | | |

| DATE | DESCRIPTION | RATE | QTY | AMOUNT |
|------------|---|--------|-----|--------|
| 09/30/2023 | Reconfigure drip zone in front of and behind entrance signage when the landscape was reworked | 0.00 | 0 | 0.00 |
| | Trip charge | 125.00 | 1 | 125.00 |
| | Tech Labor (1 man and Helper) | 150.00 | 5 | 750.00 |
| | Includes all pipe and, fittings for this line item LF | 0.95 | 550 | 522.50 |
| | Move bubbler when magnolia trees were moved | 75.00 | 2 | 150.00 |

| | | |
|---|--------------------|-------------------|
| Includes all parts and labor this had to be done on a Saturday due to Sunrise completing the redo of the sign area late Friday afternoon, and water was needed before Monday. | BALANCE DUE | \$1,547.50 |
|---|--------------------|-------------------|

Sprinkler Solutions of Fla.
#SCC131152616

3422 Silver Meadow way
 Plant City, FL 33566 US
 (813) 967-5863
 jeff@ssofla.com



INVOICE

BILL TO
 Allison Martin
 Parrish Plantation CDD
 2005 Pan Am Circle
 Tampa, FL 33607

| | | | |
|------------------|-------------|----------------|-----------------|
| INVOICE # | DATE | TERMS | DUE DATE |
| 1118 | 10/08/2023 | Due on receipt | 10/08/2023 |

JOB SITE
 Mail kiosk Ranch 1A

| DATE | DESCRIPTION | RATE | QTY | AMOUNT |
|------------|---|----------|-----|----------|
| 09/29/2023 | Properly configure the area that includes the building and the parking area. Sod had to be removed to install the irrigation and reinstalled. this includes hours of labor for 3 men Re configure irrigation for mail kiosk | 1,650.00 | 1 | 1,650.00 |

BALANCE DUE **\$1,650.00**

Parrish Plantation Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2024

(In Whole Numbers)

| ACCOUNT DESCRIPTION | GENERAL FUND CROSSWIND POINT | GENERAL FUND CROSSWIND RANCH | SERIES 2021 DEBT SERVICE FUND | SERIES 2022 DEBT SERVICE FUND | SERIES 2021 CAPITAL PROJECTS FUND | SERIES 2022 CAPITAL PROJECTS FUND | GENERAL FIXED ASSETS FUND | GENERAL LONG-TERM DEBT FUND | TOTAL |
|------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|--|--|---------------------------------|-----------------------------------|----------------------|
| ASSETS | | | | | | | | | |
| Cash - Operating Account | \$ 650,500 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 650,500 |
| Cash in Transit | - | - | 47,380 | 32,543 | - | - | - | - | 79,923 |
| Accounts Receivable - Other | 3,378 | - | - | - | - | - | - | - | 3,378 |
| Due From Other Funds | 324,809 | 57,150 | - | - | - | - | - | - | 381,959 |
| Investments: | | | | | | | | | |
| Acquisition & Construction Account | - | - | - | - | 17,132 | 12,804 | - | - | 29,936 |
| Cost of Issuance Fund | - | - | - | 8,540 | - | - | - | - | 8,540 |
| Prepayment Account | - | - | - | 544,328 | - | - | - | - | 544,328 |
| Reserve Fund | - | - | 478,794 | 283,238 | - | - | - | - | 762,032 |
| Revenue Fund | - | - | 238,900 | 223,476 | - | - | - | - | 462,376 |
| Utility Deposits | 984 | - | - | - | - | - | - | - | 984 |
| Fixed Assets | | | | | | | | | |
| Construction Work In Process | - | - | - | - | - | - | 7,303,049 | - | 7,303,049 |
| Amount To Be Provided | - | - | - | - | - | - | - | 8,540,000 | 8,540,000 |
| TOTAL ASSETS | \$ 979,671 | \$ 57,150 | \$ 765,074 | \$ 1,092,125 | \$ 17,132 | \$ 12,804 | \$ 7,303,049 | \$ 8,540,000 | \$ 18,767,005 |
| LIABILITIES | | | | | | | | | |
| Accounts Payable | \$ 80,315 | \$ 4,698 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 85,013 |
| Bonds Payable | - | - | - | - | - | - | - | 8,540,000 | 8,540,000 |
| Due To Other Funds | - | - | 71,265 | 281,268 | 16,824 | 12,602 | - | - | 381,959 |
| TOTAL LIABILITIES | 80,315 | 4,698 | 71,265 | 281,268 | 16,824 | 12,602 | - | 8,540,000 | 9,006,972 |

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2024

(In Whole Numbers)

| ACCOUNT DESCRIPTION | GENERAL FUND CROSSWIND POINT | GENERAL FUND CROSSWIND RANCH | SERIES 2021 DEBT SERVICE FUND | SERIES 2022 DEBT SERVICE FUND | SERIES 2021 CAPITAL PROJECTS FUND | SERIES 2022 CAPITAL PROJECTS FUND | GENERAL FIXED ASSETS FUND | GENERAL LONG-TERM DEBT FUND | TOTAL |
|--|---------------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|--|--|---------------------------------|-----------------------------------|----------------------|
| <u>FUND BALANCES</u> | | | | | | | | | |
| Restricted for: | | | | | | | | | |
| Debt Service | - | - | 693,809 | 810,857 | - | - | - | - | 1,504,666 |
| Capital Projects | - | - | - | - | 308 | 202 | - | - | 510 |
| Unassigned: | 899,356 | 52,452 | - | - | - | - | 7,303,049 | - | 8,254,857 |
| TOTAL FUND BALANCES | 899,356 | 52,452 | 693,809 | 810,857 | 308 | 202 | 7,303,049 | - | 9,760,033 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 979,671 | \$ 57,150 | \$ 765,074 | \$ 1,092,125 | \$ 17,132 | \$ 12,804 | \$ 7,303,049 | \$ 8,540,000 | \$ 18,767,005 |

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2024

General Fund Crosswind Point (001)

(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|---|-----------------------------|------------------------|-----------------------------|--|
| <u>REVENUES</u> | | | | |
| Special Assmnts- Tax Collector | \$ 484,169 | \$ 276,044 | \$ (208,125) | 57.01% |
| Special Assmnts- CDD Collected | 5,027 | 63,600 | 58,573 | 1265.17% |
| TOTAL REVENUES | 489,196 | 339,644 | (149,552) | 69.43% |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| ProfServ-Trustee Fees | 4,000 | 3,150 | 850 | 78.75% |
| Assessment Roll | 3,663 | - | 3,663 | 0.00% |
| Disclosure Report | 3,500 | 74 | 3,426 | 2.11% |
| District Counsel | 8,792 | 6,442 | 2,350 | 73.27% |
| District Engineer | 4,762 | - | 4,762 | 0.00% |
| District Manager | 26,376 | 9,906 | 16,470 | 37.56% |
| Accounting Services | 12,822 | 4,685 | 8,137 | 36.54% |
| Auditing Services | 3,151 | - | 3,151 | 0.00% |
| Website Compliance | 1,319 | 1,050 | 269 | 79.61% |
| Postage, Phone, Faxes, Copies | 110 | 33 | 77 | 30.00% |
| Public Officials Insurance | 8,792 | 1,814 | 6,978 | 20.63% |
| Legal Advertising | 1,099 | 37 | 1,062 | 3.37% |
| Special Events | 2,500 | - | 2,500 | 0.00% |
| Bank Fees | 147 | - | 147 | 0.00% |
| Financial & Revenue Collections | 2,564 | 723 | 1,841 | 28.20% |
| Misc. Administrative Fees | 183 | - | 183 | 0.00% |
| Website Administration | 1,099 | 402 | 697 | 36.58% |
| Office Supplies | 74 | - | 74 | 0.00% |
| Dues, Licenses, Subscriptions | 128 | 130 | (2) | 101.56% |
| Total Administration | 85,081 | 28,446 | 56,635 | 33.43% |
| <u>Electric Utility Services</u> | | | | |
| Electricity - Streetlights | 72,932 | 12,890 | 60,042 | 17.67% |
| Utility - Electric | 12,000 | 6,441 | 5,559 | 53.68% |
| Total Electric Utility Services | 84,932 | 19,331 | 65,601 | 22.76% |

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2024

General Fund Crosswind Point (001)

(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|--------------------------------------|--------------------------------|-------------------------------------|---|
| <u>Utility Services</u> | | | | |
| Garbage - Recreational Facility | 2,800 | - | 2,800 | 0.00% |
| Total Utility Services | <u>2,800</u> | <u>-</u> | <u>2,800</u> | <u>0.00%</u> |
| <u>Water Utility Services</u> | | | | |
| Utility - Water | 4,500 | 2,199 | 2,301 | 48.87% |
| Total Water Utility Services | <u>4,500</u> | <u>2,199</u> | <u>2,301</u> | <u>48.87%</u> |
| <u>Stormwater Control</u> | | | | |
| Aquatic Maintenance | 17,500 | 6,325 | 11,175 | 36.14% |
| Total Stormwater Control | <u>17,500</u> | <u>6,325</u> | <u>11,175</u> | <u>36.14%</u> |
| <u>Other Physical Environment</u> | | | | |
| Contracts-Tree Health | 32,400 | 10,800 | 21,600 | 33.33% |
| Insurance - General Liability | 5,000 | 2,216 | 2,784 | 44.32% |
| Insurance -Property & Casualty | 25,000 | 10,378 | 14,622 | 41.51% |
| R&M-Other Landscape | 10,000 | 1,553 | 8,447 | 15.53% |
| Landscape Maintenance | 112,283 | 45,825 | 66,458 | 40.81% |
| Entry/Gate/Walls Maintenance | 5,000 | 6,565 | (1,565) | 131.30% |
| Plant Replacement Program | 20,000 | - | 20,000 | 0.00% |
| Irrigation Maintenance | 20,000 | 5,746 | 14,254 | 28.73% |
| Fertilizers-Trees | 4,200 | - | 4,200 | 0.00% |
| Total Other Physical Environment | <u>233,883</u> | <u>83,083</u> | <u>150,800</u> | <u>35.52%</u> |
| <u>Contingency</u> | | | | |
| Misc-Contingency | 1,000 | - | 1,000 | 0.00% |
| Total Contingency | <u>1,000</u> | <u>-</u> | <u>1,000</u> | <u>0.00%</u> |
| <u>Road and Street Facilities</u> | | | | |
| R&M-Road Drainage | 1,500 | - | 1,500 | 0.00% |
| Total Road and Street Facilities | <u>1,500</u> | <u>-</u> | <u>1,500</u> | <u>0.00%</u> |

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2024

General Fund Crosswind Point (001)

(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <u>Parks and Recreation</u> | | | | |
| Clubhouse - Facility Janitorial Service | 10,000 | 2,644 | 7,356 | 26.44% |
| Program & Event Management | 1,000 | - | 1,000 | 0.00% |
| Contracts-Pools | 15,000 | 3,178 | 11,822 | 21.19% |
| Telephone/Fax/Internet Services | 1,000 | 952 | 48 | 95.20% |
| R&M-Facility | 10,000 | - | 10,000 | 0.00% |
| R&M-Pools | 5,000 | 106 | 4,894 | 2.12% |
| Facility A/C & Heating Maintenance & Repair | 2,000 | - | 2,000 | 0.00% |
| Recreation / Park Facility Maintenance | 1,000 | 6,390 | (5,390) | 639.00% |
| Access Control Maintenance & Repair | 5,000 | 2,790 | 2,210 | 55.80% |
| Holiday Decoration | 5,000 | 4,700 | 300 | 94.00% |
| Clubhouse - Facility Janitorial Supplies | 1,000 | - | 1,000 | 0.00% |
| Dog Waste Station Service & Supplies | 1,500 | 1,722 | (222) | 114.80% |
| Pool Permits | 500 | - | 500 | 0.00% |
| Total Parks and Recreation | 58,000 | 22,482 | 35,518 | 38.76% |
| TOTAL EXPENDITURES | 489,196 | 161,866 | 327,330 | 33.09% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 177,778 | 177,778 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | | 721,578 | | |
| FUND BALANCE, ENDING | | \$ 899,356 | | |

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2024

General Fund Crosswind Ranch (002)

(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|---|--------------------------------------|--------------------------------|-------------------------------------|---|
| <u>REVENUES</u> | | | | |
| Special Assmnts- Tax Collector | \$ 176,632 | \$ 100,705 | \$ (75,927) | 57.01% |
| Special Assmnts- CDD Collected | 1,862 | - | (1,862) | 0.00% |
| TOTAL REVENUES | 178,494 | 100,705 | (77,789) | 56.42% |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| ProfServ-Trustee Fees | 4,000 | 1,107 | 2,893 | 27.68% |
| Assessment Roll | 1,337 | - | 1,337 | 0.00% |
| Disclosure Report | 3,500 | 1,326 | 2,174 | 37.89% |
| District Counsel | 3,208 | 2,263 | 945 | 70.54% |
| District Engineer | 1,738 | 11,012 | (9,274) | 633.60% |
| District Manager | 9,624 | 2,428 | 7,196 | 25.23% |
| Accounting Services | 4,678 | 1,148 | 3,530 | 24.54% |
| Auditing Services | 1,150 | - | 1,150 | 0.00% |
| Website Compliance | 481 | 450 | 31 | 93.56% |
| Postage, Phone, Faxes, Copies | 40 | 12 | 28 | 30.00% |
| Public Officials Insurance | 3,208 | 778 | 2,430 | 24.25% |
| Legal Advertising | 401 | 14 | 387 | 3.49% |
| Special Events | 2,500 | 1,300 | 1,200 | 52.00% |
| Bank Fees | 53 | - | 53 | 0.00% |
| Financial & Revenue Collections | 936 | 152 | 784 | 16.24% |
| Misc. Administrative Fees | 67 | - | 67 | 0.00% |
| Website Administration | 401 | 98 | 303 | 24.44% |
| Office Supplies | 25 | - | 25 | 0.00% |
| Dues, Licenses, Subscriptions | 47 | 46 | 1 | 97.87% |
| Total Administration | 37,394 | 22,134 | 15,260 | 59.19% |
| <u>Electric Utility Services</u> | | | | |
| Electricity - Streetlights | 4,000 | 7,578 | (3,578) | 189.45% |
| Total Electric Utility Services | 4,000 | 7,578 | (3,578) | 189.45% |
| <u>Water Utility Services</u> | | | | |
| Utility - Water | 550 | - | 550 | 0.00% |
| Total Water Utility Services | 550 | - | 550 | 0.00% |
| <u>Stormwater Control</u> | | | | |
| Aquatic Maintenance | 9,000 | 2,339 | 6,661 | 25.99% |
| Total Stormwater Control | 9,000 | 2,339 | 6,661 | 25.99% |

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2024

General Fund Crosswind Ranch (002)

(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|--------------------------------------|--------------------------------|-------------------------------------|---|
| <u>Other Physical Environment</u> | | | | |
| Insurance - General Liability | 1,825 | 950 | 875 | 52.05% |
| Insurance -Property & Casualty | 4,770 | 4,448 | 322 | 93.25% |
| Landscape Maintenance | 105,955 | 49,239 | 56,716 | 46.47% |
| Irrigation Maintenance | 15,000 | 4,561 | 10,439 | 30.41% |
| Total Other Physical Environment | 127,550 | 59,198 | 68,352 | 46.41% |
| TOTAL EXPENDITURES | 178,494 | 91,249 | 87,245 | 51.12% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 9,456 | 9,456 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | | 42,996 | | |
| FUND BALANCE, ENDING | | \$ 52,452 | | |

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2024

Series 2021 Debt Service Fund (200)

(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|--------------------------------------|--------------------------------|-------------------------------------|---|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ 9,143 | \$ 9,143 | 0.00% |
| Special Assmnts- Tax Collector | 478,793 | 272,979 | (205,814) | 57.01% |
| Special Assmnts- CDD Collected | 1,188 | 101,646 | 100,458 | 8556.06% |
| TOTAL REVENUES | 479,981 | 383,768 | (96,213) | 79.95% |
| <u>EXPENDITURES</u> | | | | |
| <u>Debt Service</u> | | | | |
| Principal Debt Retirement | 175,000 | - | 175,000 | 0.00% |
| Interest Expense | 304,981 | 152,491 | 152,490 | 50.00% |
| Total Debt Service | 479,981 | 152,491 | 327,490 | 31.77% |
| TOTAL EXPENDITURES | 479,981 | 152,491 | 327,490 | 31.77% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 231,277 | 231,277 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | | 462,532 | | |
| FUND BALANCE, ENDING | | \$ 693,809 | | |

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2024

Series 2022 Debt Service Fund (201)

(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|--------------------------------------|--------------------------------|-------------------------------------|---|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ 19,622 | \$ 19,622 | 0.00% |
| Special Assmnts- Tax Collector | 203,638 | 116,102 | (87,536) | 57.01% |
| Special Assmnts- CDD Collected | 169,163 | 383,237 | 214,074 | 226.55% |
| TOTAL REVENUES | 372,801 | 518,961 | 146,160 | 139.21% |
| <u>EXPENDITURES</u> | | | | |
| <u>Debt Service</u> | | | | |
| Principal Debt Retirement | 85,000 | - | 85,000 | 0.00% |
| Principal Prepayments | - | 795,000 | (795,000) | 0.00% |
| Interest Expense | 287,800 | 130,247 | 157,553 | 45.26% |
| Total Debt Service | 372,800 | 925,247 | (552,447) | 248.19% |
| TOTAL EXPENDITURES | 372,800 | 925,247 | (552,447) | 248.19% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | 1 | (406,286) | (406,287) | -40628600.00% |
| <u>OTHER FINANCING SOURCES (USES)</u> | | | | |
| Contribution to (Use of) Fund Balance | 1 | - | (1) | 0.00% |
| TOTAL FINANCING SOURCES (USES) | 1 | - | (1) | 0.00% |
| Net change in fund balance | \$ 1 | \$ (406,286) | \$ (406,289) | -40628600.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | | 1,217,143 | | |
| FUND BALANCE, ENDING | | \$ 810,857 | | |

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2024

Series 2021 Capital Projects Fund (300)

(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|--------------------------------------|--------------------------------|-------------------------------------|---|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ 207 | \$ 207 | 0.00% |
| TOTAL REVENUES | - | 207 | 207 | 0.00% |
| <u>EXPENDITURES</u> | | | | |
| TOTAL EXPENDITURES | - | - | - | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 207 | 207 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | | 101 | | |
| FUND BALANCE, ENDING | | \$ 308 | | |

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2024

Series 2022 Capital Projects Fund (301)

(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|--------------------------------------|--------------------------------|-------------------------------------|---|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ 158 | \$ 158 | 0.00% |
| TOTAL REVENUES | - | 158 | 158 | 0.00% |
| <u>EXPENDITURES</u> | | | | |
| TOTAL EXPENDITURES | - | - | - | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 158 | 158 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | | 44 | | |
| FUND BALANCE, ENDING | | \$ 202 | | |

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2024

General Fixed Assets Fund (900)

(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|--------------------------------------|--------------------------------|-------------------------------------|---|
| <u>REVENUES</u> | | | | |
| TOTAL REVENUES | - | - | - | 0.00% |
| <u>EXPENDITURES</u> | | | | |
| TOTAL EXPENDITURES | - | - | - | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | - | - | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | | 7,303,049 | | |
| FUND BALANCE, ENDING | | <u>\$ 7,303,049</u> | | |

PARRISH PLANTATION CDD

Bank Reconciliation

Bank Account No. 6064 TRUIST - GF Operating
Statement No. 01-24
Statement Date 1/31/2024

| | | | |
|----------------------|------------|----------------------|------------|
| G/L Balance (LCY) | 650,499.80 | Statement Balance | 650,499.80 |
| G/L Balance | 650,499.80 | Outstanding Deposits | 0.00 |
| Positive Adjustments | 0.00 | | |
| | | Subtotal | 650,499.80 |
| Subtotal | 650,499.80 | Outstanding Checks | 0.00 |
| Negative Adjustments | 0.00 | Differences | 0.00 |
| | | | |
| Ending G/L Balance | 650,499.80 | Ending Balance | 650,499.80 |
| | | | |
| Difference | 0.00 | | |

| Posting Date | Document Type | Document No. | Description | Amount | Cleared Amount | Difference |
|---------------|---------------|--------------|-------------------------------------|------------|----------------|------------|
| Checks | | | | | | |
| 12/13/2023 | Payment | 1331 | SUNRISE LANDSCAPE | 18,186.45 | 18,186.45 | 0.00 |
| 12/21/2023 | Payment | 1333 | CYPRESS CREEK AQUATICS INC | 2,166.00 | 2,166.00 | 0.00 |
| 12/21/2023 | Payment | 1335 | GSD FLORIDA, LLC | 1,800.00 | 1,800.00 | 0.00 |
| 12/21/2023 | Payment | 1336 | INFRAMARK LLC | 5,308.33 | 5,308.33 | 0.00 |
| 12/21/2023 | Payment | 1337 | PARRISH PLANTATION CDD | 320,516.72 | 320,516.72 | 0.00 |
| 1/4/2024 | Payment | 1346 | ILLUMINATIONS HOLIDAY LIGHTING | 3,000.00 | 3,000.00 | 0.00 |
| 1/4/2024 | Payment | 1347 | INFRAMARK LLC | 6,285.04 | 6,285.04 | 0.00 |
| 1/4/2024 | Payment | 1348 | SEBEES PEST SOLUTIONS | 55.00 | 55.00 | 0.00 |
| 1/4/2024 | Payment | 1349 | SPRINKLER SOLUTIONS of FLORIDA, INC | 525.00 | 525.00 | 0.00 |
| 1/4/2024 | Payment | 1350 | STRALEY ROBIN VERICKER | 3,285.00 | 3,285.00 | 0.00 |
| 1/12/2024 | Payment | 1351 | AFFORDABLE BACKFLOW | 100.00 | 100.00 | 0.00 |
| 1/12/2024 | Payment | 1352 | BUSINESS OBSERVER | 50.31 | 50.31 | 0.00 |
| 1/12/2024 | Payment | 1353 | CYPRESS CREEK AQUATICS INC | 2,166.00 | 2,166.00 | 0.00 |
| 1/12/2024 | Payment | 1354 | GIG FIBER, LLC | 3,200.00 | 3,200.00 | 0.00 |
| 1/12/2024 | Payment | 1355 | MANATEE COUNTY UTILITIES DEPT | 727.30 | 727.30 | 0.00 |
| 1/12/2024 | Payment | 1356 | S & G POOLS LLC | 852.50 | 852.50 | 0.00 |
| 1/18/2024 | Payment | 1357 | ENVERA SYSTEMS | 681.60 | 681.60 | 0.00 |
| 1/18/2024 | Payment | 1358 | NEPTUNE MULTI SERVICES LLC | 856.00 | 856.00 | 0.00 |
| 1/18/2024 | Payment | 1359 | SPRINKLER SOLUTIONS of FLORIDA, INC | 525.00 | 525.00 | 0.00 |
| 1/18/2024 | Payment | 1360 | SUNRISE LANDSCAPE | 9,356.90 | 9,356.90 | 0.00 |
| 1/24/2024 | Payment | 1361 | CLEARVIEW LAND DESIGN, P.L. | 1,340.00 | 1,340.00 | 0.00 |
| 1/24/2024 | Payment | 1362 | DANIELLE FENCE | 2,501.00 | 2,501.00 | 0.00 |
| 1/24/2024 | Payment | 1363 | HOMES BY WEST BAY, LLC | 6,750.00 | 6,750.00 | 0.00 |
| 1/24/2024 | Payment | 1364 | SPRINKLER SOLUTIONS of FLORIDA, INC | 364.62 | 364.62 | 0.00 |
| 1/26/2024 | Payment | 1365 | FPL | 5,794.26 | 5,794.26 | 0.00 |
| 1/2/2024 | Payment | DD142 | Payment of Invoice 000909 | 237.97 | 237.97 | 0.00 |
| 1/2/2024 | Payment | DD143 | Payment of Invoice 000886 | 267.65 | 267.65 | 0.00 |
| 1/2/2024 | Payment | DD144 | Payment of Invoice 000887 | 173.68 | 173.68 | 0.00 |
| 1/2/2024 | Payment | DD145 | Payment of Invoice 000888 | 31.16 | 31.16 | 0.00 |
| 1/30/2024 | Payment | DD146 | Payment of Invoice 000903 | 2,141.17 | 2,141.17 | 0.00 |
| 1/30/2024 | Payment | DD147 | Payment of Invoice 000932 | 28.55 | 28.55 | 0.00 |
| 1/30/2024 | Payment | DD148 | Payment of Invoice 000950 | 987.33 | 987.33 | 0.00 |
| 1/30/2024 | Payment | DD149 | Payment of Invoice 000951 | 30.28 | 30.28 | 0.00 |
| 1/30/2024 | Payment | DD150 | Payment of Invoice 000952 | 825.67 | 825.67 | 0.00 |
| 1/30/2024 | Payment | DD151 | Payment of Invoice 000959 | 175.05 | 175.05 | 0.00 |

PARRISH PLANTATION CDD

Bank Reconciliation

| Posting Date | Document Type | Document No. | Description | | Amount | Cleared Amount | Difference |
|----------------|---------------|--------------|---------------------------|--------|------------|----------------|------------|
| 1/30/2024 | Payment | DD152 | Payment of Invoice 000960 | | 267.47 | 267.47 | 0.00 |
| 1/30/2024 | Payment | DD153 | Payment of Invoice 000961 | | 29.77 | 29.77 | 0.00 |
| Total Checks | | | | | 401,588.78 | 401,588.78 | 0.00 |
| Deposits | | | | | | | |
| 1/29/2024 | | JE000647 | Tax Revenue/ Debt Service | G/L Ac | 132,922.79 | 132,922.79 | 0.00 |
| 1/29/2024 | | JE000648 | Tax Revenue/ Debt Service | G/L Ac | 2,031.73 | 2,031.73 | 0.00 |
| 1/22/2024 | | JE000649 | Homes by West Bay Payment | G/L Ac | 16,000.00 | 16,000.00 | 0.00 |
| Total Deposits | | | | | 150,954.52 | 150,954.52 | 0.00 |

PARRISH PLANTATION SITE INSPECTION REPORT. 1/29/24, 10:45 AM

Crosswind Point:

Monday, January 29, 2024

Prepared For Board Of Supervisors.

40 Issues Identified

Gary Schwartz



Pioneer.

Assigned To Sunrise.

The West side entrance facade is clean and looks good.



Pioneer.

Assigned To Sunrise.

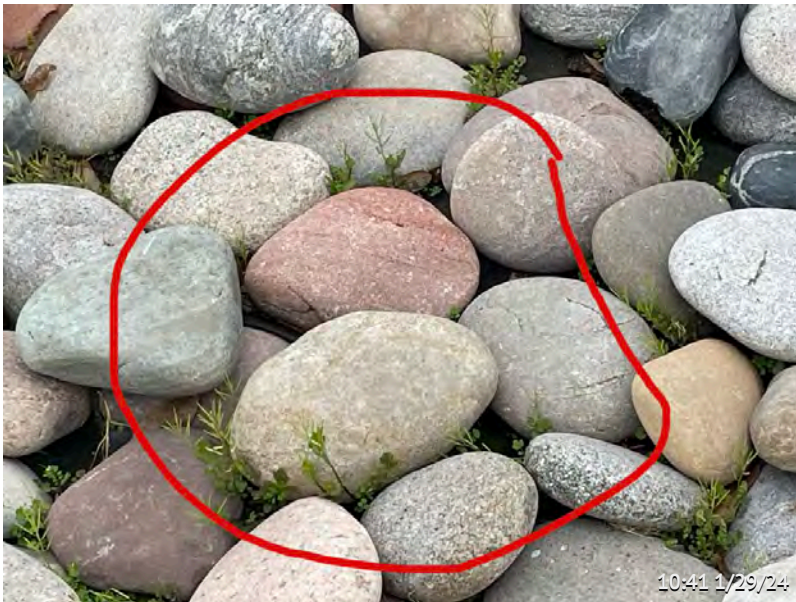
The turf fertility needs improvement on the West side entrance.



Pioneer. West entrance.

Assigned To Sunrise.

Send an estimate to replace the missing Ixora plants on the West side entrance.



Pioneer. West entrance.

Assigned To Sunrise.

Treat the weeds in the rock bed.



Pioneer. West entrance.

Assigned To Sunrise.

Send an estimate to replace the missing Juniper plants on the West side entrance.



Pioneer.

Assigned To Sunrise.

The entrance median looks good.
The newly installed annuals look good.



Pioneer. East entrance.

Assigned To Sunrise.

The East side entrance façade is clean and looks good.



Pioneer. East entrance.

Assigned To Sunrise.

Send an estimate to replace the missing Juniper plants on the East side entrance.



Pioneer. East entrance.

Assigned To Sunrise.

Looks good overall.



Oak Hill.

Assigned To Sunrise.

Looks good.



Pioneer

Assigned To Sunrise.

The newly installed annuals look good.



Oak Hill.

Assigned To District Manager.

Pot hole.



Pond.

Assigned To Cypress Creek Aquatics.
There is alligator weed within the pond.



Amenity Center.

Assigned To Sunrise.
The Bismarck palm tree fertility is declining.



Amenity Center.

Assigned To Sunrise.

Trim the dead and hanging palm fronds.



Amenity Center.

Assigned To District Manager.

The mailbox pavilion is clean and looks good.



Amenity Center.

Assigned To Sunrise.

Valve cover lids left open.



Amenity Center

Assigned To Cypress Creek Aquatics.

The pond looks good overall.



Amenity Center.

Assigned To Sunrise.

The turf fertility needs improvement.



Amenity Center

Assigned To Sunrise.

Remove the loose boots on the palm tree.



Amenity Center.

Assigned To Sunrise.

Ixora plant fertility needs improvement.



Amenity Center

The pool is clear and blue.



Amenity Center.

Assigned To Sunrise.

Jasmine Minima fertility issue.



Amenity Center

Assigned To Sunrise / District Manager.

The Amenity Center is clean and looks good. All bathrooms are clean and fully functional.



Oak Hill.

Assigned To Sunrise.

Remove / treat the turf weeds in the pocket park.



Oak Hill.

Assigned To Sunrise.

There was a fungus treatment applied to the turf in the pocket park.



Oak Hill.

Assigned To Sunrise.

The sidewalk is cracked next to the pocket park.



Crawford.

Assigned To Cypress Creek Aquatics.

The canal is heavily receded.



Crawford.

Assigned To District Manager.

The perimeter fence at the end of Crawford was recently installed, and looks good.



Pond.

Assigned To Cypress Creek Aquatics.

The Hysmith pond looks good.



Oak Hill.

Assigned To Sunrise.

The dead turf in the pocket park needs to be replaced under warranty.



Pond.

Assigned To Cypress Creek Aquatics.

There is duckweed and contractor debris within the pond.



Twinleaf.

Assigned To Sunrise.

Send an estimate to install Bahia turf.



Pond.

Assigned To Cypress Creek Aquatics.

The pond looks good.



Pond.

Assigned To Cypress Creek Aquatics.

There is alligator weed and filamentous algae within the Homestead pond.



Oak Hill.

Assigned To Sunrise.

The entrance façade is clean and looks good.



Oak Hill.

Assigned To Sunrise.

Heading North on the street looks good.



Pond.

Assigned To Cypress Creek Aquatics.

The pond looks good.



Spencer Parrish.

Assigned To Sunrise.

Looks good.



Spencer Parrish.

Assigned To Sunrise.

Looks good overall.



PHYSICAL ADDRESS: 30435 Commerce Drive, #102 San Antonio, FL 33576
 MAILING ADDRESS: 12231 Main Street, #1196, San Antonio, FL 33576
 PHONE #: (352)877-4463 | EMAIL: office@cypresscreekaquatics.com

AQUATIC SERVICE REPORT

PROPERTY: Crosswind Point & Crosswind Ranch
 DATE: Wednesday, January 10, 2024

TECHNICIAN: Jason J
 PAGE: 1 of 1

WEATHER: 56
 SERVICE: Monthly Aquatic Maintenance

| H2O CLARITY |
|-------------|
| < 1 Foot |
| 1 - 2 Feet |
| 2 - 4 Feet |
| > 4 Feet |

| WILDLIFE OBSERVATIONS | | | | | | |
|-----------------------|-----------|-----------|-----------|---------|--------|--|
| Deer | Egret | Cormorant | Alligator | Bream | OTHER: | |
| Otter | Heron | Anhinga | Turtle | Bass | | |
| Opossum | Ibis | Osprey | Snake | Catfish | | |
| Raccoon | Woodstork | Ducks | Frogs | Carp | | |

| | ALGAE | GRASSES & BRUSH | SUMMERSED VEGETATION | FLOATING VEGETATION | WETLAND VEGETATION | INVASIVE TREES | SPOT TREATMENT | PHYSICAL REMOVAL |
|---------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Pond 1 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pond 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pond 3 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pond 4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pond 5 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pond 6 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pond 7 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pond 8 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pond 9 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pond 10 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pond 11 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pond 12 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pond 13 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pond 14 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pond 15 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pond 16 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pond 17 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Notes: Treated 9 areas in the community, addressing all issues raised in the recent sight inspection.

Please allow 7 - 10 days for results. Thank You.