

**PARRISH PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

MARCH 21, 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
Vacant, Assistant Secretary

District Staff

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

Public Hearing & Regular Meetings Agenda

Thursday, March 21, 2024, at 2:00 PM

The Public Hearing & Regular Meetings of the **Parrish Plantation Community Development District** will be held on **March 21, 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:

Microsoft Teams Meeting; [Click here to join the meeting](#)

Meeting ID: 289 710 228 03 Passcode: 7wpk8k Phone # 1-646-838-1601 Pin: 312 075 786#

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

PUBLIC HEARING AND 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. RECESS TO PUBLIC HEARING**
- 4. PUBLIC HEARING ON IMPOSING AND LEVYING SPECIAL DEBT ASSESSMENTS**
 - A. Open Public Hearing on Imposing and Levying Special Debt Assessments for Bonds
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2024-04; Imposing and Levying Special Debt Assessments for Bonds
 - E. Close Public Hearing on Imposing and Levying Special Debt Assessments for Bonds
- 5. RECESS AND RETURN TO REGULAR MEETING**
- 6. BUSINESS ITEMS**
 - A. Appointment of Board of Supervisor to Vacant Seat – Bruce Murphy
 - B. Consideration of Resolution 2024-05; Redesignation of Officers
 - C. Approval of the Crosswinds Ranch Phase 3 & 4 AA5
 - D. Approval of Assignment Contractor Agreement
- 7. CONSENT AGENDA**
 - A. Consideration of Meeting Minutes for the Regular Meeting on February 15, 2024
 - B. Consideration of Operations and Maintenance Expenditures February 2024
 - C. Review of Financial Statements for the Month Ending February 2024
- 8. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Field Inspections Report
 - ii. Aquatics Report
- 9. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 10. ADJOURNMENT**

The next Meeting will be held on April 18, 2024.

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN CAPITAL PUBLIC IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PUBLIC IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT BONDS; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, Florida Statutes.

SECTION 2. FINDINGS. The Board of Supervisors (the “**Board**”) of the Parrish Plantation Community Development District (the “**District**”) hereby finds and determines as follows:

(a) The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized under Chapter 190, Florida Statutes, to construct and acquire certain capital public improvements as 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 (the “**Project**”), attached hereto as **Composite Exhibit “A.”**

(c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the Project and to issue bonds payable from non-ad valorem special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is desirable for the public safety and welfare that the District construct and acquire the Project on certain lands within the District, the nature and location of which are described in Resolution 2024-01 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such Project be assessed against the lands specially benefited thereby, and that the District issue its capital improvement revenue bonds,

Approving and Levying Debt Assessments
Resolution 2024-04

Parrish Plantation CDD

in one or more series (herein, the “**Bonds**”), to provide funds for such purpose pending the receipt of such special assessments.

(e) The implementation of the Project, the levying of such special assessments and the sale and issuance of the Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the cost of constructing and acquiring a portion of the Project which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Bonds.

(g) By Resolution 2024-01, the Board determined to implement the Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2024-01 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2024-01 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chairman of the Board.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2024-02 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) The Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

(l) Having considered revised estimates of the construction costs of the Project, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated costs of the Project, plus financing related costs, capitalized interest, a debt service reserve, and contingency is as specified in the Master Special

Assessment Allocation Report dated February 15, 2024 (the "**Assessment Report**") attached hereto as **Exhibit "B,"** and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Assessments be paid and collected as herein provided.

SECTION 3. DEFINITIONS. Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, the following words and phrases shall have the following meanings:

"**Assessable Unit**" means a building lot in the product type or lot size as set forth in the Assessment Report.

"**Debt Assessment**" or "**Debt Assessments**" means the non-ad valorem special assessments imposed to repay the Bonds which are being issued to finance the construction and acquisition of the Project as described in the Assessment Report.

"**Developer**" means **HBWB Development Services, LLC**, Florida limited liability company, and its successors and assigns, and **Mattamy Tampa/Sarasota LLC**, a Florida limited liability company, and its successors and assigns.

SECTION 4. AUTHORIZATION OF PROJECT. The Project described in Resolution 2024-27, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed or acquired following the issuance of Bonds referred to herein.

SECTION 5. ESTIMATED COST OF PROJECT. The total estimated costs of the Project, and the costs to be paid by the Debt Assessments on all specially benefited property is set forth in the Assessment Report.

SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS. The Debt Assessments on the benefited parcels all as specified in the final assessment roll are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Assessments shall be recorded by the Secretary of the Board of

the District in a special book, to be known as the "**Improvement Lien Book.**" The Debt Assessment or Debt Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

SECTION 7. FINALIZATION OF DEBT ASSESSMENTS. When the Project has been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as cost of issuance, capitalized interest, if any, funded reserves or bond discount included in the estimated cost of the Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Debt Assessments for all of the Project has been determined, the term "**Debt Assessment**" shall mean the sum of the actual costs of the Project benefiting the benefited parcels plus financing costs.

SECTION 8. ALLOCATION OF DEBT ASSESSMENTS WITHIN THE BENEFITED PARCELS. Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Debt Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Assessment Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Debt Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of the same product type will be benefited equally by the Project, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Debt Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Debt Assessments against the Assessable Units on a more equitable basis and in doing so the Board

may ignore minor variations among lots of substantially equal square footage; provided, however, that before adoption of any resolution the Board shall have obtained and filed with the trustee for the Bonds (herein, the “**Trustee**”): (i) an opinion of counsel acceptable to the District to the effect that the Debt Assessments as reallocated were duly levied in accordance with applicable law, that the Debt Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Debt Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims), whether then existing or thereafter created; and (ii) a certificate from the District's methodology consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Debt Assessments is not less than the aggregate cash flow from the original Assessments.

If the Board reallocates Debt Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised Debt Assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

SECTION 9. PAYMENT OF DEBT ASSESSMENTS. At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the documents relating to the Bonds, together with interest at the applicable coupon rate of the Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November; provided, however, that any owner of land (unless waived in writing by the owner or any prior owner and the same is recorded in the public records of the county) against which an Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within thirty days after the Project have been completed and the Board has adopted a resolution accepting the Project as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the Project or prior to completion and acceptance to the extent the right to prepay without interest has been previously waived, any owner of land against which an Debt Assessment has been levied may pay the principal balance of such Debt 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 Bond payment date, which is at least 45 days after the date of payment.

SECTION 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT. Upon payment of all of the principal and interest on the Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Bonds shall no longer be levied by the District. If, for any reason, Debt Assessments are overpaid or excess Debt Assessments are collected, or if, after repayment of the Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Debt Assessment.

SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES. The Debt Assessments shall be subject to a penalty at a rate of one percent (1%) per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, for platted and developed lots, the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Bonds. Accordingly, the Debt Assessments for the Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Debt Assessments not being collected pursuant to the uniform method and which are levied against any unplatted parcels owned by the Developer, or its successors or assigns, the District shall invoice and collect such Debt Assessments directly from the Developer, or its successors or assigns, and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date of each year.

SECTION 12. CONFIRMATION OF INTENTION TO ISSUE CAPITAL IMPROVEMENT REVENUE BONDS. The Board hereby confirms its intention to issue the Bonds, to provide funds, pending receipt of the Debt Assessments, to pay all or a portion of the cost of the Project assessed against the specially benefited property.

SECTION 13. DEBT ASSESSMENT CHALLENGES. The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the Debt Assessments, and the levy, collection, and lien of the Debt Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

SECTION 14. PROCEDURAL IRREGULARITIES. Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

SECTION 15. SEVERABILITY. If any Section or part of a Section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other Section or part of a Section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other Section or part of a Section of this Resolution is wholly or necessarily dependent upon the Section or part of a Section so held to be invalid or unconstitutional.

SECTION 16. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 17. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 21st day of March, 2024.

Attest:

**Parrish Plantation Community
Development District**

Name: _____
Secretary / Assistant Secretary

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

**Composite Exhibit “A” – 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
Exhibit “B” –Master Special Assessment Methodology Report dated February 15, 2024**

**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

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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

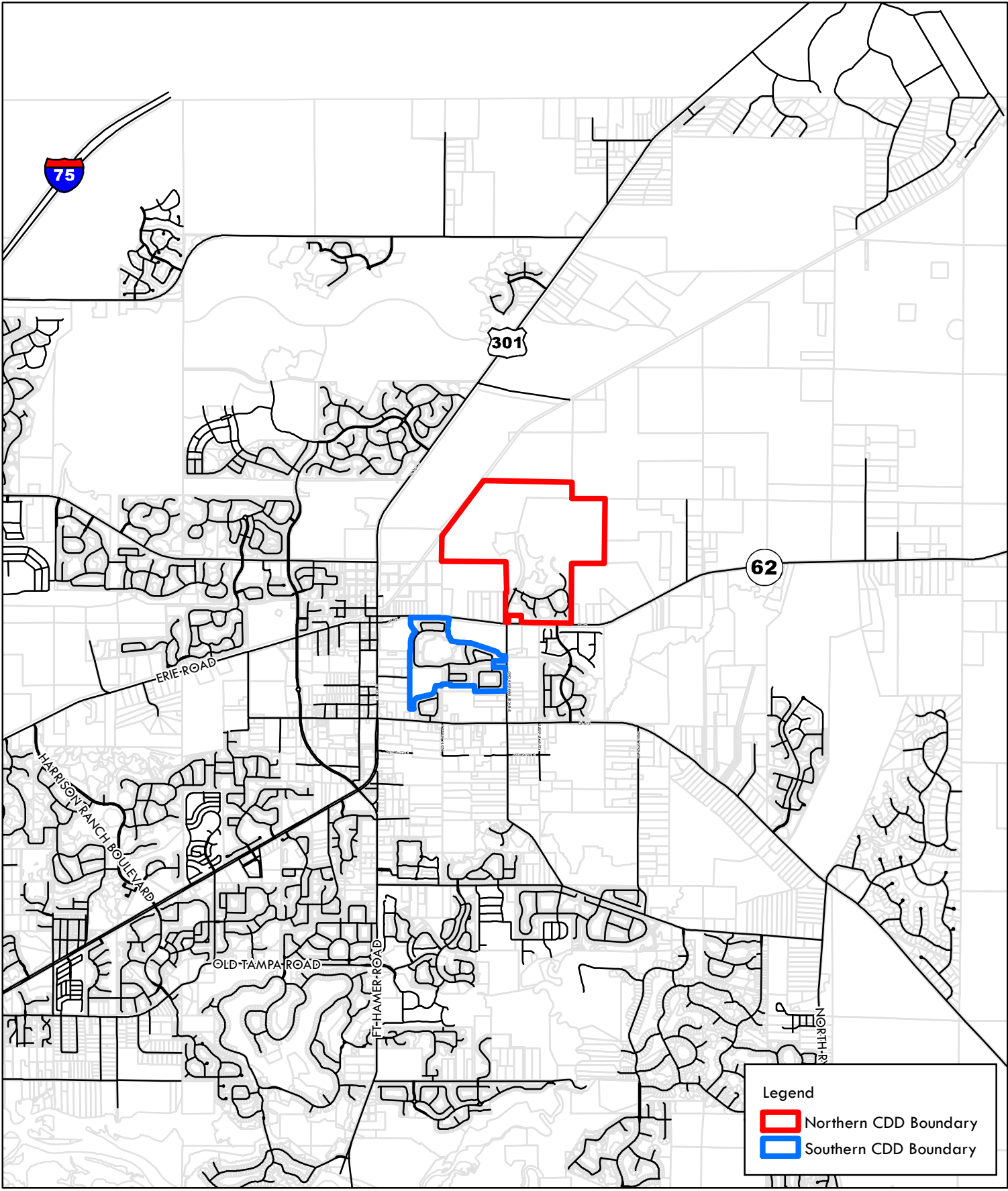
District Engineer

FL Registration No. 85555

EXHIBITS

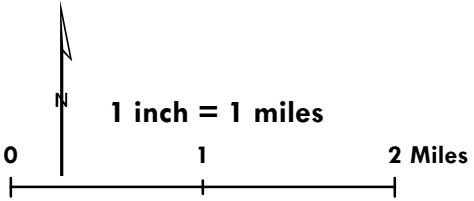
- Exhibit A Vicinity Map of the District**
- Exhibit B Parrish Plantation Boundary Metes & Bounds Description Sketch of Assessment Area #4**
- Exhibit C Parrish Plantation Boundary Metes & Bounds Description Sketch of Assessment Area #5**
- Exhibit D Summary of Estimated Costs for Assessment Area #4**
- 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

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)	AMERRITT, INC. LAND SURVEYING AND MAPPING <i>LICENSED BUSINESS NUMBER LB7778</i> 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200
				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	
No.	Date	Description	Dwn.		
REVISIONS					
SHEET NO. 3 OF 5 SHEETS					
				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	
				SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST	

NOTE:

SEE SHEET 1 OF 5 SHEETS FOR:

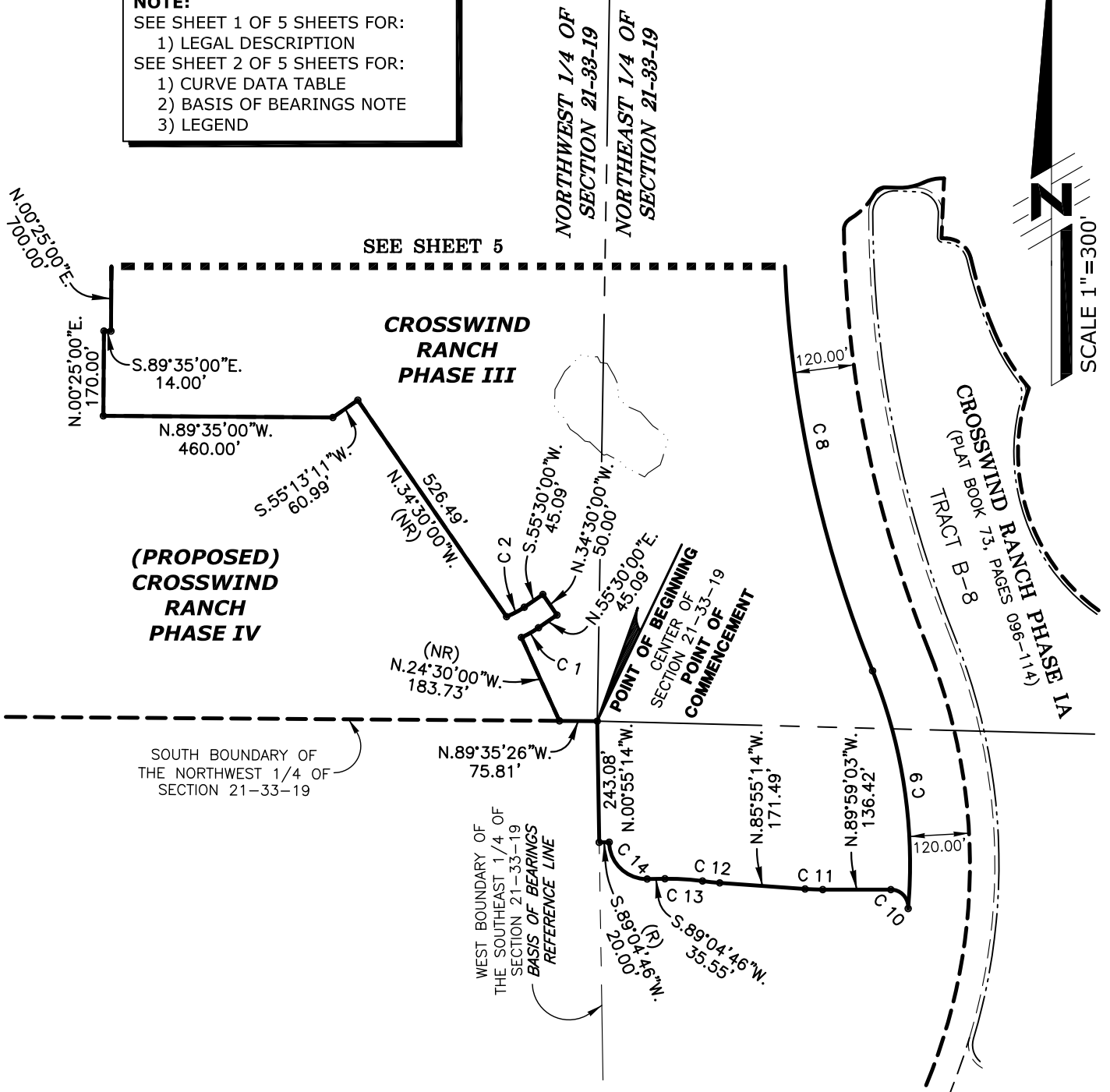
1) LEGAL DESCRIPTION

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

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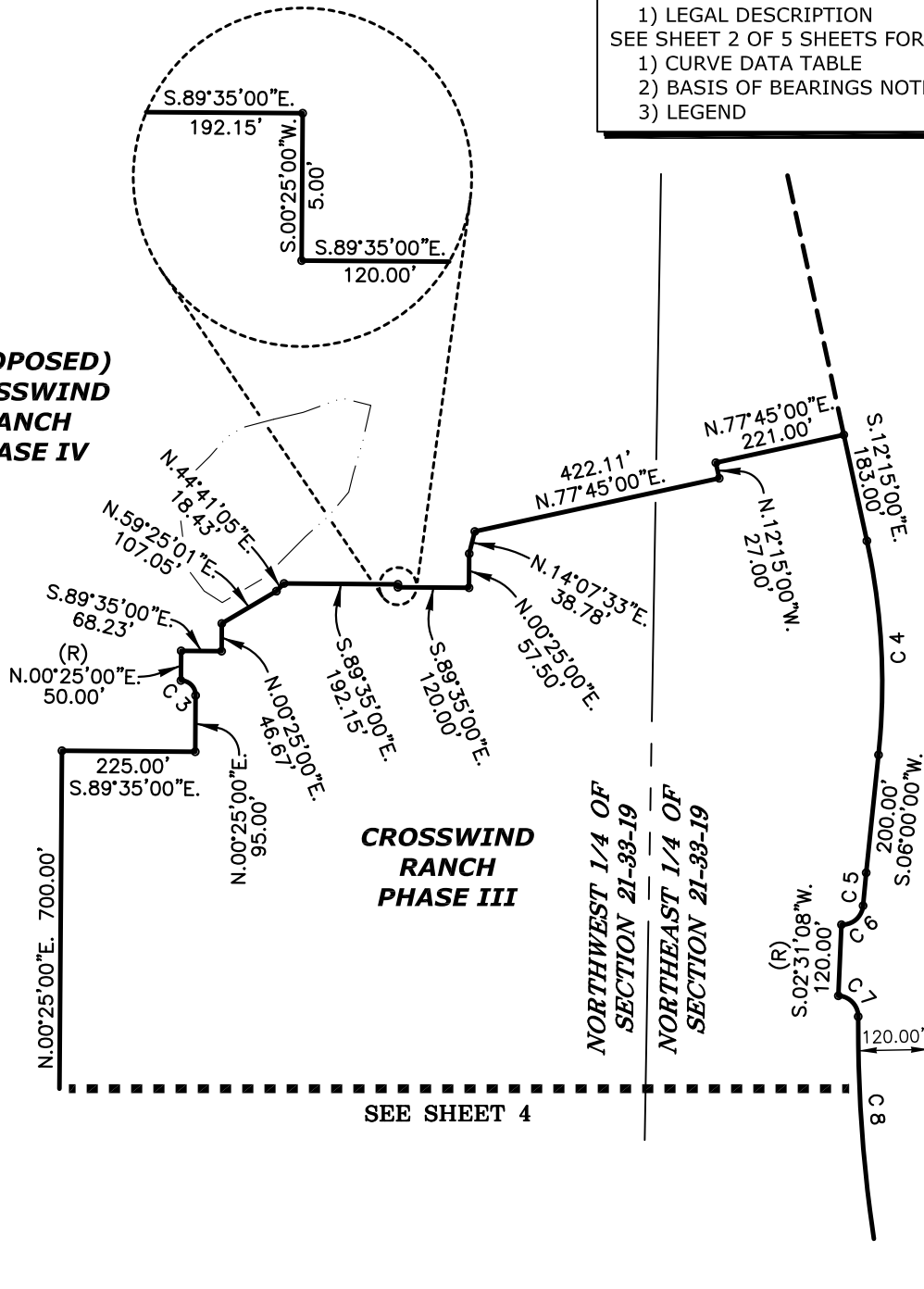
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SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 4 OF 5 SHEETS

(PROPOSED)
CROSSWIND
RANCH
PHASE IV



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.**

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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
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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

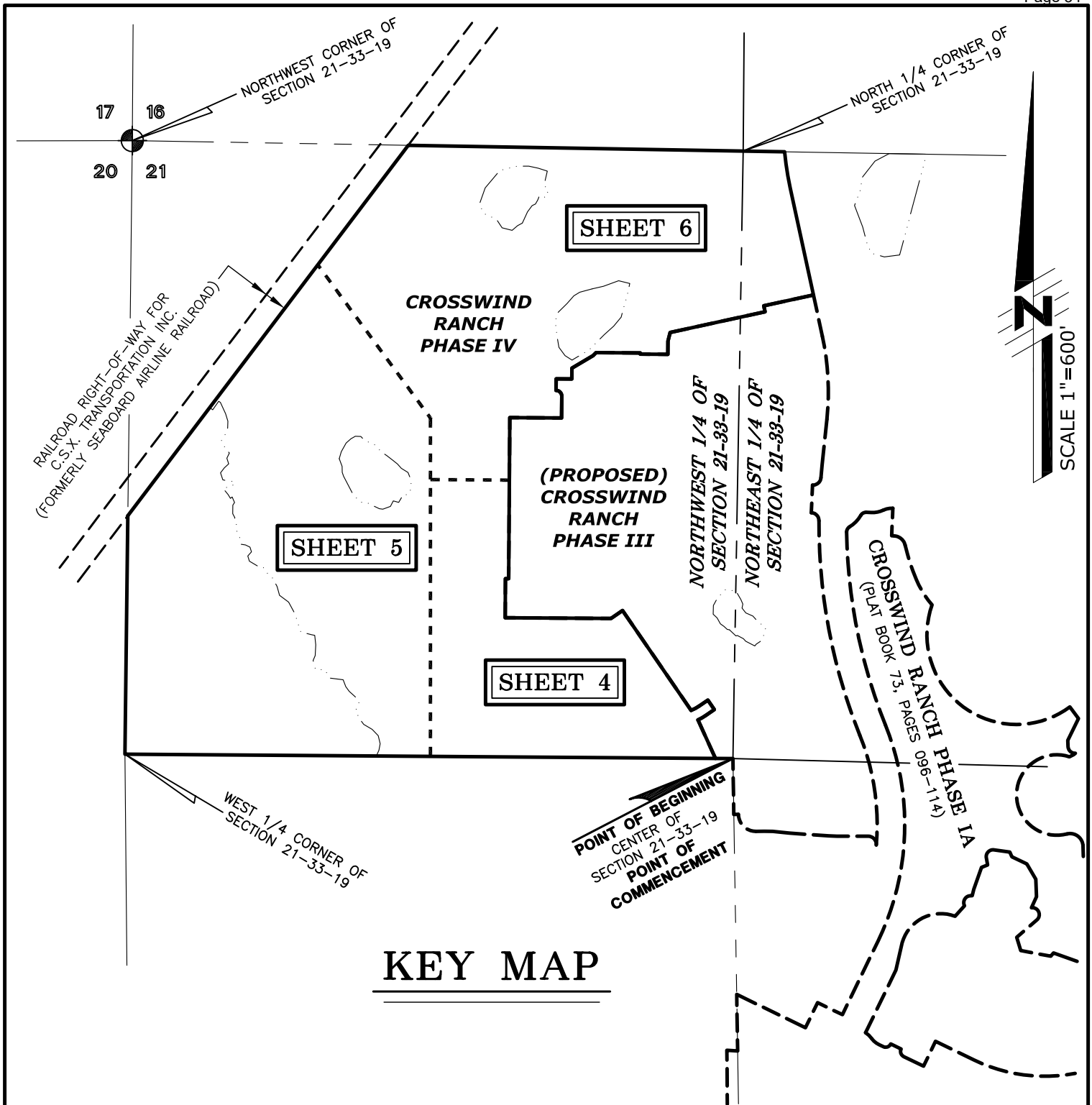
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Date: 1-16-24 Dwg: Crosswind PH IV-DS.dwg

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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**

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

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

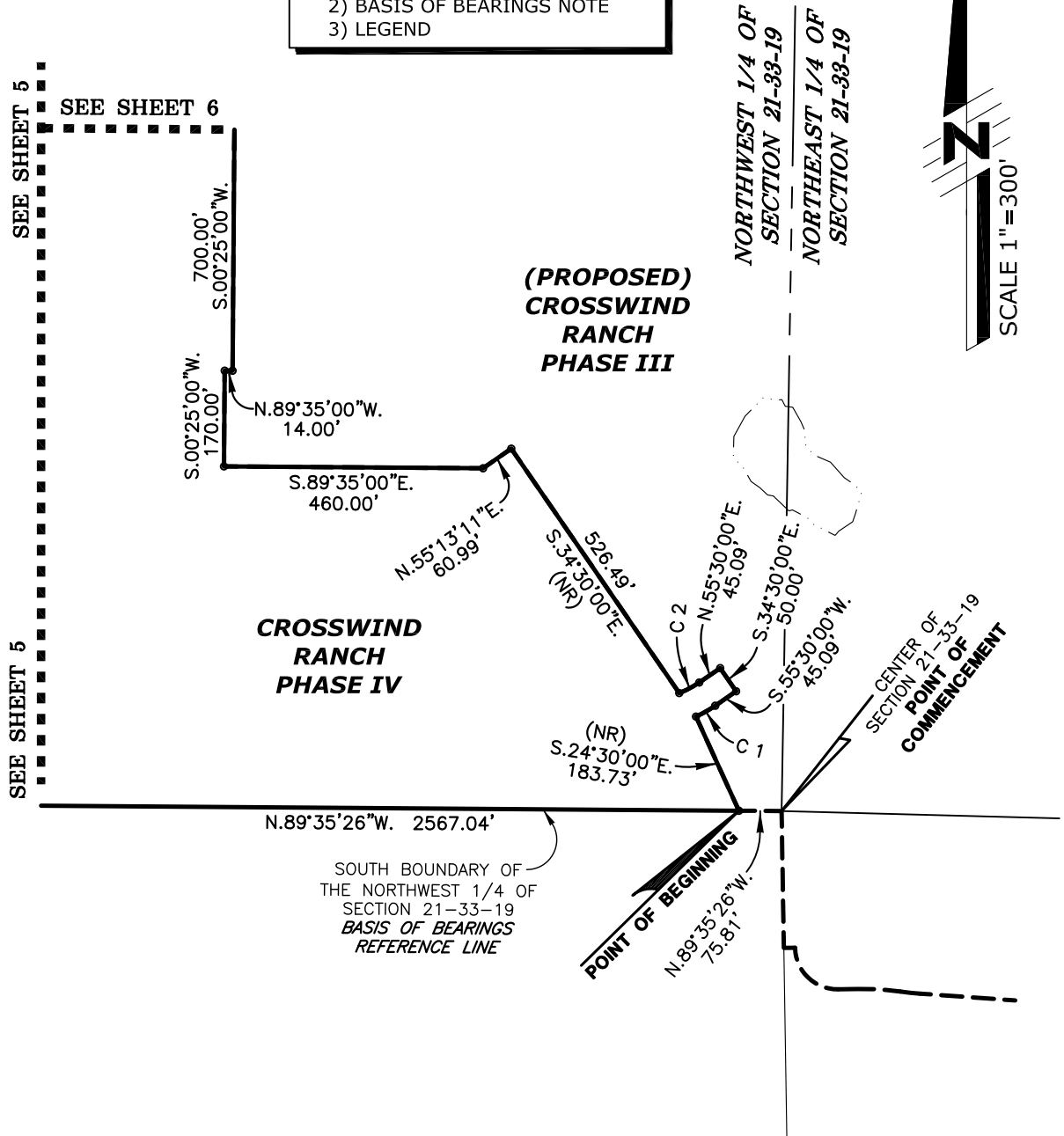
Date: 1-16-24 Dwg: Crosswind PH IV-DS.dwg

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. 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
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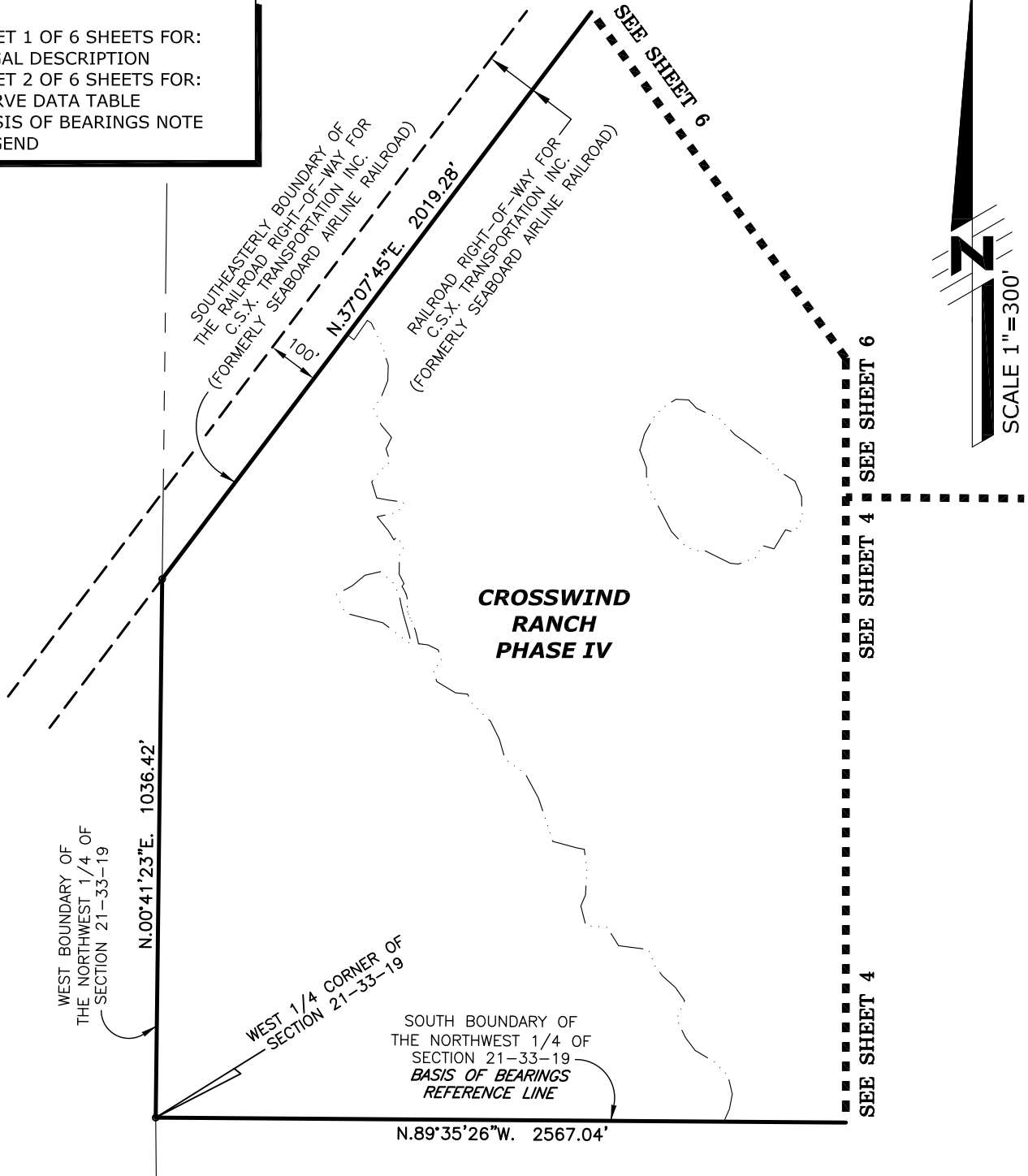
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SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

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
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AMERRITT, INC.

LAND SURVEYING AND MAPPING

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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

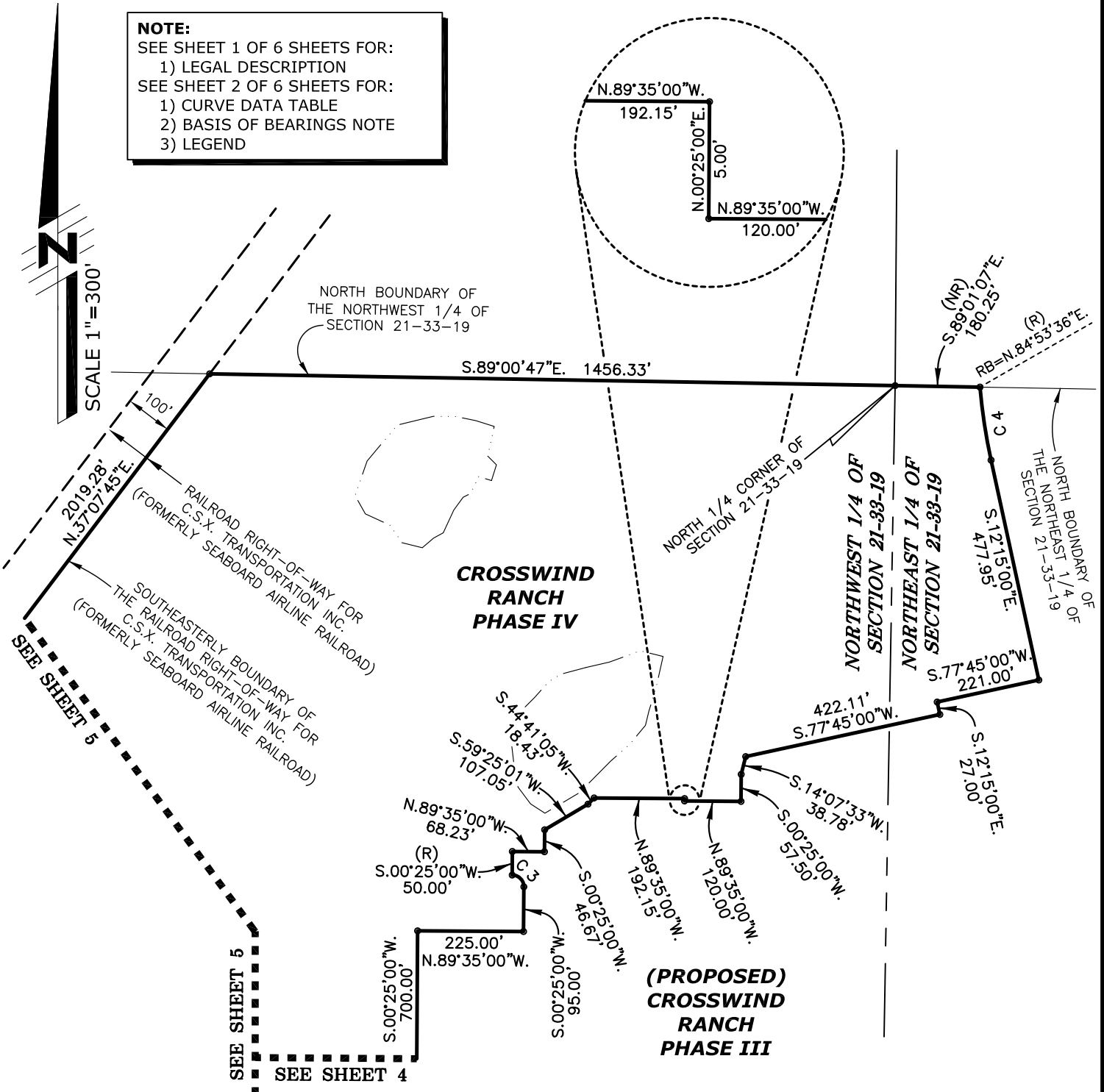
No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 5 OF 6 SHEETS

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

SCALE 1"=300'



**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
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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. 6 OF 6 SHEETS

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

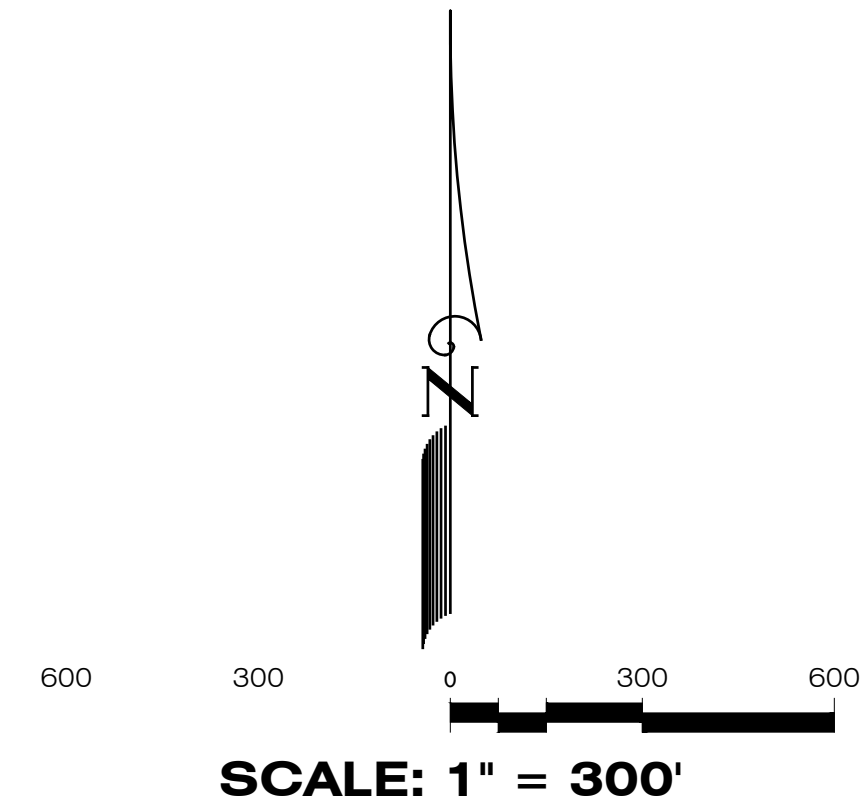
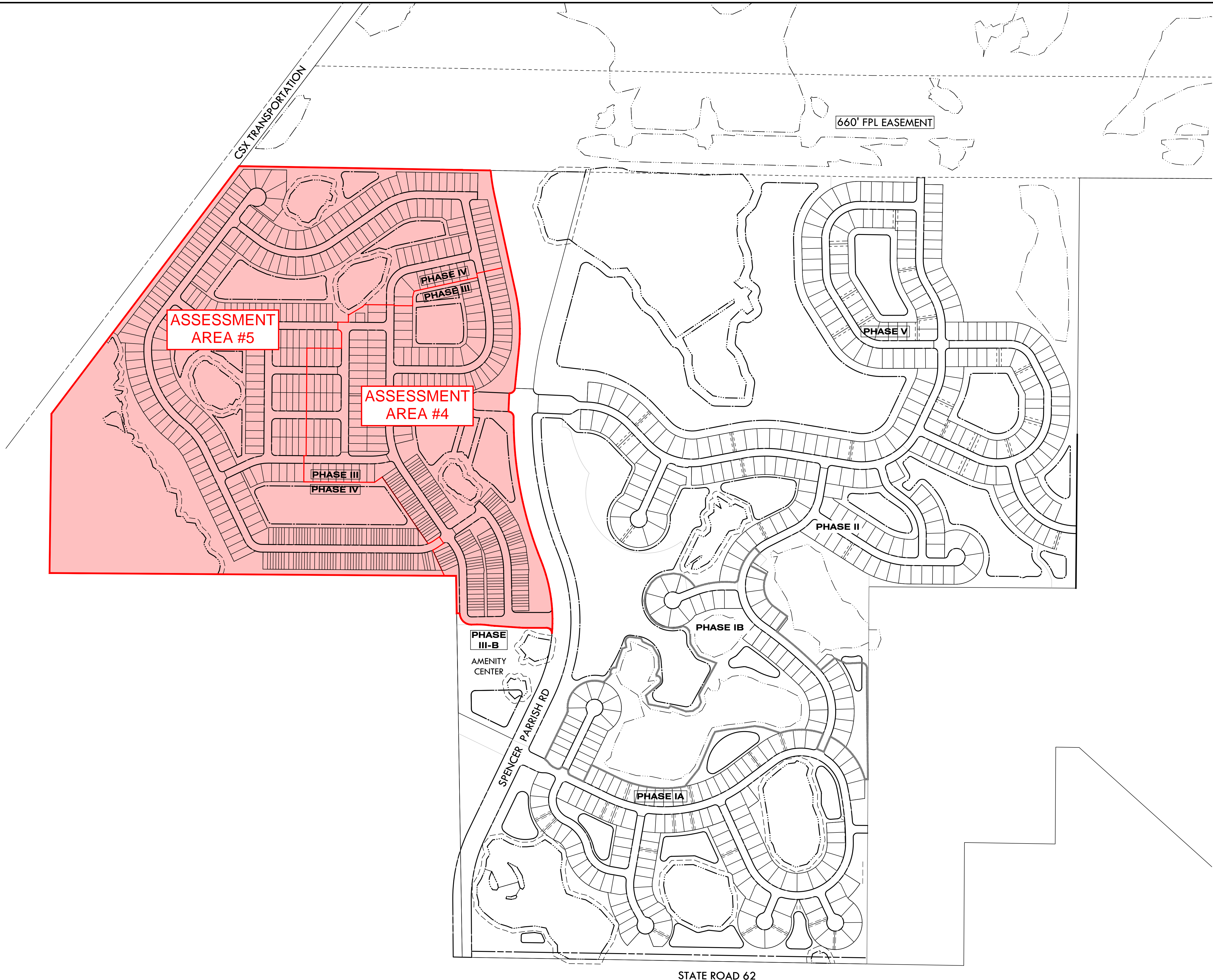
Phase IV

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

**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.
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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 17, 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 31, 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

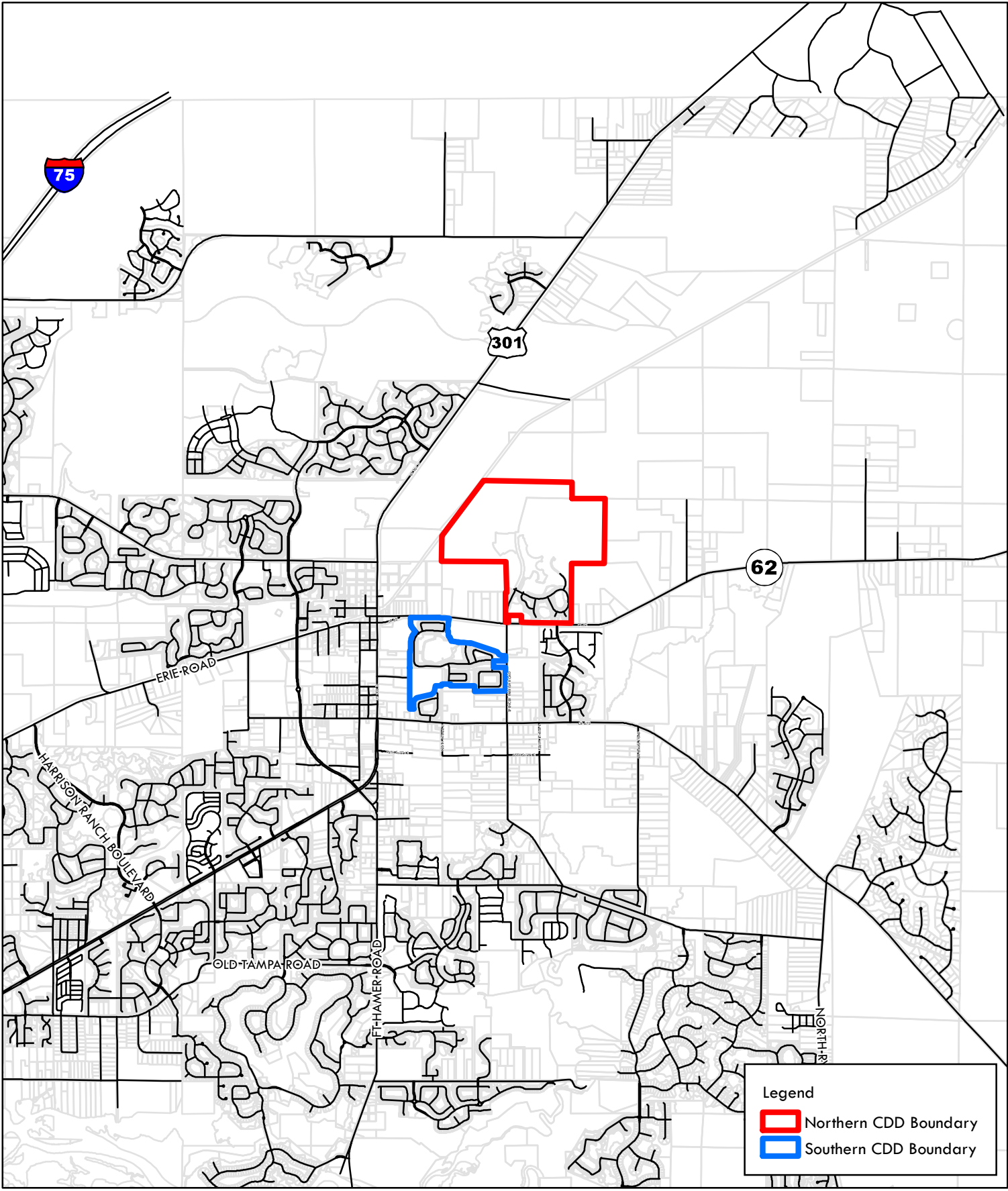
District Engineer

FL Registration No. 85555



EXHIBITS

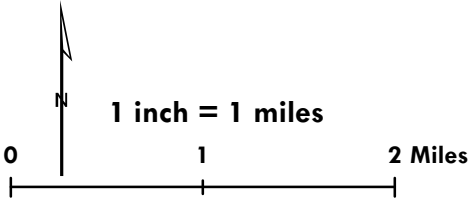
- Exhibit A Vicinity Map of the District**
- Exhibit B Boundary Metes & Bounds Description of Assessment Area #3**
- Exhibit C Summary of Estimated Costs for Assessment Area # 3**
- Exhibit D Permit and Construction Approval Status for Assessment Area #3**
- Exhibit E Development Plan for Assessment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

EXHIBIT A
VICINITY MAP OF THE DISTRICT



Legend

-  Northern CDD Boundary
-  Southern CDD Boundary



Parrish Plantation CDD

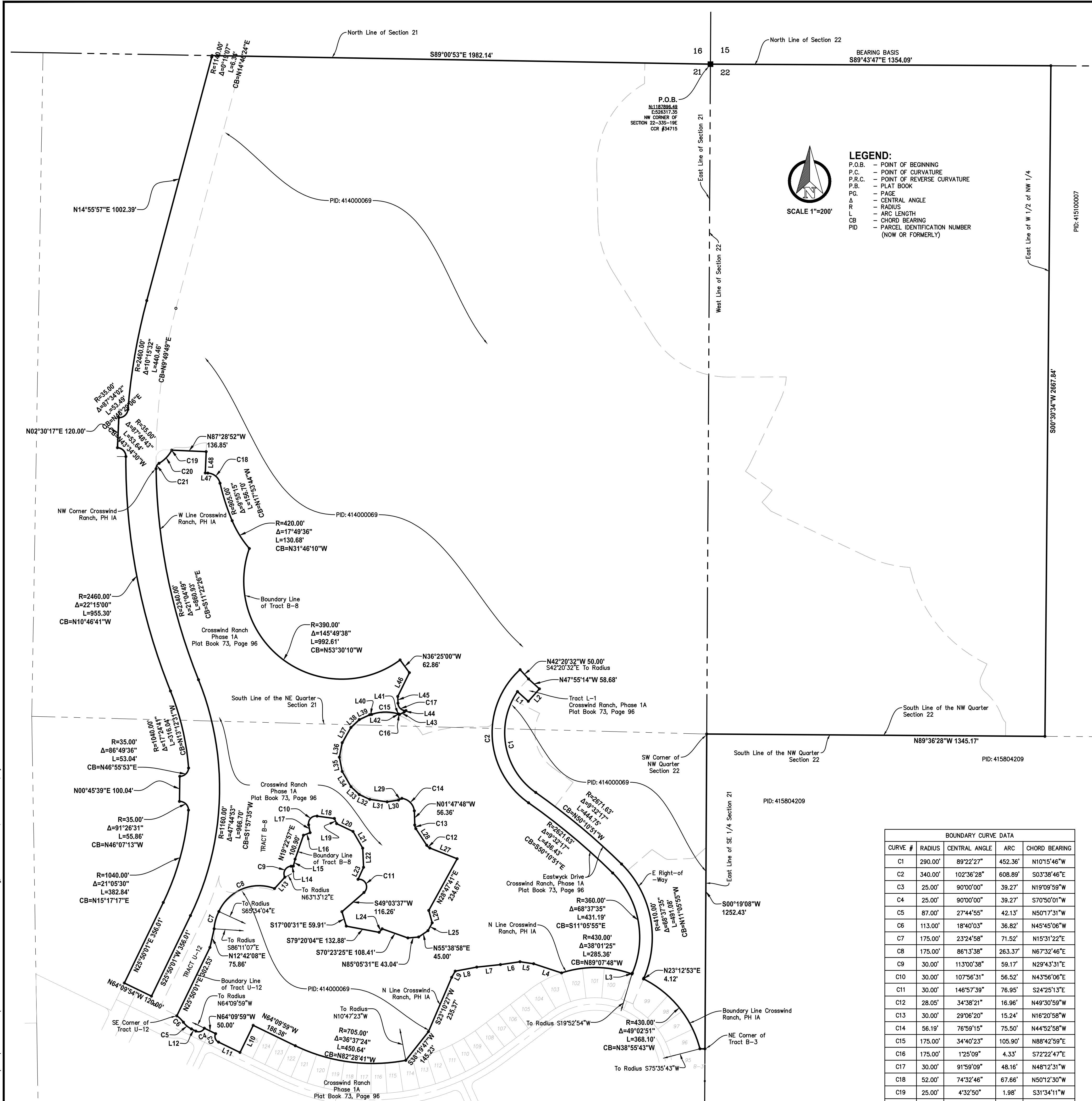
Exhibit - Vicinity



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 1A, 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 1A; thence along the boundary line of said CROSSWIND RANCH, PHASE 1A the following thirty-three 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) 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 491.08 feet to a point of reverse curvature of a curve to the right having a radius of 290.00 feet, a central angle of 89°22'27"; (6) Northerly along the arc of said curve 452.36 feet; (7) S48°07'32"E, 57.71 feet; (8) N41°52'28"E, 66.62 feet; (9) N47°55'14"W, 58.68 feet; (10) N42°20'32"W, 50.00 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°36'28"; (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 146°57'39"; (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, 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 1A; 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 1A; 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 113°00'38"; (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°21'27"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 S075°40'22"E, 30.00 feet, and having a central angle of 146°57'39"; (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 16.96 feet; (28) N32°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 N65°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 S183°13'22"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 left, whose radius point bears N04°12'06"W, 30.00 feet, and having a central angle of 91°26'31"; (4) Northerly 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 N87°28'52"W, 590.00 feet, and having a central angle of 145°49'38"; (8) Northerly along the arc of said curve 892.61 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 174°48'36"; (9) Northerly along the arc of said curve 130.68 feet to a point of compound curvature of a curve to the right having a radius of 905.00 feet and a central angle of 09°55'15"; (10) Northerly along the arc, a distance of 156.70 feet to a point of reverse curvature of a curve to the left having a radius of 52.00 feet, a central angle of 74°32'46"; (11) Northerly along the arc of said curve 67.66 feet; (12) N87°28'52"W, 10.56 feet; (13) N02°31'15"E, 85.00 feet; thence N87°28'52"W, leaving said boundary line of TRACT B-8, 136.95 feet returning to a point on said boundary line of TRACT B-8, same being a point on a non-tangent curve to the left, whose radius point bears S89°02'54"E, 25.00 feet, and having a central angle of 4°32'50"; thence along said boundary line the following six (6) courses: (1) Southeastly along the arc of said curve, 1.98 feet to a point of reverse curvature of a curve to the right having a radius of 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'	113°00'38"	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'	1°25'09"	4.33'	S72°22'47"E
C17	30.00'	91°59'09"	48.16'	N48°12'31"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'
L21	S30°15'22"E	77.17'
L22	S02°22'47"E	76.15'
L23	S24°36'55"W	52.92'
L24	N41°08'11"E	18.39'
L25	N28°24'38"E	35.40'
L26	N15°45'06"W	51.03'
L27	N68°23'50"W	116.35'
L28	N33°20'02"W	79.24'
L29	S62°41'54"W	15.07'
L30	S81°21'41"W	45.59'
L31	N81°56'16"W	70.00'
L32	N65°09'17"W	45.78'
L33	N46°44'59"W	45.60'
L34	N30°02'56"W	70.00'
L35	N11°09'59"W	57.87'
L36	N10°56'56"E	58.69'
L37	N29°57'00"E	70.00'
L38	N46°44'22"E	45.81'
L39	N65°10'08"E	45.62'
L40	N81°52'25"E	7.77'

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'

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 IND

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

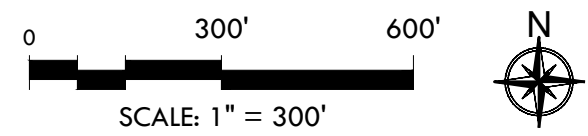
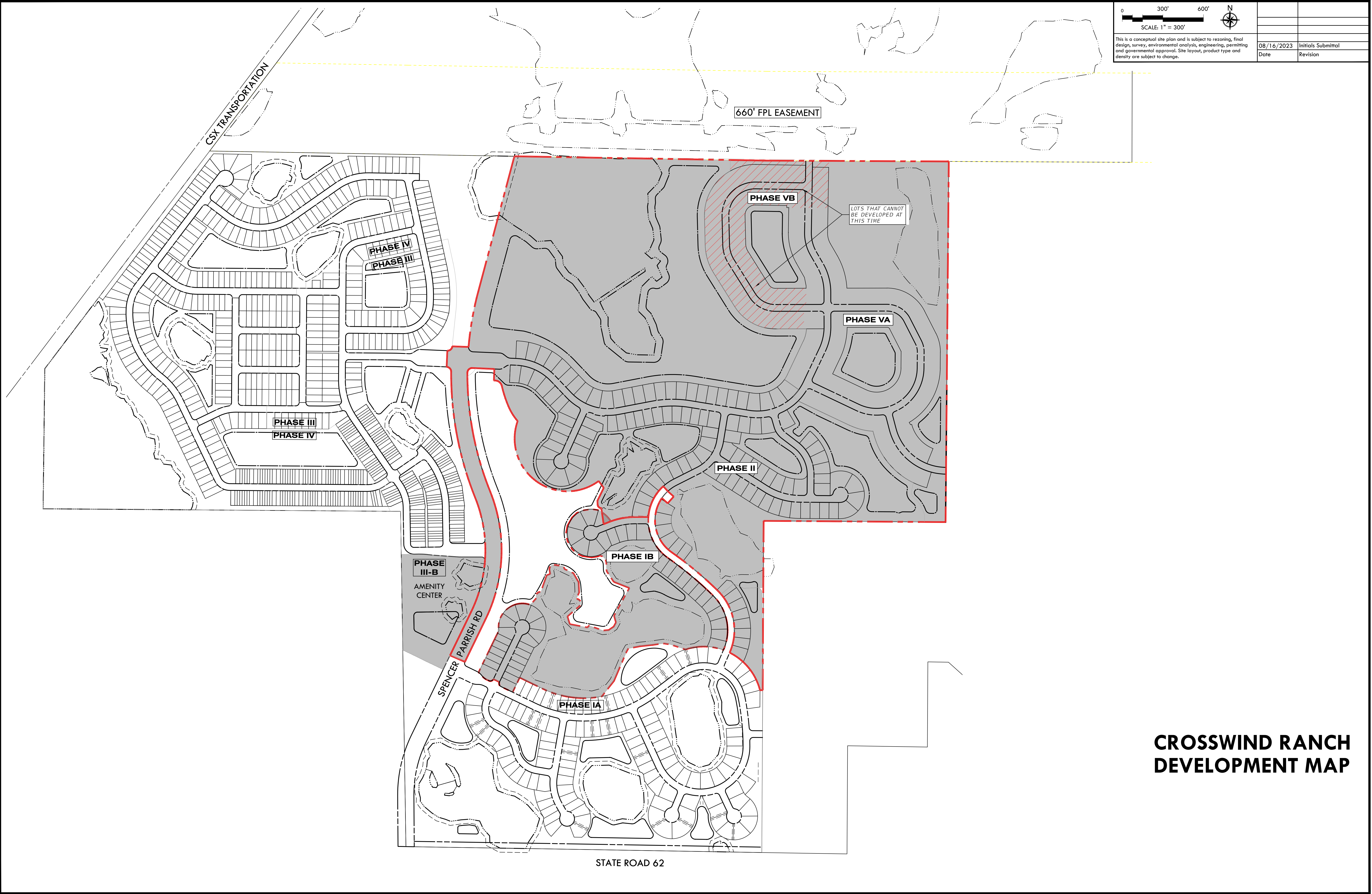
Phase II

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

CROSSWIND RANCH DEVELOPMENT MAP

PARISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

MASTER ASSESSMENT METHODOLOGY REPORT ASSESSMENT AREAS III, IV AND V

Report Date:

February 15, 2024

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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 benefiting 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

**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 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

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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

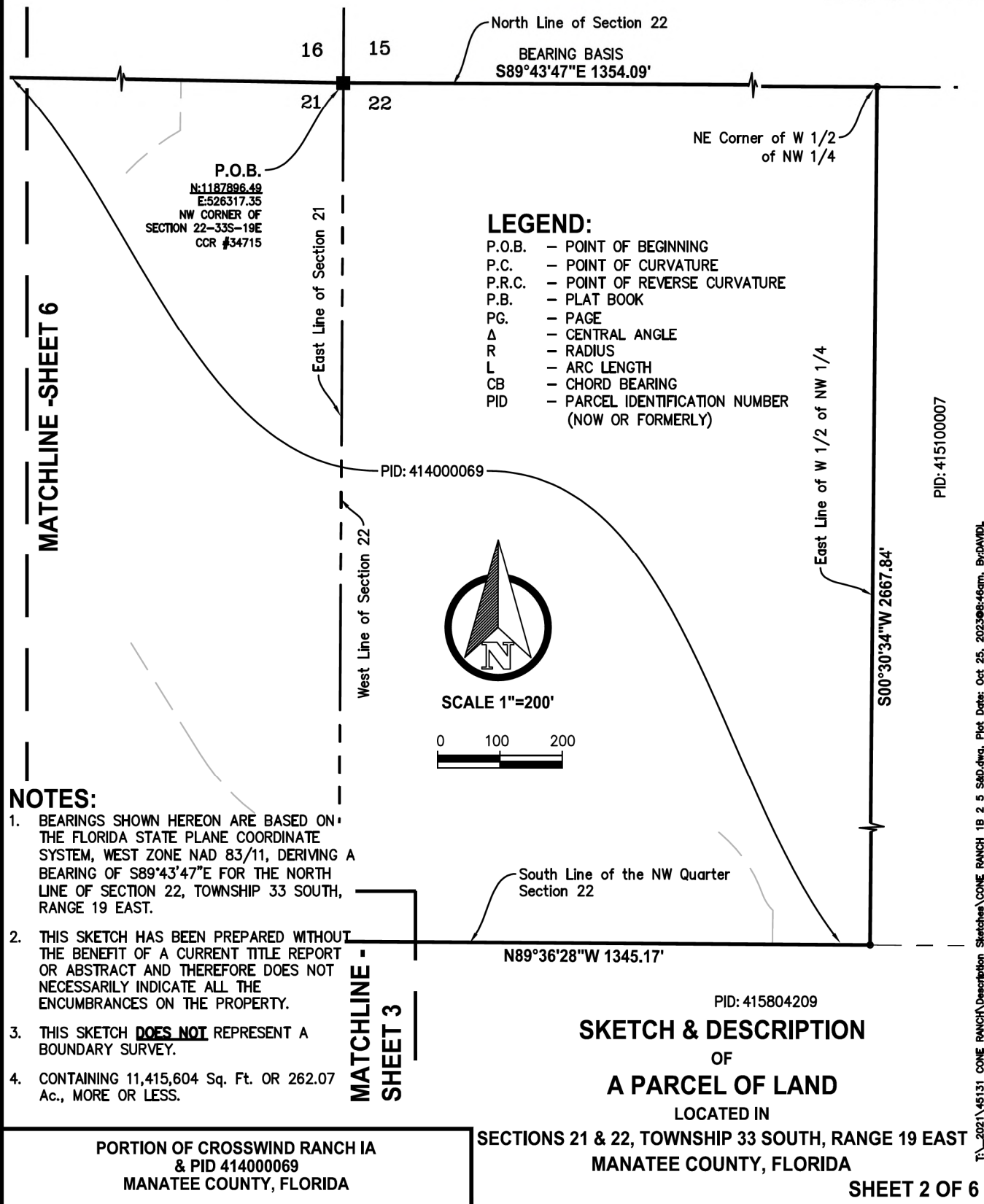
SHEET 1 OF 6

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**

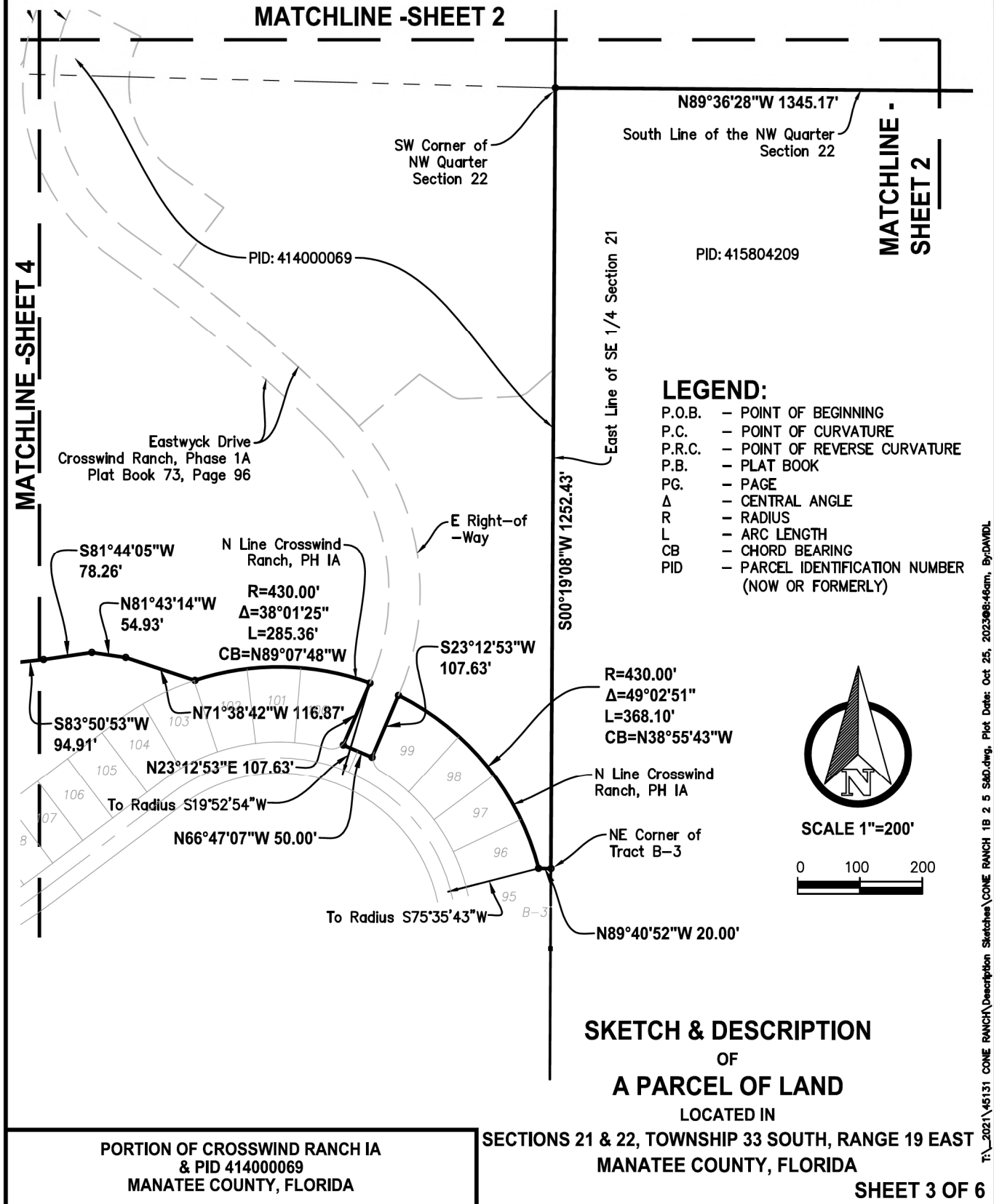
CERTIFICATE OF AUTHORIZATION # LB 6982
1023 MANATEE AVENUE WEST (7TH FLOOR)
BRADENTON, FLORIDA 34205
(941) 748-8080
FAX (941) 748-3747



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Land Planning Engineering Surveying Landscape Architecture
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EXHIBIT A
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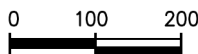
ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
ES 0027476 LB 0006982 LC 0000365

EXHIBIT A**TO BE REVISED****MATCHLINE -SHEET 5**

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



SCALE 1"=200'

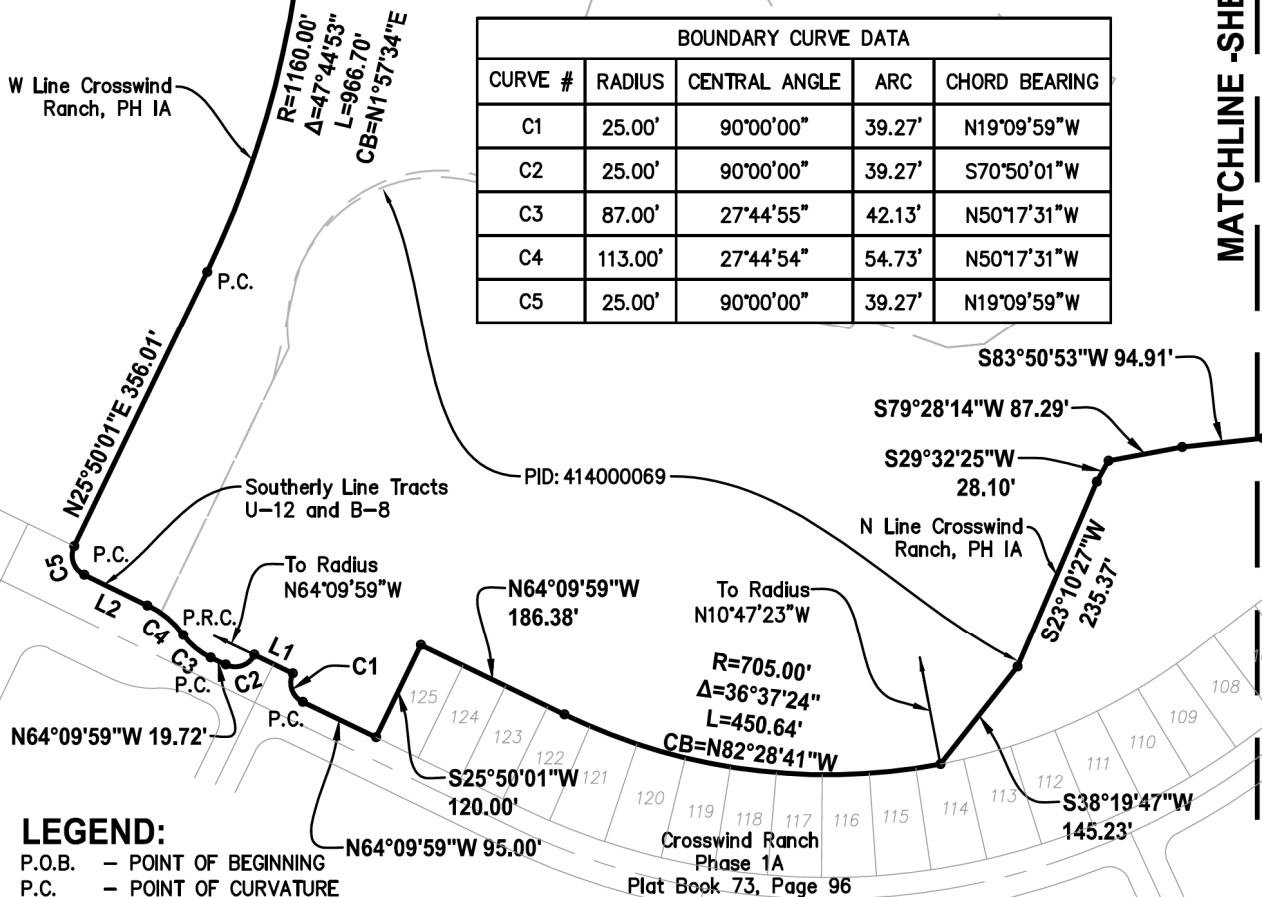


South Line of the NE Quarter
Section 21

Crosswind Ranch
Phase 1A
Plat Book 73, Page 96

BOUNDARY LINE DATA		
LINE #	DIRECTION	LENGTH
L1	N64°09'59"W	50.00'
L2	N64°09'59"W	82.00'

BOUNDARY CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C1	25.00'	90°00'00"	39.27'	N19°09'59"W
C2	25.00'	90°00'00"	39.27'	S70°50'01"W
C3	87.00'	27°44'55"	42.13'	N50°17'31"W
C4	113.00'	27°44'54"	54.73'	N50°17'31"W
C5	25.00'	90°00'00"	39.27'	N19°09'59"W

MATCHLINE -SHEET 3**LEGEND:**

- P.O.B. - POINT OF BEGINNING
- P.C. - POINT OF CURVATURE
- P.R.C. - POINT OF REVERSE CURVATURE
- P.B. - PLAT BOOK
- PG. - PAGE
- Δ - CENTRAL ANGLE
- R - RADIUS
- L - ARC LENGTH
- CB - CHORD BEARING
- PID - PARCEL IDENTIFICATION NUMBER (NOW OR FORMERLY)

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

**SKETCH & DESCRIPTION
OF**

A PARCEL OF LAND

LOCATED IN

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

SHEET 4 OF 6

T:\2021\46131 CONE RANCH\Description Sketches\CONE RANCH 1B 2 5 S&D.dwg, Plot Date: Oct 25, 2023 08:46am, By:DWL

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

EXHIBIT A**TO BE REVISED**

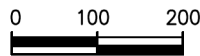
CERTIFICATE OF AUTHORIZATION # LB 6982
 1023 MANATEE AVENUE WEST (7TH FLOOR)
 BRADENTON, FLORIDA 34205
 (941) 748-8080
 FAX (941) 748-3747

MATCHLINE -SHEET 6**LEGEND:**

P.O.B. - POINT OF BEGINNING
 P.C. - POINT OF CURVATURE
 P.R.C. - POINT OF REVERSE CURVATURE
 P.B. - PLAT BOOK
 PG. - PAGE
 Δ - CENTRAL ANGLE
 R - RADIUS
 L - ARC LENGTH
 CB - CHORD BEARING
 PID - PARCEL IDENTIFICATION NUMBER
 (NOW OR FORMERLY)



SCALE 1"=200'



R=2340.00'
 $\Delta=15^{\circ}47'41''$
 L=645.07'
 CB=N7°03'48"E

NW Corner Crosswind
 Ranch, PH 1A

W Line Crosswind
 Ranch, PH 1A

R=2340.00'
 $\Delta=21^{\circ}04'50''$
 L=860.94'
 CB=N11°22'27"W

Crosswind Ranch
 Phase 1A
 Plat Book 73, Page 96

P.C. R=1160.00'
 $\Delta=47^{\circ}44'53''$
 L=966.70'
 CB=N1°57'34"E

PID: 414000069

Tract L-1
 Crosswind Ranch, Phase 1A
 Plat Book 73, Page 96

Eastwyck Drive
 Crosswind Ranch, Phase 1A
 Plat Book 73, Page 96

MATCHLINE -SHEET 4**MATCHLINE -
SHEET 3**

**SKETCH & DESCRIPTION
 OF**

A PARCEL OF LAND

LOCATED IN

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

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

SHEET 5 OF 6

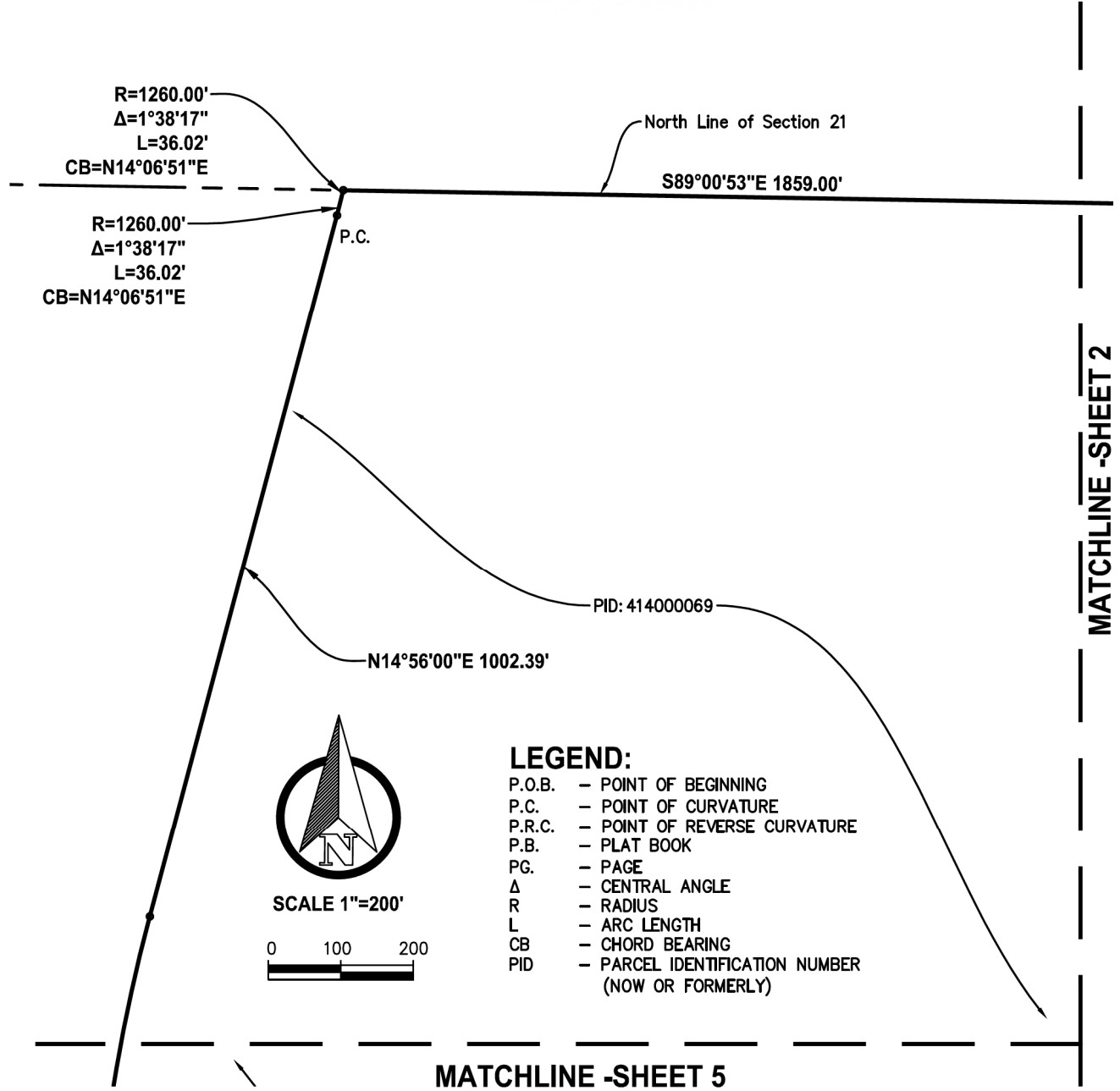
T:\2021\45131 CONE RANCH\Description Sketches\CONE RANCH 1B 2 5 S&D.dwg, Plot Date: Oct 25, 2023 9:46am, By:DAVIDL

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



LEGEND:

- P.O.B. - POINT OF BEGINNING
- P.C. - POINT OF CURVATURE
- P.R.C. - POINT OF REVERSE CURVATURE
- P.B. - PLAT BOOK
- PG. - PAGE
- Δ - CENTRAL ANGLE
- R - RADIUS
- L - ARC LENGTH
- CB - CHORD BEARING
- PID - PARCEL IDENTIFICATION NUMBER (NOW OR FORMERLY)



SCALE 1"=200'



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

MATCHLINE - SHEET 2

MATCHLINE - SHEET 5

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

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. Azele 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-HBW\Master Plan\Description\Phase III	
No. Date Description Dwn.				Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	
REVISIONS				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
SHEET NO. 1 OF 5 SHEETS				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

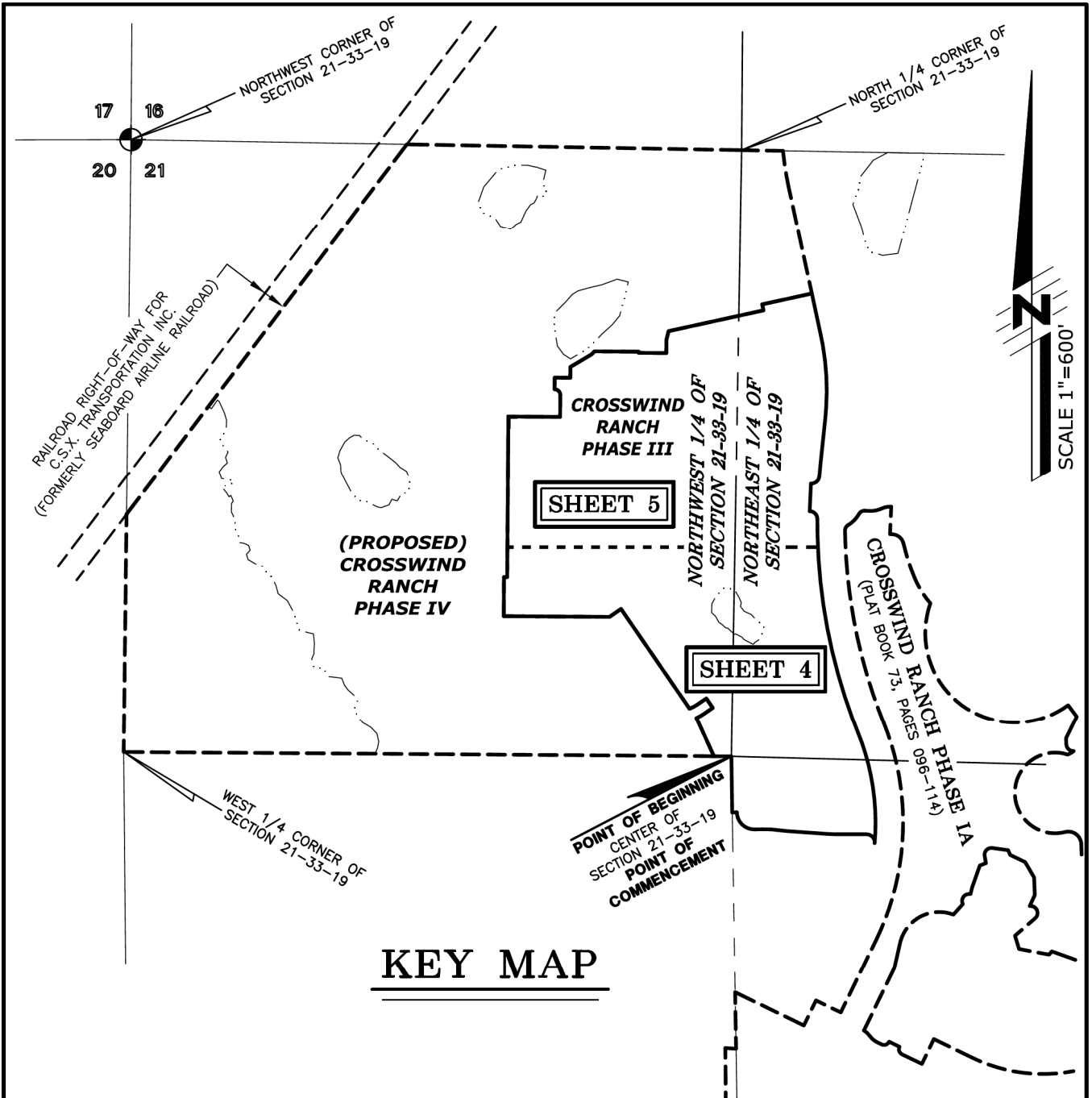
The West boundary of the Southeast 1/4 of Section 21, Township 33 South, Range 19 East, Manatee County, Florida, has a Grid bearing of N.00°55'14"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West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

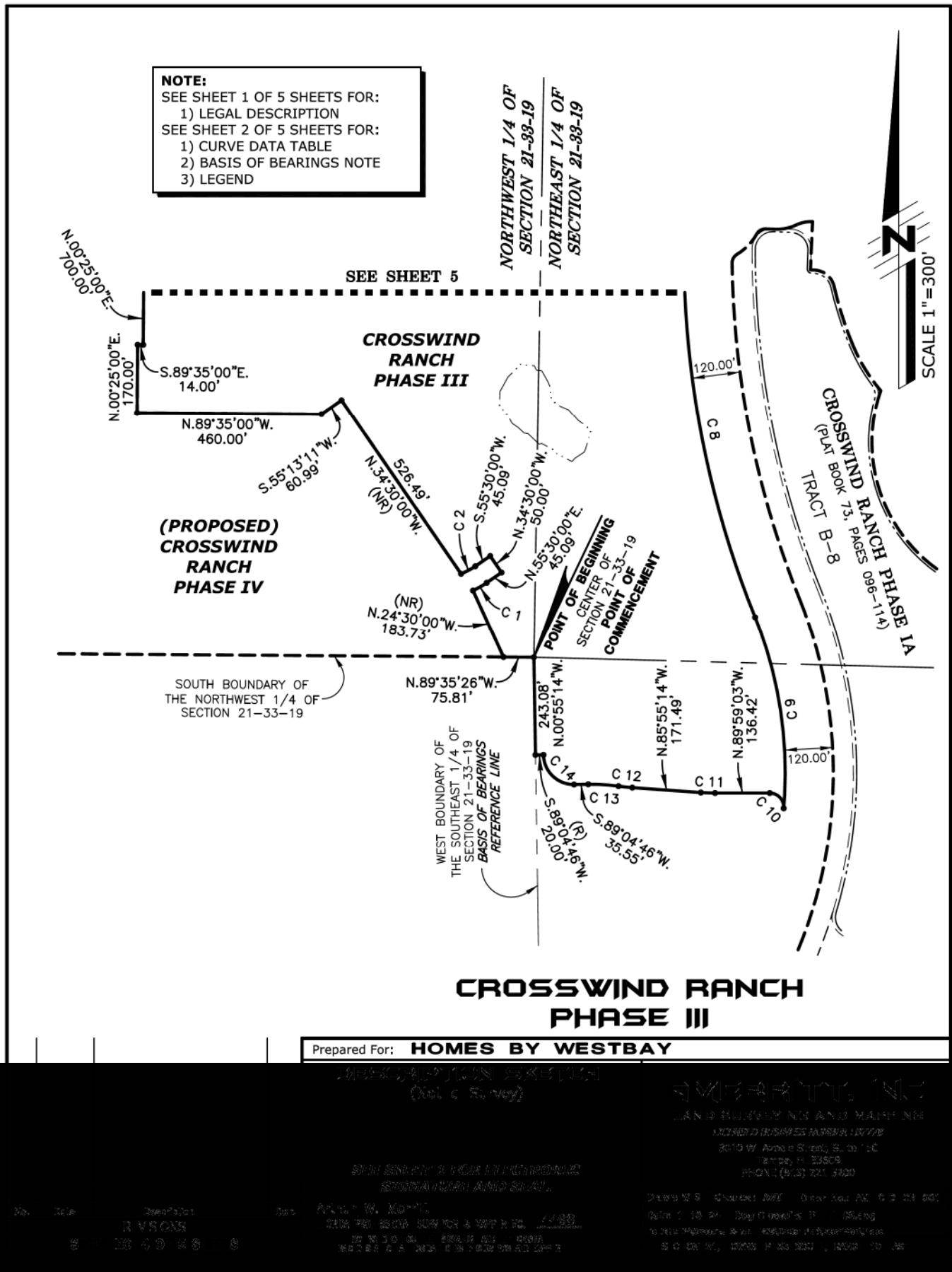
				Prepared For: HOMES BY WESTBAY	
				DESCRIPTION SKETCH (Not a Survey)	
				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	
				Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <u>4498</u>	
				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND 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-HEWB\Master Plan\Description\Phase III	
				SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST	
No.	Date	Description	Dwn.		
REVISIONS					
SHEET NO. 2 OF 5 SHEETS					

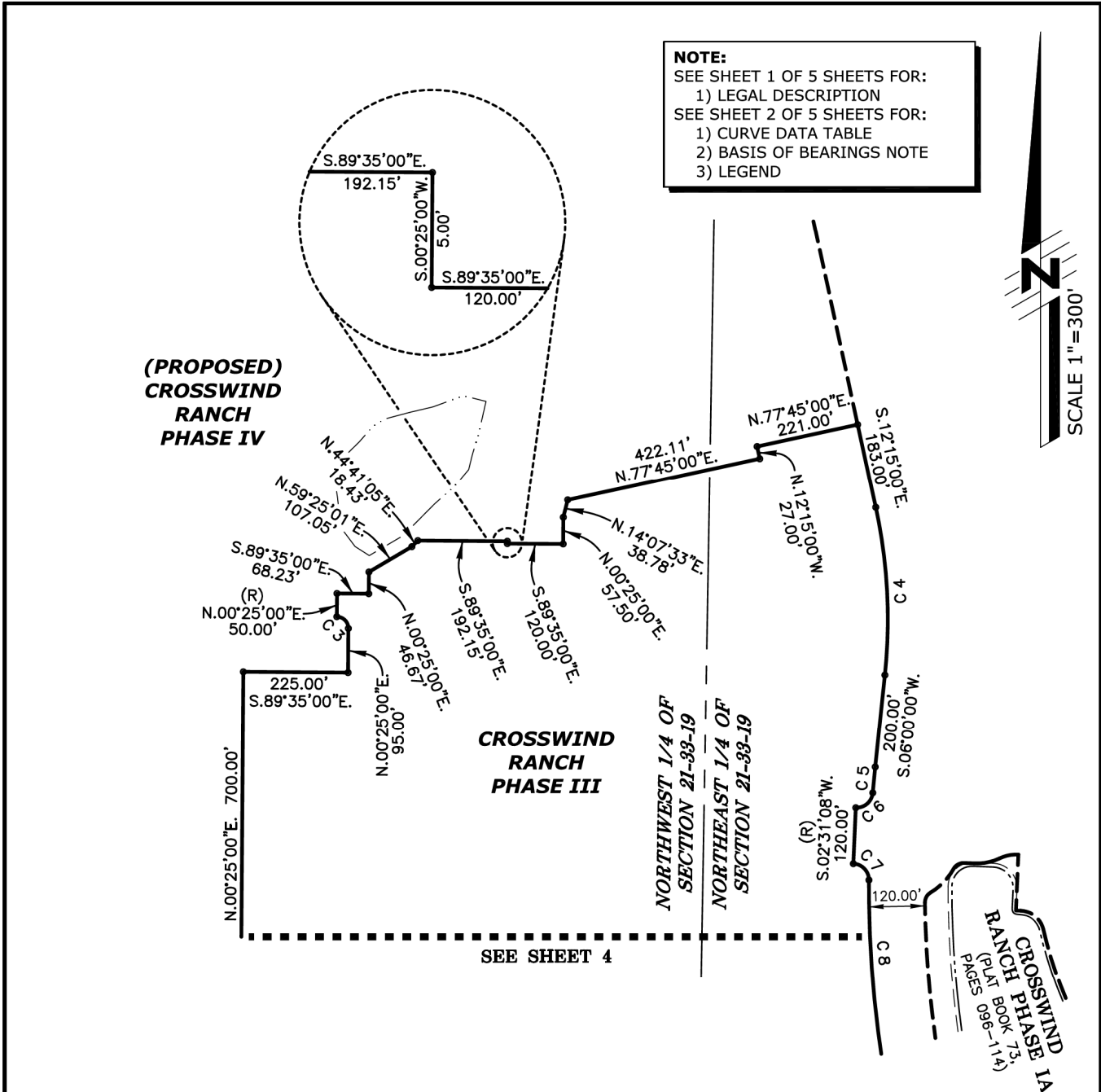


KEY MAP

**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. Azele 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					





**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 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. Azelee Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
No.	Date	Description	Dwn.	Arthur W. Merritt	Drawn: WFS Checked: AWM Order No.: AMI-CLD-CR-001 Date: 1-16-24 Dwg: Crosswind PH IV-DS.dwg
REVISIONS SHEET NO. 1 OF 6 SHEETS				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FILE PATH: P:\Crosswind Ranch-HEMB\Master Plan\Description\Phase IV	
				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	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

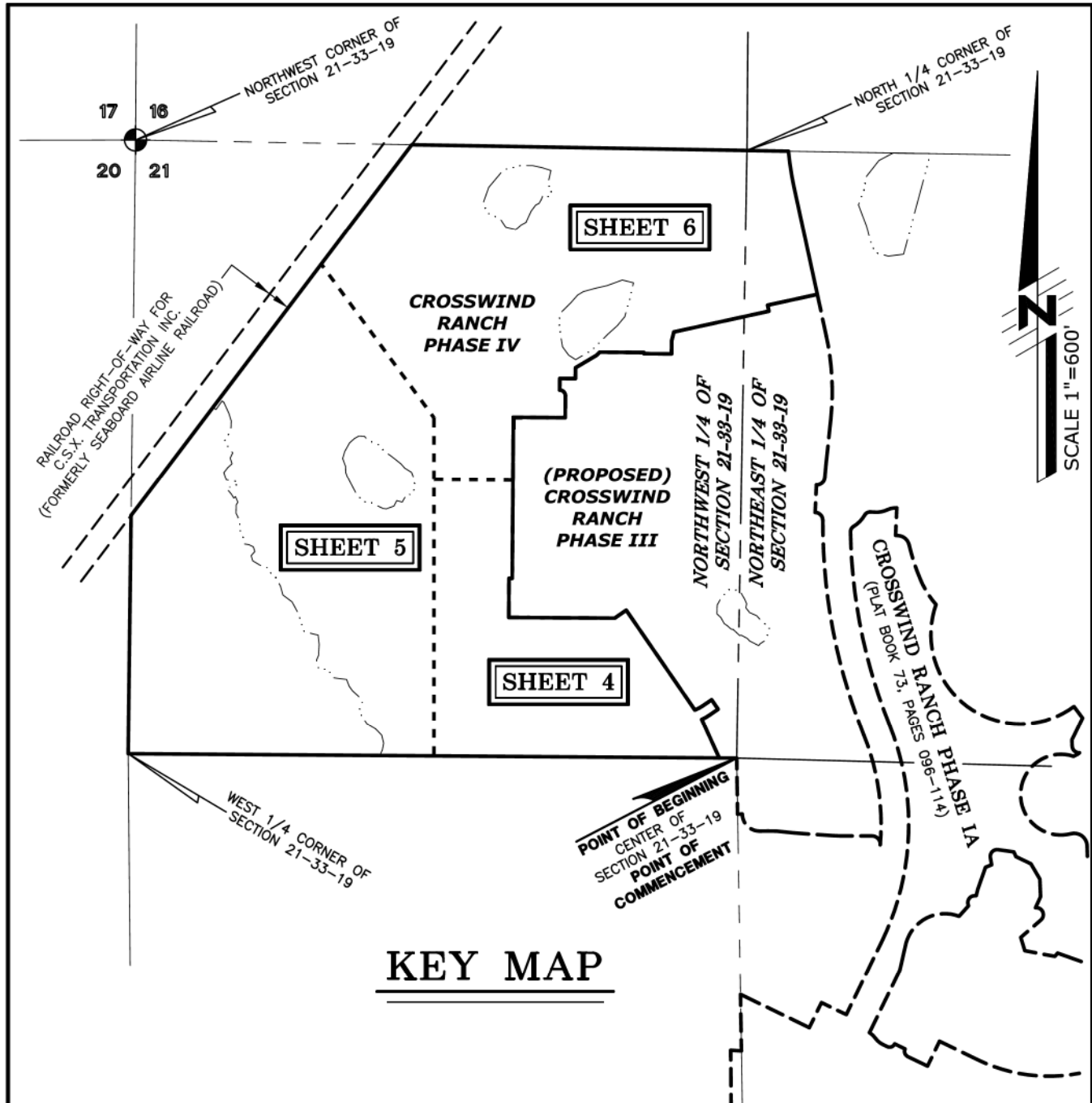
The South boundary of the Northwest 1/4 of Section 21, Township 33 South, Range 19 East, Manatee County, Florida, has a Grid bearing of N.89°35'26"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the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



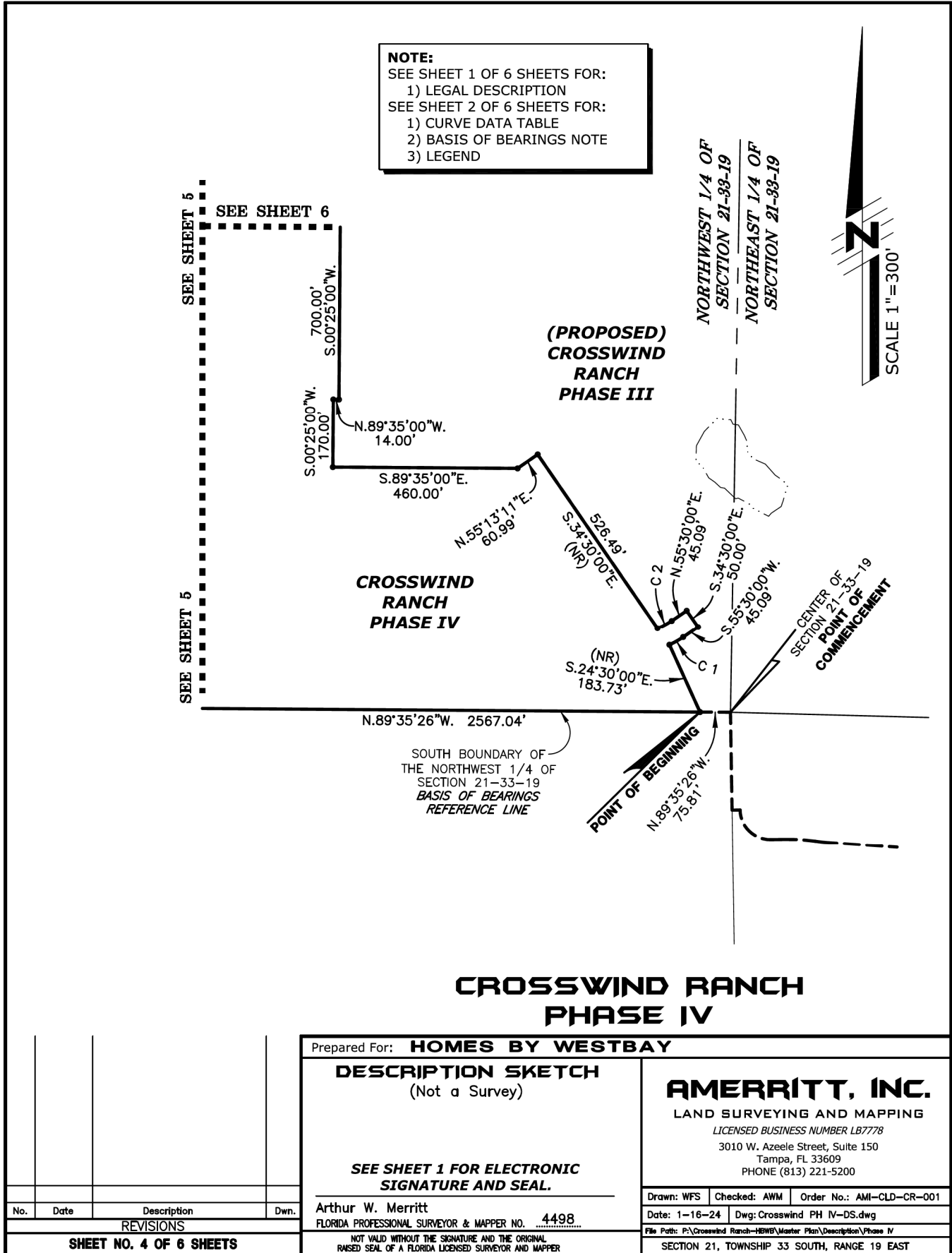
KEY MAP

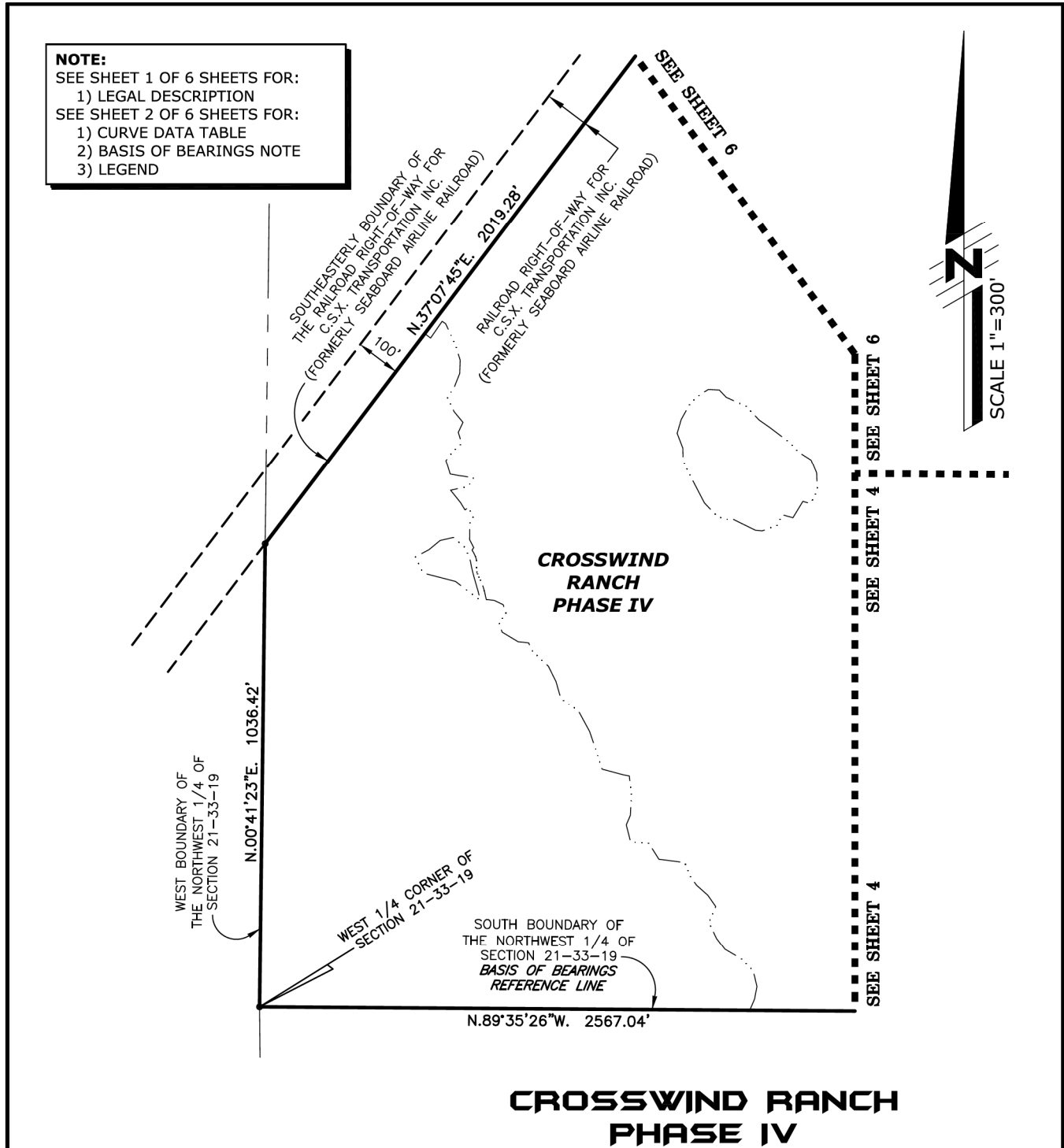
CROSSWIND RANCH PHASE IV

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 <small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small>			
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	
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File Path: P:\Crosswind Ranch-HEWB\Master Plan\Description\Phase IV			
SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST			

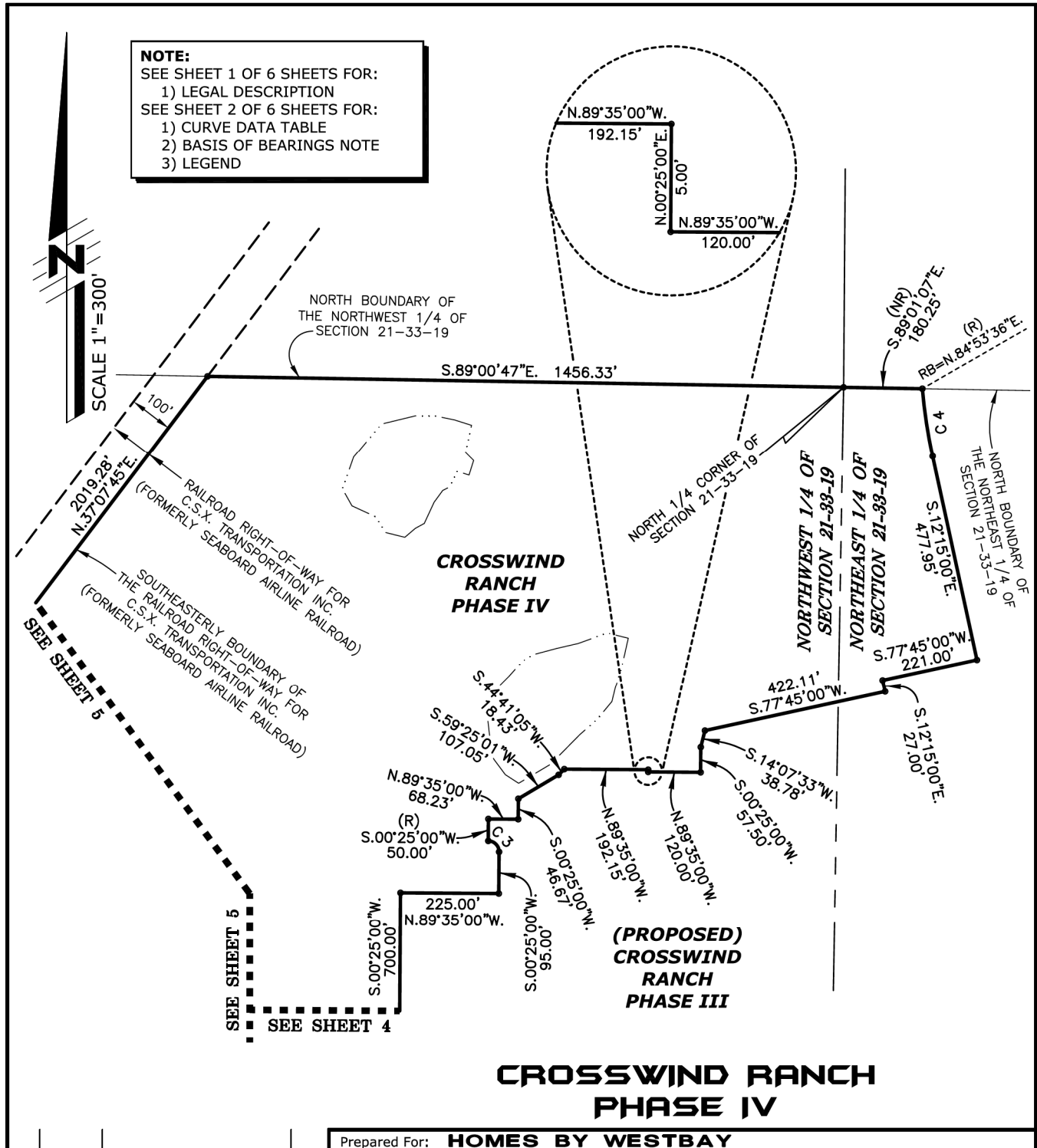
No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 3 OF 6 SHEETS



Prepared For: **HOMES BY WESTBAY**

DOI: 10.1002/kin.10058
(Not a Subject)



Prepared For: **HOMES BY WESTBAY**

LAND SURVEYING
(Not a Survey)

AMERICAN
LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER 00776

3013 W. 40th St. Suite 100

Irving, TX 76039

PHONE (972) 221-5200

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Surveyor: **Allen W. Voss**

DATE: FEB 15, 2024

PROJECT: CROSSWIND RANCH PHASE IV

SCALE: 1"=300'

DATE: FEB 15, 2024

Surveyor: **Allen W. Voss**

DATE: FEB 15, 2024

PROJECT: CROSSWIND RANCH PHASE IV

SCALE: 1"=300'

DATE: FEB 15, 2024

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Parrish Plantation Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Manatee; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting was held for the purpose of electing supervisors of the District; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

	Chairman
	Vice-Chairman
Angie Grunwald	Secretary
Eric Davidson	Treasurer
	Assistant Secretary
	Assistant Secretary
	Assistant Secretary

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

PASSED AND ADOPTED THIS 21st DAY OF MARCH, 2024.

ATTEST:

**PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

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

**DEVELOPER'S AFFIDAVIT AND AGREEMENT
REGARDING ASSIGNMENT OF CONTRACTOR AGREEMENT
PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, the undersigned, personally appeared Thomas Griggs, as Vice President – Land Development of Mattamy Tampa/Sarasota, LLC ("**Developer**"), who, after being first duly sworn, deposes and says:

- (i) I, Thomas Griggs, as Vice President – Land Development and authorized representative for Developer am authorized to make this affidavit on its behalf. I make this affidavit in order to induce the Parrish Plantation Community Development District ("**District**") to accept an assignment of the Contractor Agreement (defined below).
- (ii) The agreement ("**Contractor Agreement**") between Developer and RIPA & Associates, LLC ("**Contractor**"), dated January 23, 2024, including all change orders approved to date, and attached hereto as **Exhibit A**, either
 - a. X was competitively bid prior to its execution and represents a fair, competitive and reasonable price for the work involved; or
 - b. _____ is below the applicable bid thresholds and was not required to be competitively bid prior to its execution.

(iii) Developer, in consideration for the District's acceptance of an assignment of the Contractor Agreement agrees to indemnify and hold harmless the District and its successors, assigns, agents, employees, staff, contractors, officers, governing board members, and representatives (together, "**Indemnitees**"), from any and all liability, loss or damage, whether monetary or otherwise, including reasonable attorneys' fees and costs and all fees and costs of mediation or alternative dispute resolution, as a result of any claims, liabilities, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, or judgments, against Indemnitees and which relate in any way to the assignment of, or bid process for, the Contractor Agreement. Such indemnification does not negate the responsibilities of the District or the Contractor in performance of its requirements under the Agreement or Florida law.

(iv) Developer has obtained a release from Contractor (and all subcontractors and material suppliers thereto) acknowledging the assignment of the above referenced contract and the validity thereof and waiving any and all claims against the District arising as a result of or connected with this assignment. Such releases are attached as **Exhibit B**.

Developer

- a. X represents and warrants that there are no outstanding liens or claims relating to the Contractor Agreement, or
- b. _____ has posted a transfer bond in accordance with Section 713.24, *Florida Statutes*, which is attached hereto as **Exhibit D**.

(v) Developer represents and warrants that all payments to Contractor and any subcontractors or materialmen under the Contractor Agreement are current and there are no outstanding disputes under the Contractor Agreement.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this ____ day of March 2024.

Mattamy Tampa/Sarasota, LLC
a Delaware limited liability company

[Print Name]

By: _____
Name: Thomas Griggs, Vice President

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of March 2024, by Thomas Griggs, as Vice President – Land Development of Mattamy Tampa/Sarasota, LLC, who ☐ is personally known to me or ☐ produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

Parrish Plantation
Community Development District

Witness

Print Name of Witness

Chairman, Board of Supervisors

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of March 2024, by Matt O'Brien, Chairperson of the Parrish Plantation Community Development District, who ☐ is personally known to me or ☐ produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

**CONTRACTOR'S ACKNOWLEDGMENT AND ACCEPTANCE OF
ASSIGNMENT AND RELEASE
PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

For ten dollars and such additional good and valuable consideration received in hand, the receipt and sufficiency of which are hereby acknowledged, RIPA & Associates, LLC ("**Contractor**"), hereby agrees as follows:

- (i) The agreement between Mattamy Tampa/Sarasota LLC and Contractor dated January 23, 2024 ("**Contractor Agreement**"), has been assigned to the Parrish Plantation Community Development District ("**District**"). Contractor acknowledges and accepts such assignment and its validity. The total amount assigned to the District is **\$12,115,198.75**, with the remaining Contractor Agreement amounts to be paid directly by Mattamy Tampa/Sarasota LLC, making up the non-District portions of the Contractor Agreement scope. The amounts are as set forth in Exhibit A to this acknowledgement, subject to future change orders.
- (ii) Contractor represents and warrants that all payments to Contractor and any subcontractors or materialmen under the Contractor Agreement are current, there are no past-due invoices for payment due to Contractor under the Contractor Agreement, and there are no outstanding disputes under the Contractor Agreement.
- (iii) Contractor hereby releases and waives any claim it may have against the District as a result of or in connection with such assignment.

Executed this ____ day of March 2024.

RIPA & Associates, LLC,
a Florida limited liability company

Chris LaFace, President

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of March, 2024, by Chris LaFace, as President of RIPA & Associates, LLC, who ☐ is personally known to me or ☐ produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

Exhibit A

Description	Total Commitment
101-General Conditions	\$ 733,928.75
102-Earthwork	\$ 1,934,682.50
103a-Storm System (Common)	\$ 183,538.75
103b-Storm System (Mass Grade)	\$ 813,592.50
103c-Storm System (Phase III)	\$ 1,183,115.00
104-Sanitary Sewer (Common)	\$ 749,965.00
105a-Roadway Improvements (common/offsite)	\$ 644,330.00
105b-Water & Fire Distribution common	\$ 172,965.00
105c-Reclaimed Water Distribution common	\$ 53,550.00
301-Sanitary Sewer	\$ 1,434,653.75
302-Water & Fire Distribution	\$ 748,375.00
303-Reclaimed Water Distribution	\$ 317,245.00
304-Roadway Improvements	\$ 1,447,332.50
305-Final Grading on Lots	\$ 84,343.75
1001a-To Balance Site	\$ 929,875.00
Sanitary Sewer Services	\$ 360,200.00
Water Services	\$ 283,350.00
Reclaim Services	\$ 124,500.00
TOTAL ALL SCHEDULES	\$ 12,199,542.50
Total Assigned to Parrish Plantation CDD	\$ 12,115,198.75

**ADDENDUM (“ADDENDUM”) TO CONTRACTOR AGREEMENT (“CONTRACT”)
PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

1. ASSIGNMENT. This Addendum applies to that certain contract between the Parrish Plantation Community Development District (“**District**”) and RIPA & Associates, LLC (“**Contractor**”), which Contract was assigned to the District simultaneous with the execution of this Addendum. To the extent the terms of the Contract conflict with this Addendum, the terms of this Addendum shall control.

2. INSURANCE. In addition to the existing additional insureds under the Contract, the District, its officers, governing board, agents, staff, and representatives shall be named as additional insureds under the insurance provided pursuant to the Contract. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District’s obtaining the required insurance.

3. LOCAL GOVERNMENT PROMPT PAYMENT ACT. Notwithstanding any other provision of the Contract, all payments to the Contractor shall be made in a manner consistent with the Local Government Prompt Payment Act, sections 218.70 through 218.80, *Florida Statutes*. Contractor shall make payments due to subcontractors and materialmen and laborers within ten (10) days in accordance with the prompt payment provisions contained in Section 218.735(6), 218.735(7), and 218.74, *Florida Statutes*. All payments due and not made within the time prescribed by Section 218.735, *Florida Statutes*, bear interest at the rate of two percent (2%) per month on the unpaid balance in accordance with Section 218.735(9), *Florida Statutes*. To the extent the Contract is inconsistent in any way with Florida’s Local Government Prompt Payment Act, sections 218.70 – 218.80, *Florida Statutes*, such Act shall control, and the Contract, together with this Addendum, shall be construed to allow for the maximum amount of time allowable under the Act in order to review any punch lists and make payment. Further, the District shall hold retainage up to 5% of each pay application, consistent with Chapters 218 and 255, *Florida Statutes*.

4. TAX EXEMPT DIRECT PURCHASES. The parties agree that the District may in its sole discretion elect to undertake a direct purchase of any or all materials incorporated into the work performed according to the Contract. In such event, the following conditions shall apply:

- a. The District represents to Contractor that the District is a governmental entity exempt from Florida sales and use tax and has provided Contractor with a copy of its Consumer Exemption Certificate.
- b. The District may elect to implement a direct purchase arrangement whereby the District will directly acquire certain materials (“Direct Purchase Materials”) necessary for the work directly from the suppliers to take advantage of District’s tax-exempt status.
- c. Prior to purchasing any materials, the Contractor shall contact the District to determine which materials will be treated as Direct Purchase Materials and verify the exact manner, method, and requirements for acquiring any such Direct Purchase Materials.
- d. The District shall issue a Certificate of Entitlement to each supplier of Direct Purchase Materials, and to the Contractor. Each Certificate of Entitlement will be in the format specified

by Rule 12A-1.094(4)(c), Florida Administrative Code. Each Certificate of Entitlement shall have attached thereto the corresponding purchase order. Each Certificate of Entitlement shall affirm that (1) the attached purchase order is being issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works; (2) the vendor's invoice will be issued directly to the District; (3) payment of the vendor's invoice will be made directly by the District to the vendor from public funds; (4) the District will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor; and (5) the District assumes the risk of damage or loss at the time of purchase or delivery by the vendor. Each Certificate of Entitlement shall acknowledge that if the Department of Revenue determines the purchase is not a tax-exempt purchase by a governmental entity, then the governmental entity will be responsible for any tax, penalties and interest determined to be due.

e. The District shall issue purchase orders directly to suppliers of Direct Purchase Materials. The District shall issue a separate Certificate of Entitlement for each purchase order. Such purchase orders shall require that the supplier provide the required shipping and handling insurance and provide for delivery F.O.B. jobsite. Corresponding change orders shall be executed at the time of the direct purchase to reflect the direct purchases made by the District and if the original contract contemplated sale of materials and installation by same person, the change order shall reflect sale of materials and installation by different legal entities.

f. Upon delivery of the Direct Purchase Materials to the jobsite, the District shall inspect the materials and invoices to determine that they conform to the purchase order. If the materials conform, the District shall accept and take title to the Direct Purchase Materials.

g. Suppliers shall issue invoices directly to the District. The District shall process invoices and issue payment directly to the suppliers from public funds.

h. Upon acceptance of Direct Purchase Materials, the District shall assume risk of loss of same until they are incorporated into the project. Contractor shall be responsible for safeguarding all Direct Purchase Materials and for obtaining and managing all warranties and guarantees for all materials and products.

i. The District shall, at its option, maintain builder's risk insurance on the Direct Purchase Materials.

5. PUBLIC RECORDS. Contractor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Contract, Contractor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Contractor must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if Contractor does not transfer the records to the District.

- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of Contractor or keep and maintain public records required by the District to perform the service. If Contractor transfers all public records to the District upon completion of this Agreement, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the Agreement, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT C/O ANGIE GRUNWALD, INFRAMARK MANAGEMENT SERVICES, 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607, PHONE (813) 873-7300, AND ANGIE.GRUNWALD@INFRAMARK.COM.

6. SOVEREIGN IMMUNITY. Nothing in the Contract shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other statute, and nothing in the Contract shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

7. NOTICES. Notices provided to the District pursuant to the Contract shall be provided as follows:

District:	Parrish Plantation Community Development District c/o Inframark Management Services 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607 Attn: District Manager
-----------	---

8. SCRUTINIZED COMPANIES STATEMENT. Upon the Assignment, Contractor shall properly execute a sworn statement pursuant to section 287.135(5), *Florida Statutes*, regarding Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Terrorism Sectors List, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statement shall be substantially in the form of the attached **Exhibit A**. If Contractor is found to have submitted a false certification as provided in section 287.135(5), *Florida Statutes*, been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sectors List or been engaged in business operations in Cuba or Syria, the District may immediately terminate the Contract.

9. PUBLIC ENTITY CRIMES STATEMENT. Upon the Assignment, Contractor shall properly execute a sworn statement under section 287.133(3)(a), *Florida Statutes*, regarding public entity crimes, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statement shall be substantially in the form of the attached **Exhibit B**.

10. TRENCH SAFETY ACT STATEMENTS. Upon the Assignment, Contractor shall properly execute a Trench Safety Act Compliance Statement and a Trench Safety Act Compliance Cost Statement, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statements shall be substantially in the form of the attached **Exhibit C**.

11. CONSTRUCTION DEFECTS. PURSUANT TO SECTION 558.005, *FLORIDA STATUTES*, ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE NOT SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, *FLORIDA STATUTES*.

IN WITNESS WHEREOF, the parties hereto hereby acknowledge and agree to this Addendum.

RIPA & ASSOCIATES, LLC,
a Florida limited liability company

Witness

Chris LaFace, President

Print Name of Witness

**PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

Witness

Matt O'Brien, Chairman, Board of Supervisors

Print Name of Witness

Exhibit A: Scrutinized Companies Statement
Exhibit B: Public Entity Crimes Statement
Exhibit C: Trench Safety Act Statement

EXHIBIT A
SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES,
REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR
SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN TERRORISM SECTORS
LIST

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Parrish Plantation Community Development District by Chris LaFace, President for RIPA & Associates, LLC whose business address is 1409 Tech Boulevard, Suite 1, Tampa, Florida 33619.
2. I understand that, subject to limited exemptions, section 287.135, *Florida Statutes*, declares a company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more if at the time of bidding or submitting a proposal for a new contract or renewal of an existing contract, the company (a) is on the Scrutinized Companies that Boycott Israel List, created pursuant to section 215.4725, *Florida Statutes*, or is engaged in a boycott of Israel; (b) is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, created pursuant to section 215.473, *Florida Statutes*; or (c) is engaged in business operations in Cuba or Syria.
3. Based on information and belief, at the time the entity submitting this sworn statement accepts assignment of its Contract with Mattamy Tampa/Sarasota, LLC to the Parrish Plantation Community Development District, neither the entity, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel, or is engaged in business operations in Cuba or Syria.
4. The entity will immediately notify the Parrish Plantation Community Development District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel, or is engaged in business operations in Cuba or Syria.

 Signature by authorized representative of Contractor

STATE OF FLORIDA
 COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of March 2024, by Chris LaFace as President of RIPA & Associates, LLC, who ☐ is personally known to me or ☐ produced _____ as identification.

 Signature of Notary Public taking acknowledgement

(SEAL)

EXHIBIT B
SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Parrish Plantation Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of President for RIPA & Associates, LLC, ("Contractor"), and am authorized to make this Sworn Statement on behalf of Contractor.
3. Contractor's business address is 1409 Tech Boulevard, Suite 1, Tampa, Florida 33619.
4. Contractor's Federal Employer Identification Number (FEIN) is 59-3497167.

(If the Contractor has no FEIN, include the Social Security Number of the individual signing this sworn statement:
N/A.)

5. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), *Florida Statutes*, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), *Florida Statutes*, means:
 - a. A predecessor or successor of a person convicted of a public entity crime; or,
 - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
8. I understand that a "person" as defined in Paragraph 287.133(1)(e), *Florida Statutes*, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
9. Based on information and belief, the statement which I have marked below is true in relation to the Contractor submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), *Florida Statutes*, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this _____ day of March 2024.

Subcontractor: _____
Chris LaFace, President

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of March 2024, by Chris LaFace, President of RIPA & Associates, LLC, who is personally known to me or who has produced _____ as identification, and did ☐ or did not ☐ take the oath.

Notary Public, State of Florida

EXHIBIT C
TRENCH SAFETY ACT COMPLIANCE STATEMENT
PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

INSTRUCTIONS

Because trench excavations on this project are expected to be in excess of 5 feet, Florida's Trench Safety Act, Sections 553.60 – 553.64, *Florida Statutes*, requires that construction on the project comply with Occupational Safety and Health Administration Standard 29 C.F.R.s. 1926.650 Subpart P. The Contractor is required to execute this Compliance Statement and the Compliance Cost Statement. The costs for complying with the Trench Safety Act must be incorporated into the Contract Price.

This form must be certified in the presence of a notary public or other officer authorized to administer oaths.

CERTIFICATION

1. I understand that The Trench Safety Act requires me to comply with OSHA Standard 29 C.F.R.s. 1926.650 Subpart P. I will comply with The Trench Safety Act, and I will design and provide trench safety systems at all trench excavations in excess of five feet in depth for this project.
2. The estimated cost imposed by compliance with The Trench Safety Act will be:

Dollars \$

(Written)
(Figures)
3. The amount listed above has been included within the Contract Price.

Dated this _____ day of March 2024.

Contractor: **RIPA & ASSOCIATES, LLC**

By: _____
Chris LaFace, President

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of March 2024, by Chris LaFace, President of RIPA & Associates, LLC, who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida

TRENCH SAFETY ACT COMPLIANCE COST STATEMENT
PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

INSTRUCTIONS

Because trench excavations on this Project are expected to be in excess of 5 feet, Florida's Trench Safety Act, Sections 553.60 – 553.64, *Florida Statutes*, requires that the Contractor submit a statement of the costs of complying with the Trench Safety Act. Said costs must also be incorporated into the Contract Price. This form must be certified in the presence of a notary public or other officer authorized to administer oaths. By executing this statement, Contractor acknowledges that included in the various items of its Contract Price are costs for complying with the Florida Trench Safety Act. The Contractor further identifies the costs as follows:

Type of Trench Safety Mechanism	Quantity	Unit Cost ¹	Item Total Cost
Project Total			

Dated this _____ day of March 2024.

Contractor: **RIPA & ASSOCIATES, LLC**

By: _____
Chris LaFace, President

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of March 2024, by Chris LaFace, President of RIPA & Associates, LLC, who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida

¹ Use cost per linear square foot of trench excavation used and cost per square foot of shoring used.

MATTAMY TAMPA/SARASOTA, LLC
4107 Crescent Park Drive
Riverview, FL 33578
Phone: 813-381-3838
Fax: 813-381-3886

SITE CONTRACTOR AGREEMENT

Name of Contractor: RIPA & Associates, LLC Contractor No. _____

Type of entity (check one): X LLC _____ Corporation _____ Partnership _____
 Sole Proprietorship

Contractor's License No. CGC009082, CUC1224980, FPC12-000056 Federal I.D. No. 59-3497167

Social Security No. _____ Sales Tax No. _____

Business Address: 1409 Tech Blvd. Suite 1, Tampa, FL 33619

Business Phone: 813-623-6777 Cellular Phone (813) 376-2261

Facsimile No. 813-663-6724 – main fax Primary E-mail Address: claface@ripatampa.com

Website: www.ripatampa.com Secondary E-Mail Address: dcompton@ripaconstruction.com

Owner: Mattamy Tampa/Sarasota, LLC

Business Address for Owner: 4107 Crescent Park Drive, Riverview, FL 33578

Owner's Authorized Representative: Thomas Griggs, VP Land Development

This Site Contractor Agreement (the "Agreement") is made and entered into effective the 23 day of January, 2024 by and between **MATTAMY TAMPA/SARASOTA, LLC, a Delaware limited liability company**, ("Owner") and the Contractor identified above ("Contractor").

RECITALS:

A. The parties intend this to be the Agreement between the parties pursuant to which Contractor will furnish all labor, equipment and/or materials necessary to fully complete the Scope of Work, attached hereto as Exhibit A (the "Work"), for the construction of the subdivision improvements on the property of Owner located at Crosswind Ranch Phases III & IV (the "Project") in Parrish (Manatee County), Florida (the "City" or "Municipality"). The Work to be performed by Contractor shall be in accordance with: (i) the plans and specifications prepared for the Project by Clearview Land Design, P.L. dated 7/20/2023, and any subsequent revisions thereto, with the latest revision on 9/13/2023; and a complete listing of the plan sheets applicable to the Work is attached at Exhibit "B" (collectively the "Plans"); and (ii) the Contract Documents, as hereinafter defined and as further described in this Agreement;

B. Contractor intends to perform or provide the Work on the Project in consideration for payment as set forth in this Agreement;

C. Owner desires to engage Contractor as an independent contractor for the purpose of performing the Work; and

D. Owner has retained Clearview Land Design, P.L. as its Engineer of Record for the Project ("Engineer").

Owner Initials

TS

Page 1

Contractor Initials

(Signature)

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, Owner and Contractor agree as follows:

1. **Contract Documents.** This Agreement, any modifications to the Agreement made pursuant to paragraph 5.3 and Section 8 herein, the Plans, and the documents attached to or referenced in this Agreement, the **Contractor's bid dated 1/23/2024 (Bid Number 23-222A)**, and the Notice to Proceed (collectively, the "Contract Documents") shall constitute the entire agreement between Owner and Contractor with respect to the Project. Any and all provisions of the Contract Documents which are applicable to this Agreement or which in any way affect the Work shall have the same effect as if written in full in this Agreement. Should the provisions of the Contract Documents be in conflict with the provisions of any other documents executed by and between Owner and Contractor concerning the Work, the Contract Documents shall control. Should there be a conflict between any of the Contract Documents, the provisions of this Agreement shall control. Exhibits attached to this Agreement are:

- 1.1 **Exhibit A – Scope of Work / Schedule of Values**
- Exhibit B-1 – List of Plan Sheets**
- Exhibit B-2 – List of Permits and Reports**
- Exhibit C – Draw and Payment Procedures and Policies**
- Exhibit D 1-4 – Form Lien Waivers**
- Exhibit E – Construction Schedule**
- Exhibit F – Special Conditions**
- Exhibit G – List of Materialmen and Subcontractors**
- Exhibit H – Safety Procedures and Project Rules and Regulations**
- Exhibit I – Payment Application**

2. **Description of Scope of Work.** Contractor agrees to furnish all supervision, labor, materials, equipment and other facilities required to complete the Work in compliance with all Contract Documents, as those documents are identified herein. The Work shall include all labor, equipment, materials, facilities, technology, supervision and services that are:

- (a) reasonably inferable from the Work specified;
- (b) customarily performed and provided by competent contractors as part of the proper performance of the Work of the type specified;
- (c) necessary to achieve successful, timely and safe completion of the Work;
- (d) necessary to cut, fit or patch portions of the Work, as required to make its several parts come together properly, and to fit it to receive or be received by the work of other contractors, as shown upon or reasonably implied by the Contract Documents; and
- (e) necessary to fulfill the undertakings, covenants, guarantees, representations and warranties set forth in this Agreement, the Contract Documents and warranty requests by Owner.

3. **Date of Commencement and Time for Completion of the Work.** The date of commencement of the Work shall be the date fixed in a Notice to Proceed issued by the Owner. The Contractor will achieve Substantial Completion by 12/12/2024. Final Completion of the Work shall be on or before 1/20/2025. Final Completion shall mean the date upon which the authority having jurisdiction over the work has been fully notified that the project is ready for a certificate of completion, or equivalent. Owner and Contractor recognize that time is of the essence in this Agreement and that Owner will suffer financial loss if the Work is not completed within the Contract Time, plus any extensions thereof allowed in accordance

with Section 8 of this Agreement. The parties also recognize the delay, expense and difficulties involved in a legal proceeding to prove the actual loss suffered by Owner if the Work is not completed within the Contract Time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay Owner \$1,000.00 for each calendar day that Substantial Completion is not

Owner Initials TS
Page 2

Contractor Initials [Signature]

achieved beyond the Contract Time. The liquidated damages provided herein shall be in lieu of all liability for any and all extra costs, losses, expenses, claims, and any other damages of whatsoever nature incurred by Owner which are occasioned by Contractor's failure to complete the Work within the Contract Time, subject to force majeure items, including but not limited to delays caused by utility providers.

4. Contractor's Representations. In order to induce Owner to enter into this Agreement, Contractor makes the following representations:

4.1 Contractor has familiarized itself with the nature and extent of the Contract Documents, Work, Project locality and all local conditions, laws and regulations that in any manner may affect cost, progress performance or furnishing of the Work. If Contractor deems that the property on which the Project is to be undertaken is unsatisfactory, written notice of such condition shall be given to Owner. In the event that Contractor fails to give such notice to Owner and Contractor commences the Work, Contractor shall be deemed to have accepted the condition of the property and be liable for the expense of correcting its own unsatisfactory performance.

4.2 Contractor has studied carefully all reports of explorations and tests of subsurface conditions and drawings of physical conditions that are identified in any of the Contract Documents and accepts the determination set forth therein.

4.3 Contractor has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all examinations, investigations, explorations, tests, reports and studies (in addition to or to supplement those referred to in the paragraph 4.2) which pertain to the subsurface or physical conditions at or contiguous to the Project site or otherwise may affect the cost, progress, performance or furnishing of the Work as Contractor considers necessary for the performance or furnishing of the Work at the Contract Price, within the Contract Time and in accordance with other terms and conditions of the Contract Documents; and no additional examinations, investigations, explorations, tests, reports, studies or similar information or data are or will be required by Contractor for such purposes, unless specifically requested by the Contractor, in writing, prior to its execution of this Agreement.

4.4 Contractor has correlated the results of all such observations, examinations, investigations, explorations, tests, reports and studies with the terms and conditions of the Contract Documents.

4.5 Prior to starting each part of the Work, Contractor shall carefully study and compare the Contract Documents in order to check and verify pertinent figures therein and all applicable field measurements. Contractor shall promptly report in writing to Engineer any conflict, error, ambiguity, or discrepancy which Contractor may or should, with a reasonable exercise of due diligence, discover and shall obtain a written interpretation or clarification from Engineer before proceeding with any Work affected thereby; however, Contractor shall not be liable to Owner for failure to report any conflict, error, ambiguity, or discrepancy in the Contract Documents unless Contractor knew or with a reasonable exercise of due diligence should have known thereof.

4.6 Contractor warrants and represents that it and, where required by law, Contractor's subcontractors and other personnel performing services hereunder are properly licensed and will remain properly licensed during the term hereof under all applicable laws and regulations for the performance of the Work. Contractor represents and warrants to Owner that it is properly licensed in the jurisdiction where the Project is located and where all Work is to be performed. Contractor shall, at its own cost and expense, (i) maintain all licenses required by law, rule or regulation; (ii) pay all taxes and fees of every kind that may be imposed by any governmental authority; and (iii) keep itself fully informed of and comply with all federal and state laws, city and county ordinances, codes and regulations which affect those employed on the Project, the materials to be used and the conduct of the Work. Further, Contractor shall complete the Work in strict accordance with all such laws, ordinances, codes and regulations. If the Contract Documents do not conform to the requirements of the above-specified authorities, the requirements of such authorities shall prevail and the Work shall be completed by Contractor in conformance with such requirements. Contractor, if not a sole proprietorship, shall maintain its legal status within all applicable jurisdictions as a business entity.

4.7 Contractor acknowledges that Owner ultimately intends to cause the construction of single family residences on subdivision lots and other improvements at the Project and that the Project as constructed by Contractor will be suitable for the same. Contractor also acknowledges that Owner intends for the homes constructed to be conveyed to individual purchasers ("Homebuyer").

Owner Initials TS
Page 3

Contractor Initials D

5. Contract Price and Payment.

5.1 Payment. Owner agrees to pay to Contractor, for the full and faithful performance of the Work, the **Contract Price of \$12,199,542.50**, subject to such additions and deductions as provided for herein (the "Contract Price"). No payment made by Owner, whether partial or final, shall be conclusive evidence of performance, either in whole or in part, or constitute an approval or acceptance by Owner of any materials provided or workmanship performed by Contractor pursuant to this Agreement, nor shall entrance and use by Owner constitute acceptance of the Work. Additionally, an application for payment signed or approved by Owner or Engineer shall not be construed as a waiver by Owner for Work defectively performed and shall not release Contractor from liability for defective work. Owner expressly reserves the right to inspect all Work or have others inspect all work prior to being obligated to make any payment due Contractor and to require correction of any unsatisfactory Work prior to payment.

5.2 Payment Procedures and Policies. The time and method of payment for the Work shall be pursuant to Owner's then-current draw and Payment Procedures and policies, as provided in Exhibit C ("Payment Procedures"). Contractor agrees to fully comply with the Payment Procedures as well as any reasonable changes to such Payment Procedures of which it is informed during the term of this Agreement. Owner shall make final payment to Contractor of the balance due to it under the Agreement within the time period specified in the Payment Procedures after Owner certifies that the Project has timely achieved Substantial Completion, Owner submits a written punchlist to Contractor and Contractor substantially completes all of the items on the punchlist. Contractor's final Application for Payment shall include the Final Payment Affidavit in accordance with Chapter 713, Florida Statutes and all final lien releases as required herein. Notwithstanding anything to the contrary herein, Owner is not required to make payment to Contractor of any amounts retained pursuant to the Agreement, if the reason giving rise to the right to retain the funds has not been satisfied by Contractor.

5.3 Deviations. The Contract Documents may be amended to provide for additions, deletions, and revisions in the Work or to modify the terms and conditions hereof through a written Change Order (as defined herein). The Contract Documents may be supplemented, and minor variations and deviations in the Work may be authorized, by one or more of the following ways: (i) Engineer's approval of a shop drawing or sample; or (ii) Engineer's written interpretation or clarification. Notwithstanding anything herein to the contrary, Contractor shall not, without the prior written consent of Owner, make any changes, additions, deletions, or substitutions in or to the Work, including the Plans related to the Work, nor shall Contractor perform any additional work without the prior written consent of Owner, it being understood that Contractor shall receive no payment for any additional or modified work unless Contractor first obtains Owner's prior written consent in the form of a written Change Order (as defined below) signed by Owner for such work.

5.4 Retention of Payments.

5.4.1 Standard Retention. Contractor agrees that Owner shall retain ten percent (10%) of each and every payment, other than the final payment. All such retained funds shall be paid to the Contractor as provided for in the Payment Procedures.

5.4.2 Retention for Liens. Owner may withhold from any payment due to Contractor under this Agreement or any other unrelated agreement between Owner and Contractor for a different project, such amount as may be required to discharge the full amount of any liens recorded by Contractor, or any of its subcontractors, materialmen, laborers, of any tier, in addition to an amount in Owner's sole discretion for reasonable attorney's fees which are actually incurred or maybe incurred as a result of the lien.

5.4.3 Retention for Claims. Owner may withhold from any payment due to Contractor under this Agreement or any other unrelated agreement between Owner and Contractor for a different project, such amount as may be required to discharge any claims made by Contractor, or any of its subcontractors, materialmen, laborers, of any tier, in addition to an amount in Owner's sole discretion for limitation reasonable attorney's fees which are actually incurred or maybe incurred as a result of the claim.

5.4.4 Retention for Lien Waivers. Owner may withhold payment to Contractor until Contractor has furnished a lien waiver for the portion of the Work performed on the Project for which payment is sought including lien waivers from all of Contractor's subcontractors, laborers, and/or materialmen of any tier.

Owner Initials TC
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Contractor Initials

The form of all such waivers shall be in the form of that attached hereto as Exhibit D-1 through D-4 so as to assure that no lien may attach to the property on account of the Work for which payment is being made.

5.4.5 Retention for Default. In the event that any default or breach by Contractor occurs under any other unrelated contract or agreement between Contractor and Owner for a different project, such default or breach shall automatically be deemed to be a default under this Agreement. In addition to the remedies provided herein, Owner shall have the right to setoff and deduct any damages or costs incurred by Owner or any of Owner's affiliates, subsidiaries or parent corporation (including its project or home office overhead) arising from or in any manner related to such default or breach against and from any amounts due to Contractor. However, such setoff or deduction by Owner shall in no event relieve Contractor of its obligation to pay in full all of its laborers, suppliers, materialmen, and subcontractors, and otherwise to comply with all other provisions of this Agreement.

5.4.6 No Payment if Default Exists. Contractor shall not be entitled to receive payment under this Agreement if it is in default under this Agreement or any other unrelated agreement with Owner, or any of Owner's affiliates, subsidiaries or parent corporations.

5.4.7 Retention Pending Owner's Satisfaction with Work. In addition to other amounts which may be retained by Owner as set forth herein, Owner expressly reserves the right to retain money due to Contractor or to become due to Contractor if Owner provides written notice to Contractor that the Work is unsatisfactory to Owner and such unsatisfactory condition is not remedied within a reasonable period of time as determined by Owner based upon the circumstances.

5.5 Use of Proceeds. Contractor agrees that money received for the performance of this Agreement, shall be used for the Work only and shall not be diverted to satisfy Contractor's obligations upon other contracts or for any other purpose whatsoever.

6. Performance and Progress of the Work.

6.1 Contractor shall initiate performance of the Project within the time period set forth in the Notice to Proceed.

6.2 Contractor shall cooperate with Owner and other contractors working at the Project and will participate in the coordination of the Work as required, specifically noting and advising Owner of any conflicts. Owner, however, will not be liable to Contractor for any delays in scheduling the Work, or for any damages arising from such delays. Contractor will furnish periodic progress reports, as requested, including information on the status of materials and equipment for the Project which may be in the course of preparation, manufacture or transit. Contractor agrees that it will cooperate with Owner to permit Owner to construct model or "spec" homes at the Project. This duty to cooperate shall include without limitation, prosecuting portions of the Work in advance of others so as to support Owner's homebuilding operations.

6.3 Contractor shall employ sufficient labor, equipment, and materials to perform and complete the Work within the Contract Time and in accordance with the Construction Schedule specified in Exhibit E to this Agreement, or any applicable updates to the same, which shall in no event exceed the Contract Time.

6.4 In the event Contractor fails to commence the Work as required herein, fails to continue performance or fails to progress the work in a timely manner or otherwise fails to complete the Work within the Contract Time, the Owner may, upon 48 hours notice, at its sole option and discretion, without prejudice to other remedies provided herein, either terminate this Agreement as provided for in Section 19 below and replace Contractor or procure additional contractors to perform the Work and deduct the costs of such work from the payment then or thereafter due to Contractor.

6.5 Contractor shall perform the Work in strict accordance with the Contract Documents. There are to be no substitutions of materials or variations whatsoever from the Contract Documents without the prior written approval of Owner. Whenever any manufactured article, implement or series of articles or implements is mentioned in the Contract Documents by trade name, it is intended to establish a standard of quality or merit and Contractor shall furnish such

Owner Initials TS
Page 5

Contractor Initials

specific article or implement. The intent of this paragraph is to require quality materials and workmanship. Substitutions of equal merit may be used by Contractor only upon the prior written consent of Owner evidenced by a written letter of approval signed by Owner's Authorized Representative. If the Work shall require the installation of materials or equipment furnished by others, it shall be the responsibility of Contractor to examine the items so provided and, thereupon, to handle, store and install with such skill and care as necessary to insure a satisfactory installation. Loss or damage due to acts of Contractor or its subcontractors, materialmen, employees or agents shall be charged to Contractor.

7. Time is of the Essence. Contractor acknowledges that time is of the essence in its performance of the Work. Contractor is obligated to perform the Work with promptness, diligence and efficiency in a manner which does not interfere with or delay the performance of any other contractor performing work on the Project.

8. Change Orders.

8.1 Owner's Right to Change Work. Without invalidating the Agreement and without notice to any surety, Owner may, at any time or from time to time, make changes of any scope or nature, including additions to and deletions from, the Work. Owner shall issue to Contractor a Change Order for each such change. Work performed under a Change Order shall be subject to all the terms and conditions of the Contract Documents. Contractor shall promptly perform the Work, as changed. Owner is not liable to Contractor for extra work or materials, or any costs incurred by Contractor, including overtime and acceleration costs, arising from such extra or changed work without Contractor having first received a Change Order from Owner.

8.2 Contractor's Compensation for Change in Work and Extension in Contract Time. Owner shall determine the adjustment in either the Contract Time and/or the Contract Price, if any, associated with the Change Order. If Contractor commences Work described in the Change Order it shall be deemed to have accepted the terms, including any change in either the Contract Time and/or Contract Price, if any, as set forth in the Change Order. Any request for additional compensation, or extension of the Contract Time which appears to be based either on the lack of specific details in the Plans or specific reference in the Specifications, will not be approved as an extra if, in the sole opinion of Owner, the Work in question is a required item under the original Contract Documents.

8.3 Allowable Mark-Up. In no event shall the total mark-up for Change Orders exceed ____%.

8.4 Unauthorized Changes in the Work. Contractor shall not be entitled to an increase in the Contract Price or an extension of the Contract Time with respect to any work performed that is not required by the Contract Documents as amended, modified, or supplemented as provided in this Section 8, except in the case of an emergency affecting the safety or protection for persons or the Work or property at the Project, in which case Contractor is obligated to act to prevent the threatened damage, injury or loss. Any Change Order not submitted by the Contractor within 45 days of the date the change was realized, or with the exercise of due diligence should have been realized, by Contractor is deemed waived.

8.5 Limitation on Additional Work. If Contractor makes any unauthorized change in the Work or performs any unauthorized extra work that affects the scope of the Work or the expenses of other contractors, then Contractor will be liable for all costs and expenses incurred by Owner as a result of the unauthorized work.

8.6 Notification to Surety. If notice to a Surety of any change affecting the general scope of the Work or the provisions of the Contract Documents (including, but not limited to, Contract Price or Contract Time) is required by the provisions of any bond, the giving of any such notice will be Contractor's responsibility. The amount of each applicable bond will be adjusted to reflect the effect of any such change.

9. General Terms and Conditions.

9.1 No Damages For Delay. Contractor agrees to make no monetary or other claims for delays, interferences or hindrances of any kind in the performance of the Work including delays occasioned by any act or omission of Owner, or anyone for whom Owner is responsible.

Owner Initials TC
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Contractor Initials ①

9.2 Permits, Fees and Platting. Unless otherwise provided for in the Scope of Work (Exhibit "A") or the Special Conditions (Exhibit F), Owner shall secure and pay for all permits. However, Contractor shall be required to schedule all inspections necessary under any such permits which are related to the Work.

9.3 Permits and Platting. Owner covenants and agrees that Owner will sign, as Owner of the property, any applications for permits, licenses or other approvals which may be necessary in connection with the development and to execute and process any subdivision plat and/or easements for public utilities or right-of-way which may be required in connection with the Project.

9.4 Tax. Contractor shall be responsible for paying all taxes required by law in connection with the Work. Contractor shall be solely responsible for withholding taxes, social security taxes and state unemployment taxes for all employees, subcontractors and agents of Contractor. Notwithstanding the foregoing, Contractor shall not charge any sales or privilege tax on any amounts due from Owner under this Agreement, as Owner shall be responsible for paying such taxes directly to the applicable governmental authorities.

9.5 Subcontractors, Materialmen and Laborers. Contractor shall oversee, supervise and manage all its agents, and all subcontractors, materialmen and laborers of any tier providing services on the Project. Contractor agrees to present to Owner, immediately upon determination and prior to commencement of any Work, a complete list of materialmen, laborers and subcontractors of any tier (including their names, addresses and telephone numbers, that will be performing Work at and/or providing materials to the Project. This list will be attached to this Agreement as Exhibit G. Owner has the right to object to the use of any materialmen, subcontractors and laborers as proposed by Contractor. Upon receipt of notice that Owner objects to the use of a materialman, labor or subcontractor, Contractor shall promptly replace the objected to materialman, laborer or subcontractor.

9.6 As-Built Plans and Annotated Specifications and Other Documentation. When required by the Contract Documents, Contractor shall prepare and maintain on a current basis an accurate and complete set of:

- (a) As-built plans clearly showing all changes, revisions and substitutions during construction, including without limitation field changes and the final location of all mechanical equipment, utility lines, pipes, and other significant features; and
- (b) Specifications, inclusive of all annotated specifications marked in the field to show all changes, revisions and substitutions.

9.7 Shop Drawings. Contractor will promptly submit shop drawings, installation instructions and samples as required by the Contract Documents or as required in order to perform the Work efficiently, expeditiously and in a manner that will not cause delay in the progress of the Work for the Project. Contractor is to check all shop drawings or other items submitted to ensure that they are dimensionally acceptable and they meet all requirements of the Plans. Contractor shall be solely responsible for any additional costs that arise due to Contractor's failure to adequately check any and all shop drawings or other items submitted as required herein.

9.8 Provision of Information. If requested by Owner, Contractor shall furnish all information in the possession of Contractor, its subcontractors, materialmen, laborers, or any of their employees or agents, whether written or non-written, which pertains to the Work or the Project and any other information pertaining to the financial condition of Contractor. Owner shall have the right to terminate this Agreement as provided for in Section 19 below, if at any time Owner shall reasonably determine that Contractor's financial condition has deteriorated and become unsatisfactory to Owner. In case of such termination, Contractor shall be deemed to be in default of this Agreement.

9.9 Payment and Performance Bonds. If requested by Owner or required by the Contract Documents, and at Owner's expense, Contractor shall furnish to Owner an acceptable Payment and Performance Bond in the form and amount and with a surety acceptable to Owner.

9.10 Equipment and Material Handling. Contractor shall be responsible for receiving, offloading, handling, placing, securing and storing of all Contractor's own materials and equipment required for the Work in addition to those materials, if any, supplied by Owner for use in the Work. Contractor agrees that Owner shall not be responsible for the loss of materials, equipment or tools on the job site nor for vandalism or malicious damage to work performed by

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Contractor. Contractor further agrees to abide by Owner's decision in regard to the allotment of all storage and working space on the Project. Any equipment stored or posted on the Project shall be adequately secured and/or guarded to prevent unauthorized access or use.

9.11 Temporary Facilities and Services. Unless otherwise provided in this Agreement, Contractor shall provide at its own expense whatever toilet facilities, storage sheds, work shops and offices are necessary for Contractor's performance of the Work. Owner shall have access to any and all parts of such premises and may inspect them at any time.

9.12 Damage to Work. Contractor is responsible for the quality and integrity of all items covered under this Agreement. In the event Contractor or one of its subcontractors, materialmen or laborers cause damage to the Work, Owner may in addition to any other remedies it has hereunder, issue a backcharge to Contractor. Contractor will be responsible for all costs of repair and replacement for such damaged work and agrees to indemnify and hold harmless Owner against any and all losses, damages, claims or suits, including all costs and attorneys' fees, based upon or arising out of such damage. If damage is done to the Work, Contractor must repair the same within five (5) days period. Should Contractor fail to repair the same, Owner may remedy any such damage and Owner shall have the right to backcharge Contractor for the costs incurred.

9.13 Damage to Work of Others. Notwithstanding anything to the contrary herein, Owner shall have the right, but not the obligation, to immediately remedy any damage Contractor causes, without the necessity of providing Contractor with any right to cure, if the damage is to work or facilities outside the Work of this Agreement.

9.14 Safety. Contractor agrees to conform to the safety protocols described in Exhibit H and to comply with all applicable safety and health laws, rules and regulations, including federal Occupational Safety and Health Act, the regulations/standards of the Occupational Safety and Health Administration ("OSHA") and any state or local governmental requirements. Contractor agrees to indemnify and hold Owner harmless for, of and from any loss, including, but not limited to, any fines, penalties and corrective measures Owner may incur due to Contractor's failure to comply with the applicable safety and health laws and, rules and regulations in connection with the performance of this Agreement. Contractor further agrees that failure to comply with such safety and health requirements is a default of Contractor's obligation under this Agreement.

9.15 Compliance with Laws, Rules and Regulations.

9.15.1 The Contractor shall comply at all times with all federal, state, county and municipal laws and regulations that in any manner affect the Agreement, the Work and Contractor's performance. Without limiting the generality of the foregoing statement, such laws and regulations include, but are not limited to, all laws and regulations with respect to employment of workers; the terms and conditions of employment; equal employment opportunity and nondiscrimination, including "harassment" and retaliation/"whistleblowing"; immigration; wages (including the payment of minimum and overtime wages, and payroll withholdings); workers' hours (including the provision of any lunch and rest breaks required by law); benefits (including the provision of any leaves of absence required by law); classification of workers as "employees" or "contractors"; collective bargaining and labor-management relations; occupational safety and health (including the provisions of all personal protective equipment, training and "competent persons" required by law); inspection of the Work and inspection of the construction equipment. By making references to particular laws and regulations in this Agreement, the Owner does not intend to restrict or limit in any way the laws and regulations which apply to the Contractor's performance under the Agreement. Contractor for itself and its agents agrees to furnish all labor, materials, supplies and equipment necessary to perform the Work in strict compliance with all applicable federal laws, the current municipal codes, together with all applicable state, county or municipal building codes, rules and regulations.

9.15.2 General Environmental Compliance.

- (i) Contractor and its subcontractors, materialmen and laborers of any tier shall fully comply with all applicable federal, state and local environmental and natural resource laws, rules and regulations. Contractor shall solely be responsible for and shall defend, protect, indemnify and hold Owner harmless from and against any and all claims, losses, costs, penalties, attorney and consultant fees and

costs, and damages, including, without limitation, consequential damages, arising from or related to the failure of the Contractor or its subcontractors, materialmen or laborers of any tier to comply with any federal, state and local environmental and natural resource laws, rules and regulations, including ordinances and policies.

- (ii) Contractor is solely responsible for the proper use, storage and handling of all materials, including but not limited to potential pollutants, used in the Work, and for the generation, handling and disposal of all wastes resulting from the Work, in full compliance with all applicable federal, state and local laws, rules and regulations. In addition, Contractor shall immediately notify Owner if Contractor subcontractors, materialmen or laborers of any tier generate more than 100 kilograms of hazardous waste in any one month onsite.
- (iii) Contractor and its subcontractors, materialmen and laborers of any tier must not cause any unpermitted impacts to wetlands, waters or designated protected areas, whether located at the Project, offsite, or in any way associated with the Work.
- (iv) Contractor and its subcontractors, materialmen and laborers of any tier must minimize any vehicle or equipment fueling, washing, maintenance or repair on the jobsite and such activities should not result in run-off or releases onto the ground or off the Project or into a storm water management or conveyance system.
- (v) Contractor will take immediate steps, at Contractor's sole expense, to remediate in full compliance with and to the full extent required by applicable laws, rules and regulations, any release or discharge by Contractor and any of its subcontractors, materialmen or laborers of any tier, of any hazardous or other regulated substance, whether on or off the Project while acting on behalf of or within the Work, including but not limited to dust emissions for which Contractor shall be responsible and shall, at its cost, regulate and control in accordance with all applicable rules and regulations. Contractor will be liable for all fines and violations arising from its operations or operations of its subcontractors, materialmen, laborers of any tier.
- (vi) In the event that Contractor fails to correct any non-compliance with this Section 9.15 within five (5) days of written notice from Owner, Owner may, without assuming any liability therefor, correct such non-compliance and charge the costs of such correction to Contractor, through setoff of any amount which may be due Contractor under this or any other agreement, or otherwise, including, but not limited to repair and remediation costs, and penalties and fines for noncompliance.
- (vii) All materials placed onsite or transported to and from the Project and all controlled substance emissions, including dust, by Contractor or Contractor's agents shall be at the risk and sole responsibility of Contractor.

9.15.3 Storm Water Management.

- (i) Contractor and Contractor's agents shall comply with the Federal Water Pollution Control Act of 1972, as amended, (the "Clean Water Act" or "CWA"), and all federal, state and local laws, regulations, ordinances, and policies relating to storm water pollution, sedimentation control and erosion control. Owner, in accordance with Paragraph 402(p) of the CWA, which establishes a framework for regulating storm water discharges under the National Pollution Discharge Elimination System ("NPDES") Program, has developed an erosion, sedimentation and storm water pollution control and prevention plan (a "SWPPP") for the Project in order to control erosion and storm water discharges and to prevent certain non-storm water discharges. Contractor and its subcontractors, materialmen or laborers of any tier shall at all times comply with the NPDES Permit(s) and the SWPPP. Contractor shall solely be responsible for and shall irrevocably defend, protect, indemnify and hold Owner harmless from and against any and all past, present or future claims of any kind or nature, at law or in equity (including, without limitation, claims for personal injury, property damage or environmental remediation or restoration), losses, costs, penalties, obligations, attorney and consultant fees and costs, and damages, including, without limitation, consequential, special,

exemplary and punitive damages contingent or otherwise, matured or unmatured, known or unknown, foreseeable or unforeseeable, arising from or in any way related to the failure to comply with the Clean Water Act, any federal, state and local laws, rules and regulations, including ordinances and policies, relating to storm water pollution and erosion and sedimentation control and/or the SWPPP by the Contractors, its subcontractors, materialmen or laborers of any tier. Such failure shall constitute a material breach of this Agreement. Contractor will be liable for all fines and violations arising from its operations or operations of its subcontractors or materialmen. In the event that multiple contractors are working onsite the Owner at its sole discretion may assess the violation to each contractor as Owner sees fit.

- (ii) Contractor shall require Contractors, subcontractors and materialmen of any tier to immediately notify Contractor and Owner of any source pollutants that Contractors, subcontractors and materialmen of any tier intend to use on the Project that are not identified in the SWPPP, and shall require that each of Contractors, subcontractors and materialmen of any tier on the Project immediately notify Contractor and Owner of any corrections or recommended changes to the SWPPP that would reduce or eliminate the discharge of pollutants and/or sediments from the Project. Contractor shall immediately notify Owner if it observes, discovers and/or becomes aware of (i) any spill of any hazardous or toxic substance or material or other pollutants on the Project, (ii) any discharge of any hazardous or toxic substance or material or other pollutants into or on the Project which leaves the Project or is capable of being washed from the Project during a rain event, or (iii) any failure by any party to comply with the requirements of the SWPPP, the Clean Water Act, and/or any federal, state or local laws, regulations, ordinances, or policies relating to storm water pollution or erosion control.
- (iii) Notwithstanding anything to the contrary contained herein, Owner shall have the right, but not the obligation, to immediately remedy any violation of the CWA, any federal, state or local laws, regulations, ordinances, or policies relating to storm water pollution or erosion and sedimentation control, and/or the SWPPP for which Contractor is responsible, without the necessity of providing Contractor with any notice or right to cure. Should Owner remedy any such violation, Owner shall have the right to back-charge Contractor for the costs to remedy the violation, and Owner shall have all rights and remedies available to Owner under the Agreement.

10. Independent Contractor. The parties intend that an independent contractor relationship will be created by this Agreement. The conduct and control of the Work will be solely with Contractor, subject to its duty to consult with Owner and subject to the terms and conditions of this Agreement. Contractor is not to be considered an agent or employee of Owner for any purpose. Contractor is responsible for the manner, means and methods of timely completing the entirety of the Work; hiring, training, supervising/controlling, disciplining, firing and scheduling its own employees; withholding appropriate amounts for federal, state and local taxes; and providing benefits to employees, including, but not limited to, workers' compensation benefits. Owner shall not, under any circumstances, be liable for wages, federal and state employment taxes, benefits or workers' compensation to employees of Contractor, or any of its subcontractors, materialmen or laborers of any tier.

11. Non-exclusive Agreement. Contractor acknowledges that this Agreement does not grant Contractor the right to perform all the work necessary for the Project, but rather is a non-exclusive agreement, which allows Owner to select from various contractors to obtain performance of the work necessary for the Project.

12. Defense. Contractor shall, with respect to all Work which is governed by or incidental to this Agreement, defend Owner, or their agents, employees, assigns or representatives of, to the fullest extent permitted by law at the Contractor's full expense, from, and against any and all demand, claim, liability, loss, damage, cost, expense and attorneys' fees arising directly or indirectly from the Work or from Contractor's acts, omissions or operations under this Agreement or which occur on or with respect to the Work on the Project, including, but not limited to, losses, damages and claims relating to or resulting in bodily injury and death and physical damage and loss, and further including all such expenses incurred in any attempt to enforce this defense provision.

12.1 Contractor's duty to defend under this Section 12 is independent and separate from its duty to indemnify and hold harmless, and the duty to defend exists regardless of any ultimate liability of Owner and/or any

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indemnified party. The duty to defend arises immediately upon presentation of a claim by any person or entity with written notice of such claim being provided to the Contractor.

12.2 Contractor's defense obligation hereunder shall extend to claims occurring after this Agreement is terminated as well as while it is in force, and shall continue until it is finally adjudicated and that any action against the defended parties for such matters which are defended hereunder are fully and finally barred by applicable laws.

12.3 If any obligation found in this Agreement is invalid, the Parties agree to allow a court to reduce the amount as authorized by applicable state law.

13. **INDEMNIFICATION.** CONTRACTOR SHALL, WITH RESPECT TO ALL WORK WHICH IS GOVERNED BY OR INCIDENTAL TO THIS AGREEMENT, INDEMNIFY (THROUGH LEGAL COUNSEL ACCEPTABLE TO OWNER) AND HOLD OWNER AND ANY OF ITS AFFILIATES, OFFICERS, DIRECTORS, LENDERS AND ANY OTHER PARTY IN INTEREST DESIGNATED BY OWNER, OR THEIR AGENTS, EMPLOYEES, ASSIGNS OR REPRESENTATIVES (COLLECTIVELY, REFERRED TO AS "INDEMNITEES") HARMLESS FROM AND AGAINST ANY DEMAND, CLAIM, LIABILITY, LOSS, DAMAGE, COST, EXPENSE AND ATTORNEYS' FEES ARISING DIRECTLY OR INDIRECTLY FROM THE WORK OR FROM CONTRACTOR'S ACTS, OMISSIONS OR OPERATIONS UNDER THIS AGREEMENT OR WHICH OCCUR ON OR WITH RESPECT TO THE WORK ON THE PROJECT, INCLUDING, BUT NOT LIMITED TO, LOSSES, DAMAGES AND CLAIMS RELATING TO OR RESULTING IN BODILY INJURY AND DEATH AND PHYSICAL DAMAGE AND LOSS, AND FURTHER INCLUDING ALL SUCH EXPENSES INCURRED IN ANY ATTEMPT TO ENFORCE THIS INDEMNIFICATION PROVISION. CONTRACTOR SHALL INDEMNIFY AND DEFEND OWNER UNDER THIS SECTION REGARDLESS OF CONTRACTOR'S NEGLIGENCE OR LACK THEREOF FOR CLAIMS BY THIRD-PARTIES AGAINST OWNER ARISING OUT OF OR RELATED TO THE WORK; PROVIDED, HOWEVER, THAT CONTRACTOR SHALL NOT BE OBLIGATED UNDER THIS AGREEMENT TO INDEMNIFY THE INDEMNITEES WITH RESPECT TO DAMAGES WHICH ARE ULTIMATELY DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE DUE SOLELY TO THE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE INDEMNITEES. THIS INDEMNITY EXPRESSLY INDEMNIFIES OWNER AGAINST ALL LIABILITY, CLAIMS, SUITS, DAMAGES, LOSSES OR JUDGMENTS OR EXPENSES, INCLUDING ATTORNEYS' FEES AND EXPERT AND INVESTIGATIVE FEES AND COSTS, WHICH CONTRACTOR MIGHT INCUR BECAUSE OF CONTRACTOR'S FAILURE TO DISCOVER OR REMEDY A DANGEROUS CONDITION CREATED BY CONTRACTOR.

13.1 ALL INDEMNIFICATIONS, WARRANTIES, GUARANTEES AND OBLIGATIONS GIVEN IN ACCORDANCE WITH THIS AGREEMENT OR THE CONTRACT DOCUMENTS SHALL SURVIVE FINAL PAYMENT, COMPLETION AND ACCEPTANCE OF THE WORK AND TERMINATION OR COMPLETION OF THIS AGREEMENT.

13.2 UNDER NO CIRCUMSTANCES SHALL THE INSURANCE REQUIREMENTS AND LIMITS SET FORTH IN THIS AGREEMENT BE CONSTRUED TO LIMIT CONTRACTOR'S INDEMNIFICATION OBLIGATIONS OR OTHER LIABILITY HEREUNDER. CONTRACTOR WAIVES ANY RIGHTS OF SUBROGATION AGAINST OWNER AND SHALL REQUIRE CONTRACTOR'S AGENTS TO WAIVE SUBROGATION RIGHTS AGAINST CONTRACTOR.

13.3 Limitations on Obligations & Florida Statutes, Section 725.06: With regard to any and all claims, Contractor's obligation to indemnify, defend and hold harmless the Indemnitees shall not be limited in any way by any limitation on the amount or type of damages, compensation, insurance requirements and limits set forth in Section 14, or benefits payable by/for Contractor or any subcontractor under workers' or workmen's compensation acts, disability acts or other employee benefits acts. Notwithstanding the foregoing, Contractor's obligation to indemnify, defend and hold harmless the Indemnitees shall be limited to the greater of:

- (a) a maximum of Five Million and No/100 Dollars (\$5,000,000.00); or
- (b) the amount of the Contract Price; or
- (c) the maximum amount of recovery available to the Contractor under any and all policies of insurance and applicable to any claim(s).

The parties agree and acknowledge that this limitation bears a reasonable commercial relationship to this Agreement and the services being provided hereunder, and this indemnity clause is intended to comply with the Florida laws on indemnity and specifically to comply with Florida Statutes, Section 725.06, including any amendments thereto, and is to be interpreted in such a way as to be fully enforceable. If any word, clause or provision of this Agreement is determined not to be in compliance with Florida Statutes, Section 725.06, including any amendments thereto, it shall be ineffective and the remaining words, clauses and provisions shall remain in full force and effect.

13.4 CONTRACTOR'S INDEMNIFICATION OBLIGATIONS HEREUNDER SHALL EXTEND TO CLAIMS OCCURRING AFTER THIS AGREEMENT IS TERMINATED AS WELL AS WHILE IT IS IN FORCE, AND SHALL CONTINUE UNTIL IT IS FINALLY ADJUDICATED THAT ANY AND ALL ACTIONS AGAINST THE INDEMNITEES FOR SUCH MATTERS WHICH ARE INDEMNIFIED HEREUNDER ARE FULLY AND FINALLY BARRED BY APPLICABLE LAWS.

13.5 Contractor shall be responsible for the safety of Contractor's agents, employees, independent contractors and suppliers and visitors. Contractor shall indemnify, defend, hold Owner harmless against all loss, damage, claims, liabilities, and cost or property damage suffered by contractor or contractor's agents, subcontractors, employees, independent contractors or suppliers.

13.6 Contractor shall defend, protect, indemnify and hold Owner harmless from and against all claims, liability, costs, expenses and other losses arising by reason of any liens for labor and/or materials furnished to the Project, arising from the Work.

13.7 Contractor hereby waives all rights to file claims, lawsuits or other proceedings and to make any demand or assertion of liability against Owner or any of the other Indemnitees for any injury, damage or death that Contractor or any of Contractor's employees, invitees, suppliers, subcontractors, or agents may suffer or incur on the Project or related to the Work or the Project in any manner, as Contractor shall be solely responsible to insure against all such matters. Furthermore, Contractor hereby agrees to indemnify, defend and hold Owner harmless from any and all claims, lawsuits, proceedings, demands and assertions which may be filed contrary to the waiver contained in the preceding sentence.

13.8 If any obligation found in this Agreement is invalid, the Parties agree to allow a court to reduce the amount as authorized by applicable state law.

13.9 Contractor Liability. Contractor shall secure and protect all material, equipment and completed portions of the Work within its control and shall be liable for all theft, vandalism, loss or damage of any kind in connection therewith at any time prior to the final completion and acceptance of the Work by Owner. Contractor shall reimburse Owner on demand for all damage to other work, material, supplies or equipment located on the Project caused by Contractor in the performance of the Work, including Contractor's failure to secure and protect as set forth herein. Contractor agrees to indemnify Owner against all costs or claims for transportation of laborers, materials and equipment to and from the Project and for all incidental expenses in connection with the Work performed by Contractor. Contractor agrees to protect, indemnify and hold Owner harmless against any and all liens and claims of persons claiming to have performed labor or to have furnished materials or services in connection with this Agreement or that portion of the work which is performed by Contractor or any employee or Contractor, or any subcontractor or supplier.

14. Insurance. Contractor shall procure and maintain, at its sole cost and expense, the following insurance coverage: During the term of the Agreement, the Contractor must procure and maintain, at its own expense, insurance of the kinds and in amounts not less than specified below. Such insurance must be placed with an insurance company or companies and in a form acceptable to Owner. Certificates of Insurance evidencing these coverages shall include the activities and operations conducted by the Contractor under this Agreement, and any other person performing work on behalf of the Contractor shall be maintained from the commencement of the performance of the Work by the Contractor until the end of the applicable warranty period; and must be submitted to Owner prior to Contractor entering upon the Project to perform the Work.

14.1 Contractor shall procure and maintain, in force throughout the period of time it is performing any Work for Owner, at its sole cost and expense, Commercial Umbrella Liability Insurance to provide excess coverage

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above the Commercial General Liability, Commercial Business Automobile Liability and the Workers' Compensation and Employer's Liability to satisfy the minimum limits set forth in this section.

14.2 All Insurance.

14.2.1 AM Best rating at least A-VIII

14.2.2 Thirty (30) day notice to Owner for non-renewal, cancellation and/or material change in coverage (ten (10) days for non-payment of premium) required.

14.2.3 Occurrence basis (except professional liability)

14.3 Worker's Compensation – Contractor shall procure and maintain, in force throughout the period of time it is performing any work for Owner, at its sole cost and expense, workers compensation and; unemployment insurance coverage and Occupational Disease Coverage (if applicable) in such amounts and upon such terms as is required by Owner and/or all applicable laws of the state where the Work is being performed, whichever is greater. Such insurance coverage shall be in accordance with the policy requirements established in this section.

14.3.1 Workers Compensation – Statutory Amount of Coverage with waiver of subrogation in favor of the additional insureds.

14.4 Contractor's Liability.

14.4.1 Commercial General Liability – The limits of liability shall not be less than:

Two Million and No/100 Dollars (\$2,000,000.00) General Aggregate Limit
One Million and No/100 Dollars (\$1,000,000.00) Each Occurrence
Two Million and No/100 Dollars (\$2,000,000.00) Contractual Liability
Two Million and No/100 Dollars (\$2,000,000.00) Completed Operations / Aggregate

14.4.2 Employers' Liability:

Bodily Injury by Accident: One Million and No/100 Dollars (\$1,000,000.00) each accident
Bodily Injury by Disease: One Million and No/100 Dollars (\$1,000,000.00) each employee

14.4.3 When Using Leased Employees: Presentment of a certificate of insurance evidencing worker's compensation insurance which demonstrates that the employees are covered through the leasing company. A second certificate of insurance evidencing a separate worker's compensation policy for any employee not covered by the leasing company's insurance. The policies must be through the same insurance company and must have different policy numbers. A declaration page for the contractor's own policy is required.

14.4.4 Coverage must include a waiver of subrogation endorsement. The proprietor, partners, employees, agents, officers, and executive officers of the Contractor must be included under the coverage.

14.4.5 ISO or comparable Occurrence Form (modified occurrence and claims made forms are not acceptable).

14.4.6 Bodily injury and property damage coverage including but not limited to products/completed operations coverage (including any product manufactured or assembled), premises operations, blanket contractual liability (for this Agreement), broad form property damage, personal and advertising injury, independent contractor's liability, mobile equipment, elevators, owners and contractors protective liability, damage from explosion, collapse and underground hazards, and cross-liability and severability of interest clauses.

14.4.7 CG 2010 (11/85) or equivalent, Additional Insured Endorsement or a substitute form or similar coverage providing coverage equal to or greater than said form which would at a minimum provide additional insured status with respect to "bodily injury" or "property damage" arising out of Contractor's Work pursuant to the Contract Documents and which provides coverage both during operations and during the products completed operations hazard period in favor of Owner, its affiliates and subsidiaries, on a primary and non-contributory basis. General liability coverage will continue to apply to "bodily injury" and to "property damage" occurring after all work or operations on the Project of the covered operations to be performed by or on behalf of the additional insureds has been completed and will continue after that portion of "your work" out of which the injury or damage arises has been put to its intended use. Additional Insured Endorsements must be attached to the certificate evidencing all coverage requirements. Additional Insured Endorsements for Completed Operations are not necessary for engineering, geotechnical, surveying and architectural consulting services.

14.4.8 Subsidence coverage (not applicable to engineering, geotechnical, surveying, sanitary services and similar consulting services).

14.4.9 Two Million and No/100 Dollars (\$2,000,000.00) blasting collapse and underground (for contractors that perform excavation and blasting related services).

14.4.10 No exclusionary language or limitations relating to residential, condominiums, multi-family or multi-unit dwellings.

14.4.11 No exclusionary language or limitations relating to the scope of coverage for liability arising from pollution, mold or fungus, or arising from the use of EIFS, DEIFS or similar products

14.4.12 A provision that defense costs are paid in excess of limits and do not deplete any policy limits.

14.4.13 Additional Insureds to be named as "Mattamy Tampa/Sarasota, LLC, and its subsidiaries, affiliated and successor companies, members, officers, managers, directors, agents, servants, employees, partners and stockholders".

14.4.14 A waiver of subrogation in favor of the additional insureds shall apply.

14.4.15 A deductible or self-insured retention of no more than Five Thousand and No/100 Dollars (\$5,000.00) as to Contractor and no deductible or self-insured retention as to any additional insured.

14.4.16 Coverage will not be limited to vicarious liability and will extend to (and there will be no endorsement limiting coverage for) the negligent acts, errors or omissions of Contractor in connection with or relating to the Work.

14.4.17 A per project aggregate must be shown on the certificate of insurance.

14.4.18 Two Million and No/100 Dollars (\$2,000,000.00) Umbrella policy to provide excess coverage over the auto liability, general liability and employer's liability.

14.5 Commercial Auto Coverage—Auto liability in a combined amount of not less than One Million Dollars (\$1,000,000.00) per accident for bodily injury, including death, and property damage on each vehicle that the Contractor and its servants, agents, assignees or employees may use at any time in connection with the performance of the Work, including, but not limited to, owned autos, hired and non-owned autos, or operated by the Contractor and its servants, agents, assignees or employees. (Auto insurance applies to personal vehicles used by Contractor or Contractor's agents.) The certificate of insurance must reflect that the auto insurance insures a vehicle driven by the Contractor and Contractor's agents.

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14.6 Business Auto Liability – covering any automobile, including hired and non-owned autos.

14.6.1 Additional Insureds to be named as "Mattamy Tampa/Sarasota, LLC, and its subsidiaries, affiliated and successor companies, members, officers, managers, directors, agents, servants, employees, partners and stockholders".

14.6.2 In the event that Contractor's employees use non-owned autos which cause damage or are damaged on the Project, then Contractor's employees shall look solely to their own auto liability insurance to cover such claims and thereafter Contractor will be responsible for any additional liability or costs incurred due to such damage. Further, if Contractor's employees do not have auto liability insurance, or the claim exceeds such employee's insurance limits, Contractor shall be responsible for any additional liability or costs incurred due to such damage. In the event that a claim for damage to an automobile is brought against Owner, then Contractor hereby agrees to indemnify, defend and hold Owner harmless from any such damages, costs, or claims.

14.7 Contractor's Equipment: Contractor will, at all times, maintain a contractor's equipment all-risk policy insuring inventories, tools, equipment, products, supplies, etc., owned, rented or leased and will assume full responsibility for loss or damage by any cause whatsoever while on the Project. Such insurance shall include a waiver of subrogation against Owner.

14.8 Riggers Liability: If required, Riggers Liability insurance to insure against physical loss or damage to the Project and surrounding property or equipment involving rigging, hoisting, lowering, raising or moving of property or equipment of others.

14.9 Miscellaneous:

14.9.1 All policies (where allowed by law) must contain an endorsement affording Owner an unqualified thirty (30) days' notice of cancellation, nonrenewal, expiration or reduction in coverage. Not less than thirty (30) days prior to expiration, cancellation or termination of any such policy, the Contractor shall supply Owner with a new and replacement Certificate of Insurance and Additional Insured endorsement as proof of renewal and said original policy. Said new and replacement endorsements shall be endorsed in favor of Contractor as set forth above.

14.9.2 At the time of a loss, Contractor shall promptly provide Owner with a written report of the loss.

14.9.3 In the event of any reduction or exhaustion of any aggregate annual limit of liability or any general aggregate policy limit of liability, Contractor shall then obtain additional insurance to replenish the limits of liability herein provided.

14.9.4 Contractor shall require that each of its subcontractors, materialman or laborers to also separately maintain all insurance coverages that Contractor is required to maintain herein. Any and all other Commercial General Liability policies or coverages obtained, maintained or otherwise available to Contractor which include or are applicable to Owner as an additional insured shall also cover liability arising out of or related to the Work and the labor and materials provided for under this Agreement and shall be primary and non-contributory.

14.9.5 Contractor's obligation to carry insurance as herein provided shall not limit or modify in any way any other obligation of Contractor under this Agreement, including, without limitation, the obligations of Contractor under this Agreement or Contractor's indemnification, warranty obligations or other liability in any manner. The requirements merely represent the minimum amounts of insurance coverage required to be maintained by Contractor.

14.9.6 Owner reserves the right, in its sole discretion, to require higher limits of liability coverage if, in Owner's opinion, operations by or on behalf of Contractor create higher than normal hazards and to require Contractor to name additional parties in interest to be additional insureds.

14.9.7 In the event that rental of equipment is undertaken to complete and/or perform the Work, Contractor agrees that it shall be solely responsible for such rental equipment. Such responsibility shall include, but not be limited to, theft, fire, vandalism and use by unauthorized persons.

14.9.8 Contractor shall maintain "all risk" insurance on a replacement cost basis, covering loss or damage to property (for which it has title and/or risk of loss) which becomes a final part of the Project during its off-Project sites, in transit and while stored or worked upon away from the Project site.

14.9.9 All required insurance policies shall contain no endorsements that restrict limits of liability to additional insureds and shall have coverage forms which are acceptable to Owner. Nor shall there be any limitation or exclusions as respects to the additional insured coverage for claims involving Bodily Injury of a Contractor's employees or of any other third party. If requested, Contractor shall provide certified copies of all such policies to Owner within thirty (30) days of such request.

14.9.10 If Contractor fails to secure and maintain the required insurance, Owner shall have the right (without any obligation to do so, however) to secure same in the name and for the account of the Contractor, in which event the Contractor shall pay the costs thereof and furnish upon demand all information that may be required in connection therewith.

14.9.11 Certificates of Insurance, including copies of policy endorsements listed below, evidencing required coverage shall be delivered to Owner prior to the Contractor commencing any Work or services.

14.9.12 All coverage shall be afforded to the Additional Insureds whether or not a claim is in litigation.

14.9.13 All insurance shall be issued by a company with an A.M. Best rating of at least A-/VIII.

14.9.14 There shall be no endorsement, exclusion or modification relating to pollution, explosion, collapse, underground property damage, Blanket Contractual Liability, or Broad Form Property Damage coverage or work performed by Contractor. All coverage shall be placed with an insurance company duly admitted in the State where the Project is located and shall be reasonably acceptable to Owner.

14.10 Waiver of Subrogation: Contractor shall obtain from each of its insurers a waiver of subrogation on Commercial General Liability and Workers Compensation in favor of Owner with respect to Losses arising out of, or in connection with, the Work.

14.11 Occurrence form shall not be modified.

14.12 Contractual liability coverage shall be included.

14.13 Coverage for all residential attached and unattached buildings.

14.14 If the services of a company are used to insure its worker's compensation exposure, the following documents must be delivered to Owner before any work can be performed on the Project:

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14.14.1 Certificate of insurance evidencing that the Contractor's employees at the Project are covered through the leasing company.

14.14.2 If applicable, a second certificate of insurance evidencing that the Contractor has purchased its own separate worker's compensation insurance policy for any employees not covered by the leasing company's insurance. It is imperative that this second policy be insured through the same insurance company as the leasing company and that the second policy has a different policy number from that of the leasing company.

14.14.3 A declaration sheet (the cover page of the policy) from the Contractor's own policy.

14.15 The following must be attached to this Agreement prior to the start of Work and shall become part of the Documents which constitute the Agreement in whole:

14.15.1 Certificate of Worker's Compensation and Employers Liability Insurance;

14.15.2 Business Automobile Insurance;

14.15.3 Certificate of Commercial General Liability Insurance;

14.15.4 W-9; and

14.15.5 Independent Contractor Exemption Certificate (If not incorporated) or Documentation of Incorporation.

14.16 If any obligation found in this Agreement is invalid, the parties hereto agree to allow a court to reduce the amount as authorized by applicable state law.

14.17 As used in this Agreement, the term "business day(s)" shall mean any day other than a Saturday, Sunday or legal holiday in the state in which the Project is located.

14.18 Owner reserves the right, in its sole discretion, to require higher limits of liability coverage if, in Owner's opinion, operations by or on behalf of Contractor create higher than normal hazards and to require Contractor to name additional parties in interest to be additional insured.

15. Labor Matters.

15.1 Employees. Contractor will not employ any workman to perform the Work whose employment is reasonably objected to by Owner.

15.2 Compliance with Union Regulations. Contractor agrees that the Work performed by it, its subcontractors, materialmen and laborers, shall be performed by such persons as are acceptable under any and all applicable union requirements. To the extent applicable to Contractor, Contractor further agrees to comply with all of the provisions of all master and/or short form labor agreements now in existence and any revisions or extensions of such agreements.

15.3 Labor Disputes. Contractor agrees to exercise good faith and best efforts to prevent labor disputes at the Project and agrees to cooperate fully with Owner in every manner possible to resolve labor trouble, and mitigate its impact on the Project, if necessary. Contractor agrees that in the event the Work is stopped, delayed or interfered with as a result of the actions of the employees of Contractor or by a labor dispute directly affecting Contractor, Owner may terminate this Contract or cause the remaining work to be performed by another contractor.

15.4 Unemployment Insurance and Other Benefits. Contractor shall be solely liable for the payment of any and all contributions or taxes for unemployment insurance, and for any benefits for its employees required by any governmental entity.

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15.5 Withholding Taxes. Contractor shall have sole liability for the collection and payment to all governmental entities of payroll withholdings for Contractor's employees.

15.6 Performance of Work. In the performance of Work, Contractor shall only employ qualified laborers, materialmen, and subcontractors to perform the Work, shall not employ any person who is disorderly, unreliable or otherwise unsatisfactory, and shall immediately remove or replace any such person upon notice from Owner. In connection with performance of the Work, Contractor shall not to discriminate against any employee or applicant for employment because of race, color, sex (including sexual orientation and gender identity), age national origin, disability and/or any other class or status protected by the law.

15.7 Labor Harmony. Contractor shall maintain labor harmony on the Project, and shall not employ any means, materials or equipment which may cause strikes, work stoppages or any disturbances of Contractor's agents. Contractor shall perform Work with labor that is compatible with that of other trades performing Work at the Project, and Contractor shall exercise all due diligence to address any strike or other labor dispute or action. Any strike or other labor difficulties shall not be considered an excusable delay for which the Contract Time will be extended, if such labor difficulties are caused by the action or inaction of Contractor.

15.8 Verification to Work. Contractor is solely responsible for ensuring that each of its employees and the employees of any subcontractor or materialmen are eligible to work in the United States in compliance with the applicable immigration laws. Contractor shall not knowingly or negligently hire, use, or permit to be hired or used, any person not eligible to work legally in the United States in the performance of the Work.

15.8.1 Contractor states that it is and will remain compliant with applicable immigration laws. To the full extent permitted by law, Contractor agrees to defend, indemnify and hold harmless Owner from and against any claim, cost, expense, or liability caused by, arising out of, resulting from, or occurring in connection with Contractor not being in compliance with federal, state and local immigration laws, including knowingly hiring and/or continuing to employ its subcontractors or materialmen workers who are not lawfully authorized to be hired or employed.

16. Quality Inspection and Correction of Work.

16.1 Contractor is solely responsible for the finished quality of all Work including work by subcontractors, materialman, laborers, and/or other agents of Contractor. Contractor shall make efficient use of all labor and materials for the Project, and shall perform the Work in a good and workmanlike manner, free from defects, in compliance with the Contract Documents, applicable laws, and all manufacturer's recommendations, installation guidelines and specifications, and to the complete satisfaction of Owner, Engineer, inspectors and/or the authority having jurisdiction over the Work. Without limiting the generality of the foregoing, all Work to be performed by Contractor shall meet or exceed industry standards for such construction in the same geographic area.

16.2 Contractor shall thoroughly inspect all Work and materials for quality and completion. Contractor shall schedule all inspections relative to any Work and shall perform any tests necessary to receive inspection approval. Contractor shall be solely responsible for and pay all re-inspection fees. In addition, Owner may from time to time hire third party inspectors, and Contractor shall cooperate with such inspectors and make corrective Work as they require, at no additional cost to Owner.

16.3 Contractor shall promptly correct all Work which Owner, Engineer and/or any inspectors in their sole discretion, deem to be deficient, defective, or as failing to conform to the Contract Documents, applicable laws, all manufacturer's recommendations, installation guidelines and/or specifications. Contractor shall bear all costs of correcting such rejected Work without any increase in the Contract Price. Owner may nullify any previous approval of Work if it subsequently determines that the Work is defective or not in strict compliance with the Contract Documents or is otherwise non-compliant.

16.4 Should Owner exercise any of its options, remedies or rights granted it pursuant to the terms of this Agreement in the event of any material failure of performance, default or other material breach by Contractor, Owner at its sole election may, but shall not be obligated to: (a) use any materials, supplies, on the Project which belong to Contractor to complete the Work required to be completed by Contractor, whether such Work is completed by Owner or

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by others, and Contractor agrees that it shall not remove such materials, supplies, tools and equipment not incorporated into the Work from the Project unless directed in writing by Owner to do so; (b) remove Contractor from the Project; and/or (c) accept assignment of any or all of the contracts which Contractor has with any subcontractors, materialman, or laborers, true and complete copies of which (including all modifications and change orders) shall be provided immediately upon Owner's request. In exercising its rights under this paragraph, Owner shall only be acting as the authorized agent of Contractor and Owner shall not incur any independent obligation in connection therewith. If Contractor disagrees with Owner's determination that any Work fails to meet the quality or completeness required or otherwise fails to meet the requirements of this Agreement, such disagreement shall not be subject to dispute resolution under section 21 herein, but instead, the quality of the Work, its completeness, conformance to Plans and compliance with this Agreement shall be determined by Engineer, or by another party chosen by Owner, and the determination of such person shall be binding on the parties thereto without appeal. The non-prevailing party in any such dispute shall bear the cost of the above-referenced person's inspection and determination.

17. Warranties: Warranty Work and Performance Standards. Contractor warrants and guarantees to Owner that: (a) all materials incorporated into the Project, except materials provided by Owner, shall meet or exceed the requirements of all applicable laws and shall be new, free from defect, of good quality and free of liens, security interest, claims or encumbrances; and (b) all other materials, except materials provided by Owner, used by Contractor in the performance of any Work, and all Work, shall be in strict accordance with or exceed the requirements of all applicable laws and the Contract Documents.

17.1 Contractor's obligation to perform and complete the Work in accordance with the Contract Documents shall be absolute. None of the following shall constitute an acceptance of Work that is not in accordance with the Contract Documents nor should the following act as a release of Contractor's obligation to perform the Work in accordance with the Contract Documents:

1. observations by Engineer;
2. recommendation by Engineer or payment by Owner of any progress or final payment;
3. the issuance of a certificate of Substantial Completion or any payment related thereto by Owner;
4. the issuance of a certificate of completion by the authority having jurisdiction over the Work;
5. use or occupancy of the Work or any part thereof by Owner;
6. any acceptance by Owner or any failure to do so;
7. any review and approval of a shop drawing or sample submittal or the issuance of a notice of acceptability by Engineer;
7. any inspection, test, or approval by others; or
8. any correction of defective Work by Owner.

17.2 Contractor warrants that the Work will be free from defects, strictly conform to the Contract Documents, and strictly comply with all applicable laws for the greater of: (i) a period of 2 years following the date of Substantial Completion or Certificate of Completion of the Work, whichever date comes later; or (ii) the period of time required by statutory or regulatory warranty periods imposed by the applicable jurisdiction ("Warranty Period").

17.3 If, during the Warranty Period, the Work and/or materials, except materials provided by Owner, do not comply with the warranties set forth in this Section 17 and/or elsewhere in the Agreement, then Contractor at its sole cost, shall promptly repair or replace the non-compliant or defective Work, within (i) seventy-two (72) hours after notice to do so; or (ii), a shorter time period as demanded by Owner, as is reasonable in the event of any emergency. Owner, in its sole and absolute discretion, shall determine whether an emergency exists. If Contractor fails to initiate proper corrective action within the time required herein, the problem may be corrected by Owner, at Contractor's sole cost.

17.4 Repairs and replacements made by Contractor hereunder shall be made in a diligent first-class manner with as little inconvenience as possible to Owner, its Homebuyers and other contractors. Contractor shall bear all costs arising out defects in the Work, including without limitation, all costs of detection, correction or delay, Owner's personnel and other costs allocable to troubleshooting, administration and the like, re-testing and reinspection costs, any consequential or other damages suffered by Owner (or its Homebuyer) and the cost of repairing or replacing all other work adversely affected. Neither repairs nor replacements shall be deemed to be complete until the defect or nonconformity has been permanently corrected.

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17.5 The Warranty Period for any corrected portion of the Work shall be extended until two (2) years after each correction required pursuant to this Section 17. The warranties provided herein are in addition to other contractual, implied and statutory warranties. Notwithstanding the above, nothing contained in this Agreement shall be deemed to limit Contractor's liability for latent or patent defects or limit any statutory or implied warranties and it has no relationship to the time within which other obligations of Contractor under the Contract Documents may be enforced. All warranty provisions contained herein shall survive termination or expiration of this Agreement and final completion of the Work.

18. Prevention of Liens and Lien Waivers.

18.1 Contractor will pay when due, all claims for labor and/or materials furnished to the Project as part of the Work, and all claims made by any benefit trust fund pursuant to any collective bargaining agreement to which Contractor may be bound, to prevent the filing of any liens, construction lien, stop notice or bond claim or any attachments, levies, garnishments, or suits (collectively "Liens") involving the Project. Contractor agrees within ten (10) days after notice, to take whatever action is necessary to terminate the effect of any Liens, including, but not limited to, filing or recording a release, satisfaction or lien transfer bond. Contractor may litigate any Liens, provided Contractor causes the effect thereof to be removed from the Project, or any other of Owner's property or operations, by the proper means, including, but not limited to, Contractor's filing of a lien transfer bond, cash bond or surety bond as Owner may deem necessary.

18.2 If Contractor fails to pay and discharge when due, any bills or obligations of any kind or nature whatsoever incurred by Contractor by reason or in the fulfillment of this Agreement, whether or not Liens have been or may be placed or filed with respect thereto, which bills or obligations in the opinion of Owner are proper, Owner, at Owner's option but without being obligated to do so, may pay all or any part of such bills or obligations, for Contractor's account and/or Owner may, at its sole discretion, issue payment jointly to Contractor and the applicable third party. Any direct or joint payment is solely at the discretion of Owner and shall be deemed as a payment towards the obligations of this Agreement. **Contractor hereby expressly waives and releases any claim and/or right of redress or recovery against Owner by reason of any act or omission of Owner in paying such bills or obligations, and nothing herein shall be deemed to mean Owner assumes any liability towards Contractors, or its subcontractors, laborers or materialmen.**

18.3 Contractor shall pay to Owner upon demand all amounts that Owner may pay in connection with the discharge and release of any Lien, including all costs related thereto.

18.4 Contractor intends to furnish Work and/or materials in the construction, repair and/or replacement of improvements upon real property owned by Owner.

- (i) Contractor represents and warrants that it has not assigned and will not assign any claim for payment or any right to perfect a Lien against said Work, real property, or the improvements thereon, to any third person, including without limitation any lender or factoring company. Contractor agrees that any such attempted assignment shall be invalid and not enforceable. Such attempted assignment shall be deemed a material default of Contractor's obligations under this Agreement. Contractor shall include substantially identical language to this Section in all subcontracts or material supply agreements for Work and/or materials.
- (ii) In addition to any notices required by applicable law, Contractor also agrees to provide Owner with advance notice before placing or filing any Lien against any real property upon which Work is performed and/or materials are delivered, used and/or installed. Such notice shall be served on Owner in written form at least ten (10) business days in advance of the placement or filing of any Lien, or as much in advance of placement or filing of any Lien as is reasonably practical under applicable laws. If the potential Lien issue is still not resolved, then three (3) business days in advance of the placement or filing of any Lien, Contractor shall make reasonable efforts to contact Owner's Authorized Representative via telephone.

18.5 Lien Waivers. Contractor as a strict condition precedent to receipt of payment hereunder, shall furnish Owner with all releases and waivers of liens for itself and from subcontractors, materialmen and laborers of any tier, as

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provided for in the Contract Documents and in the form contained in Exhibits D-1 to D-4. Owner shall have no obligation to issue joint checks, and it shall be the responsibility of Contractor to obtain such lien waivers prior to receiving payment from Owner.

18.6 Clean up. Upon completion of the Work, Contractor shall remove from the Project all equipment, materials, supplies, storage sheds, work shops and offices brought to the Project by Contractor and which are not incorporated into the Project. During performance of the Work, Contractor shall clean up to the satisfaction of Owner all rubbish and debris resulting from the Work. If Contractor refuses or fails to perform such clean up to the satisfaction of Owner, Owner may proceed with such clean up and charge Contractor for the actual cost of the clean up.

18.7 Project Closeout. Upon completion of the Work, or at such other time as Owner deems appropriate, Contractor shall submit as-built drawings of all portions of the Work provided for in paragraph 9.6 herein, warranties, operation manuals, maintenance instructions, owner's manuals and other documents reasonably requested by owner. Those items shall be submitted in the proper quantity and format as a condition precedent to final payment being made by Owner.

19. Termination.

19.1 Termination for Convenience. Without waiving any other rights under this Agreement or applicable law, Owner reserves the right to terminate this Agreement, without cause and at any time, for Owner's convenience by seven (7) days written notice to Contractor. Unless the notice directs otherwise, upon receipt of such notice, Contractor shall immediately discontinue the Work and the placing of orders for materials in connection with the Work, and if requested, shall make every effort to procure cancellation of all existing orders or subcontracts upon terms satisfactory to Owner or at Owner's option giving Owner the right to assume and receive all benefits to be derived from those obligations directly. Upon termination under this paragraph 19.1, Contractor shall be entitled as its sole compensation, to the lesser of: (a) the actual, direct cost of the Work completed as of the date of such termination, plus a mark-up of five percent (5%) aggregate on such actual, direct cost of completed Work for the Contractor and subcontractors and materialmen of all tiers, as full compensation for all indirect costs, impact fees, field supervision, administration, overhead and profit, or (b) the percentage of Work completed multiplied by the Contract Price minus the amount of any payments made to Contractor prior to the date of termination and any amounts owed to Owner by Contractor under the Contract Documents. Contractor shall not be entitled to any claim against Owner for undocumented or unearned compensation, lost profits, lost opportunities or other damages (consequential, incidental, specified, actual, direct or indirect damages), including, but not limited to staging, earlier removal and storage.

19.2 Termination for Cause. The Owner may terminate the Agreement for cause if the Contractor:

- (i) refuses or fails to supply enough properly skilled workers or proper materials;
- (ii) fails to make payment to subcontractors, materialmen or laborers for materials or labor in accordance with the respective agreements between the Contractor and any of its subcontractors, materialmen or laborers;
- (iii) repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or
- (iv) otherwise is in default of the Contract Documents or has committed a breach of Contract Documents.

19.2.1 When any of the above reasons exist, the Owner may without prejudice to any other rights or remedies of the Owner, and after giving the Contractor and the Contractor's surety, if any, five (5) days' written notice, terminate the Agreement and subject to any prior rights of the surety:

- A. exclude the Contractor from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;
- B. accept assignment of subcontracts pursuant to Paragraph 16.4; and

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C. finish the Work by whatever reasonable method the Owner may deem expedient.

19.2.2 When the Owner terminates the Contract for one of the reasons stated in Section 19.2, the Contractor shall not be entitled to receive further payment until the Work is finished.

19.2.3 If the unpaid balance of the Contract Price exceeds the costs of finishing the Work, including compensation for the Engineer's services and expenses made necessary thereby, and other damages incurred by the Owner, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner. This obligation for payment shall survive termination of the Contract.

19.2.4 If, after notice of termination of the Contract under the provisions of this Section 19.2, it is determined for any reason that the Contractor was not in default under the provisions of this Article, or that the default was excusable, the rights and obligations of the parties shall be the same as if the notice of termination had been issued pursuant to the termination for convenience provisions contained in Section 19.1 herein.

20. Remedies.

20.1 Other Remedies. Owner hereby reserves the right to impose upon Contractor any or all of the following remedies if Contractor fails, in Owner's sole opinion, to perform the Work with promptness, diligence and efficiency as required by the Contract documents:

- A. Termination of this Agreement;
- B. Contracting with another contractor for the performance of the Work or any portions thereof;
- C. The right to back-charge Contractor for any costs incurred to remedy or complete any Work performed by Contractor, and/or for damages caused by Contractor, including the daily charge for liquidated damages delay as provided in Paragraph 3 herein; and/or
- D. All other legal and equitable remedies including damages and specific performance as set forth herein or available by law.

All money expended by Owner for costs and fees in pursuing the above remedies shall be deducted from the Contract Price and, if such expenditures exceed the remaining Contract Price to be paid to Contractor, Contractor agrees to pay to Owner on demand the full amount of such excess together with interest thereupon at the rate of 10% per annum or the highest rate allowed by law, whichever is lower.

21. Dispute Resolution.

21.1 Work Continuation and Payment. Unless otherwise agreed in writing, Contractor shall continue the Work during any dispute resolution proceedings. If Contractor so continues to perform, Owner shall continue to make undisputed payments in accordance with the Agreement for Work properly performed thereafter.

21.2 Litigation. Any litigation arising out of or in any way related to this Agreement, the Contract Documents or the Project shall be brought in the State courts in the County in which the Project is located. THE OWNER AND CONTRACTOR EXPRESSLY WAIVE ALL RIGHTS TO TRIAL BY JURY REGARDING ANY SUCH LITIGATION. THIS WAIVER IS KNOWINGLY, INTENTIONALLY AND VOLUNTARILY MADE BY EACH PARTY AND EACH PARTY ACKNOWLEDGES THAT NO ONE HAS MADE ANY REPRESENTATIONS OF FACT TO INDUCE THIS WAIVER OF TRIAL BY JURY OR IN ANY WAY TO MODIFY OR NULLIFY ITS EFFECT. Contractor herein agrees to obtain an identical waiver of jury trial benefiting the Owner from all of its subcontractors or suppliers.

21.3 Consent to Joinder in Arbitration. Notwithstanding the provisions of paragraph 21.2 above, if the Owner is involved in any arbitration with any other party related in any way to the Work, this Agreement or the Contract Documents, then Contractor agrees to be joined in such arbitration in order to resolve all outstanding issues, claims and

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defenses between Owner and Contractor and to be bound by the results of such arbitration. If Owner joins the Contractor into an arbitration involving a Homebuyer, Contractor agrees and acknowledges that the arbitration procedures contained in the Owner's agreement with its Homebuyer shall apply equally to Contractor as if set forth herein. A copy of Owner's standard form Homebuyer agreement has been made available to Contractor for its review.

21.4 Attorneys' Fees. In the event a dispute relating to, arising out of, or concerning the Work, this Agreement or the Project, the prevailing party shall be entitled to recover its reasonable attorneys' fees, as well as all costs of litigation or arbitration from the non-prevailing party.

22. Miscellaneous.

22.1 Assignments. Owner and Contractor each binds itself, its successors and assigns to the other party hereto and to the successors and assigns of such other party, in respect to all covenants, agreements and obligations contained in this Agreement. Contractor shall not assign the same without the written consent of Owner, nor shall Contractor assign any monies due, or to become due, to it hereunder without the previous written consent of Owner. Nothing in the Agreement shall, however, prevent Contractor from entering into such subcontracts, as Contractor may desire, subject to this Agreement.

22.2 Compliance With Other Agreements. Contractor shall comply with any labor agreements to which Contractor is subject. Contractor's involvement in any labor dispute, whether or not Contractor is at fault, which includes picketing or other disturbances at the Project, shall be a default hereunder. If Owner elects to open a secondary gate and/or hire additional security because of such a dispute, all costs of doing so shall be borne by Contractor and shall be due upon demand by Owner.

22.3 Patents. Except as otherwise expressly provided by the Documents, Contractor shall pay all royalties and license fees which may become due as the result of Contractor's inclusion of any patented materials in the Work, and Contractor shall obtain any consents or licenses necessary to use such materials.

22.4 Incorporation of Exhibits. All exhibits hereto are hereby incorporated into this Agreement by this reference.

22.5 Entire Agreement. This Agreement, together with all of the Contract Documents, supersedes any and all prior negotiations, agreements or contracts, written or oral, between Owner and the Contractor. This Agreement together with all items incorporated by reference herein constitutes the entire Agreement between the parties and may not be amended without the written agreement of both parties.

22.6 Damage to Adjacent Properties. Any damage and/or restoration to adjacent properties resulting from Work performed under this Agreement shall be the responsibility of Contractor. When restoration of adjacent properties is required, Contractor shall notify the owner(s) of said property prior to commencement of any restoration activities.

22.7 Notice. All notices or other communications required or provided to be sent by either party shall be in writing and shall be sent (i) by United States Postal Service, postage prepaid, certified, return receipt requested, or (ii) by any nationally known overnight delivery service, or (iii) by courier, or (iv) by facsimile transmission, or (v) in person. All notices shall be addressed to the applicable party at the business address specified for that party on page 1 of this Agreement. Any address specified above may be changed by written notice given to the other party in accordance with this paragraph. The inability to deliver because of a changed address of which no notice was given or rejection or other refusal to accept any notice shall be deemed to be the receipt of the notice as of the date of such inability to deliver or rejection or refusal to accept.

22.8 Agreement Binding on Assignees. This Agreement shall be binding upon the heirs, personal representatives, successors and assigns of the parties hereto.

22.9 Rights Cumulative. All of Owner's rights and remedies set forth herein, in the event of Contractor's default under any provision of this Agreement, are cumulative and are in addition to any other rights granted by law or equity in the event of a breach of this Agreement by Contractor.

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22.10 Headings. The headings in this Agreement are for convenience of reference only and shall not limit or otherwise affect the meaning hereof.

22.11 Governing Law. This Agreement shall be governed by the laws of the State of Florida.

FLORIDA STATUTORY NOTIFICATION
CHAPTER 558 NOTICE OF CLAIM

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF
CHAPTER 558, FLORIDA STATUTES.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

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Contractor Initials



IN WITNESS WHEREOF, this Construction Agreement has been executed as of the date first written above.

OWNER:

MATTAMY TAMPA/SARASOTA, LLC, a Delaware limited liability company

DocuSigned by:

By: Tom Griggs
(Signature) BE07E3ECAC65458...

Title: Thomas Griggs, Vice President

1/24/2024

Date: _____

CONTRACTOR:


RIPA & Associates, LLC

By: [Signature]
(Signature) C11101aFace

Title: President

Date: 1-24-24

EXHIBIT A
SCOPE OF WORK / SCHEDULE OF VALUES

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To:	Mattamy Homes	Contact:	Mac McCraw
Address:	4107 Crescent Park Drive Riverview, FL 33578 USA	Phone:	813-381-3838
Project Name:	Crosswind Ranch Phase III & IV	Fax:	
Project Location:	Wauchula Rd & Keen Rd, Parrish, FL	Bid Number:	23-222A
		Bid Date:	1/23/2024

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
101 - GENERAL CONDITIONS					
001	MOBILIZATION	1.00	LS	\$295,000.00	\$295,000.00
002	NPDES COMPLIANCE	1.00	LS	\$35,000.00	\$35,000.00
003	CONST. STAKEOUT / RECORD SURVEY - NOT INCLUDED	1.00	LS	\$0.00	\$0.00
004	CONSTRUCTION ENTRANCE	1.00	EACH	\$6,150.00	\$6,150.00
005	SILT FENCE	11,175.00	LF	\$1.75	\$19,556.25
006	DOUBLE SILT FENCE	4,675.00	LF	\$3.50	\$16,362.50
007	MISC DEMOLITION	1.00	LS	\$65,000.00	\$65,000.00
008	CLEARING & GRUBBING	26.80	ACRE	\$5,200.00	\$139,360.00
009	STRIP / PREP SITE	1.00	LS	\$135,000.00	\$135,000.00
010	WETLAND DEMUCKING	1.00	LS	\$22,500.00	\$22,500.00

Total Price for above 101 - GENERAL CONDITIONS Items: \$733,928.75

102 - EARTHWORK

011	PHASE III SITE EXCAVATION	211,675.00	CY	\$3.90	\$825,532.50
012	SITE EXCAVATION (BALANCE PHASE III FROM PHASE IV)	6,225.00	CY	\$3.90	\$24,277.50
013	SITE EXCAVATION PHASE IV	92,600.00	CY	\$3.90	\$361,140.00
014	MIX / DISC MARGINAL SOILS	31,425.00	CY	\$0.40	\$12,570.00
015	BURY CLAY / UNSUITABLE SOILS	47,350.00	CY	\$3.90	\$184,665.00
016	CONSTRUCT SWALE	1,900.00	LF	\$7.75	\$14,725.00
017	SOD PONDS AND 4:1 OR STEEPER SLOPES - BAHIA	102,850.00	SY	\$3.25	\$334,262.50
018	SEED & MULCH DISTURBED AREAS	443,775.00	SY	\$0.40	\$177,510.00

Total Price for above 102 - EARTHWORK Items: \$1,934,682.50

103a - STORM SYSTEM (COMMON)

019	18" HP STORM	695.00	LF	\$58.25	\$40,483.75
020	24" HP STORM	405.00	LF	\$81.00	\$32,805.00
021	MANATEE CO. CURB INLET	11.00	EACH	\$7,350.00	\$80,850.00
022	STORM MANHOLE	1.00	EACH	\$5,950.00	\$5,950.00
023	18" MES	2.00	EACH	\$2,650.00	\$5,300.00
024	DEWATERING	1,100.00	LF	\$7.25	\$7,975.00
025	STORM SEWER TESTING	1,100.00	LF	\$9.25	\$10,175.00

Total Price for above 103a - STORM SYSTEM (COMMON) Items: \$183,538.75

103b - STORM SYSTEM (MASS GRADE)

026	18" HP STORM	950.00	LF	\$58.25	\$55,337.50
027	24" HP STORM	930.00	LF	\$81.00	\$75,330.00
028	30" HP STORM	1,110.00	LF	\$120.00	\$133,200.00
029	36" HP STORM	1,060.00	LF	\$135.00	\$143,100.00
030	MANATEE CO. CURB INLET	2.00	EACH	\$7,350.00	\$14,700.00
031	STORM MANHOLE	11.00	EACH	\$5,950.00	\$65,450.00
032	TYPE J MANHOLE	7.00	EACH	\$8,150.00	\$57,050.00



To:	Mattamy Homes	Contact:	Mac McCraw
Address:	4107 Crescent Park Drive Riverview, FL 33578 USA	Phone:	813-381-3838
		Fax:	
Project Name:	Crosswind Ranch Phase III & IV	Bid Number:	23-222A
Project Location:	Wauchula Rd & Keen Rd, Parrish, FL	Bid Date:	1/23/2024

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
033	CONTROL STRUCTURE	15.00	EACH	\$9,500.00	\$142,500.00
034	18" MES	6.00	EACH	\$2,650.00	\$15,900.00
035	24" MES	3.00	EACH	\$3,150.00	\$9,450.00
036	30" MES	5.00	EACH	\$3,950.00	\$19,750.00
037	36" MES	3.00	EACH	\$5,000.00	\$15,000.00
038	DEWATERING	4,050.00	LF	\$7.25	\$29,362.50
039	STORM SEWER TESTING	4,050.00	LF	\$9.25	\$37,462.50

Total Price for above 103b - STORM SYSTEM (MASS GRADE) Items: \$813,592.50

103c - STORM SYSTEM (PHASE III)

040	12" HDPE STORM	180.00	LF	\$39.50	\$7,110.00
041	15" HP STORM	1,340.00	LF	\$51.50	\$69,010.00
042	18" HP STORM	2,660.00	LF	\$58.25	\$154,945.00
043	24" HP STORM	1,950.00	LF	\$81.00	\$157,950.00
044	30" HP STORM	540.00	LF	\$120.00	\$64,800.00
045	36" HP STORM	650.00	LF	\$135.00	\$87,750.00
046	MANATEE CO. CURB INLET	52.00	EACH	\$7,350.00	\$382,200.00
047	TYPE C GRATE INLET	18.00	EACH	\$3,900.00	\$70,200.00
048	TYPE C/J GRATE INLET	3.00	EACH	\$7,900.00	\$23,700.00
049	STORM MANHOLE	3.00	EACH	\$5,950.00	\$17,850.00
050	TYPE J MANHOLE	2.00	EACH	\$8,150.00	\$16,300.00
051	24" MES	3.00	EACH	\$3,150.00	\$9,450.00
052	30" MES	2.00	EACH	\$3,950.00	\$7,900.00
053	36" MES	2.00	EACH	\$5,000.00	\$10,000.00
054	YARD DRAIN	5.00	EACH	\$1,650.00	\$8,250.00
055	DEWATERING	5,800.00	LF	\$7.25	\$42,050.00
056	STORM SEWER TESTING	5,800.00	LF	\$9.25	\$53,650.00

Total Price for above 103c - STORM SYSTEM (PHASE III) Items: \$1,183,115.00

104 - SANITARY SEWER (COMMON)

075	PUMP STATION (8' DIA)	1.00	EACH	\$659,500.00	\$659,500.00
076	CONNECT TO EXISTING 6" FORCEMAIN	1.00	EACH	\$3,650.00	\$3,650.00
077	6" PVC FORCEMAIN (DR 18)	1,280.00	LF	\$33.50	\$42,880.00
078	6" DIP FORCEMAIN	220.00	LF	\$92.25	\$20,295.00
079	6" PLUG VALVE ASSEMBLY	1.00	EACH	\$5,600.00	\$5,600.00
080	6" MJ BEND	14.00	EACH	\$860.00	\$12,040.00
081	PIGGING	1,500.00	LF	\$1.50	\$2,250.00
082	PRESSURE TESTING	1,500.00	LF	\$2.50	\$3,750.00

Total Price for above 104 - SANITARY SEWER (COMMON) Items: \$749,965.00

105a - ROADWAY IMPROVEMENTS

083	SAWCUT & MATCH EXIST. ASPHALT	1.00	LS	\$3,250.00	\$3,250.00
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Project Name:	Crosswind Ranch Phase III & IV	Fax:	
Project Location:	Wauchula Rd & Keen Rd, Parrish, FL	Bid Number:	23-222A
		Bid Date:	1/23/2024

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
084	3/4" TYPE SP 9.5 ASPHALT (FINAL LIFT)	6,650.00	SY	\$10.25	\$68,162.50
085	1-1/4" TYPE SP 9.5 ASPHALT (INITIAL LIFT)	6,650.00	SY	\$15.25	\$101,412.50
086	6" FDOT BASE	6,650.00	SY	\$17.00	\$113,050.00
087	12" STABILIZED SUBGRADE (LBR-40)	6,650.00	SY	\$7.00	\$46,550.00
088	STABILIZED CURB PAD	4,125.00	LF	\$2.75	\$11,343.75
089	MIAMI CURB	690.00	LF	\$27.50	\$18,975.00
090	TYPE "AB" CURB	960.00	LF	\$29.00	\$27,840.00
091	TYPE "F" CURB	2,475.00	LF	\$29.00	\$71,775.00
092	4" CONCRETE SIDEWALK	16,400.00	SF	\$8.25	\$135,300.00
093	5' ADA HANDICAPPED RAMP	6.00	EACH	\$1,150.00	\$6,900.00
094	SIGNAGE & STRIPING	1.00	LS	\$7,146.25	\$7,146.25
095	SOD 2' BOC / EOP - BAHIA	1,000.00	SY	\$3.25	\$3,250.00
096	FINAL GRADING	1.00	LS	\$21,500.00	\$21,500.00
097	4" PVC SLEEVE	700.00	LF	\$11.25	\$7,875.00

Total Price for above 105a - ROADWAY IMPROVEMENTS Items: \$644,330.00

105b - WATER & FIRE DISTRIBUTION

098	CONNECT TO EXISTING WATERMAIN	2.00	EACH	\$3,650.00	\$7,300.00
099	TEMPORARY 4" JUMPER	1.00	EACH	\$11,500.00	\$11,500.00
100	10" PVC WATER MAIN (DR 18)	790.00	LF	\$65.75	\$51,942.50
101	8" PVC WATER MAIN (DR 18)	580.00	LF	\$50.00	\$29,000.00
102	10" DIP WATER MAIN	60.00	LF	\$120.00	\$7,200.00
103	8" DIP WATER MAIN	120.00	LF	\$98.50	\$11,820.00
104	10" GATE VALVE ASSEMBLY	1.00	EACH	\$4,450.00	\$4,450.00
105	8" GATE VALVE ASSEMBLY	3.00	EACH	\$3,150.00	\$9,450.00
106	10" MJ BEND	6.00	EACH	\$945.00	\$5,670.00
107	8" MJ BEND	5.00	EACH	\$800.00	\$4,000.00
108	8" MJ TEE	1.00	EACH	\$985.00	\$985.00
109	FIRE HYDRANT ASSEMBLY	2.00	EACH	\$9,000.00	\$18,000.00
110	WATER SERVICE TO LIFT STATION	1.00	EACH	\$3,600.00	\$3,600.00
111	WDSP / CIP	2.00	EACH	\$730.00	\$1,460.00
112	PIGGING	1,550.00	LF	\$1.50	\$2,325.00
113	CHLORINATION & PRESSURE TESTING	1,550.00	LF	\$2.75	\$4,262.50

Total Price for above 105b - WATER & FIRE DISTRIBUTION Items: \$172,965.00

105c - RECLAIMED WATER DISTRIBUTION

114	CONNECT TO EXISTING RECLAIMED	2.00	EACH	\$3,650.00	\$7,300.00
115	10" PVC RECLAIMED MAIN (DR 18)	20.00	LF	\$65.75	\$1,315.00
116	6" PVC RECLAIMED MAIN (DR 18)	1,030.00	LF	\$34.50	\$35,535.00
117	6" GATE VALVE ASSEMBLY	1.00	EACH	\$2,300.00	\$2,300.00
118	6" MJ BEND	2.00	EACH	\$470.00	\$940.00
119	10" MJ REDUCER	1.00	EACH	\$760.00	\$760.00



To:	Mattamy Homes	Contact:	Mac McCraw
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Project Name:	Crosswind Ranch Phase III & IV	Fax:	
Project Location:	Wauchula Rd & Keen Rd, Parrish, FL	Bid Number:	23-222A
		Bid Date:	1/23/2024

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
120	PERMANENT BLOWOFF ASSEMBLY	1.00	EACH	\$1,200.00	\$1,200.00
121	PIGGING	1,050.00	LF	\$1.50	\$1,575.00
122	PRESSURE TESTING	1,050.00	LF	\$2.50	\$2,625.00

Total Price for above 105c - RECLAIMED WATER DISTRIBUTION Items: \$53,550.00

301 - SANITARY SEWER

123	8" PVC (0'-6' CUT)	50.00	LF	\$55.00	\$2,750.00
124	8" PVC (6'-8' CUT)	585.00	LF	\$56.25	\$32,906.25
125	8" PVC (8'-10' CUT)	1,440.00	LF	\$60.50	\$87,120.00
126	8" PVC (10'-12' CUT)	1,370.00	LF	\$65.50	\$89,735.00
127	8" PVC (12'-14' CUT)	445.00	LF	\$75.75	\$33,708.75
128	8" PVC (14'-16' CUT)	490.00	LF	\$107.50	\$52,675.00
129	8" PVC (16'-18' CUT)	675.00	LF	\$129.50	\$87,412.50
130	8" PVC (18'-20' CUT)	695.00	LF	\$155.25	\$107,898.75
131	8" PVC (20'-22' CUT)	555.00	LF	\$178.50	\$99,067.50
132	8" PVC (22'-24' CUT)	645.00	LF	\$206.50	\$133,192.50
133	10" PVC (24'-26' CUT)	50.00	LF	\$244.75	\$12,237.50
134	SANITARY MANHOLE (0'-6' CUT)	1.00	EACH	\$6,200.00	\$6,200.00
135	SANITARY MANHOLE (6'-8' CUT)	3.00	EACH	\$6,800.00	\$20,400.00
136	SANITARY MANHOLE (8'-10' CUT)	7.00	EACH	\$7,750.00	\$54,250.00
137	SANITARY MANHOLE (10'-12' CUT)	5.00	EACH	\$8,500.00	\$42,500.00
138	SANITARY MANHOLE (12'-14' CUT)	1.00	EACH	\$9,400.00	\$9,400.00
139	SANITARY MANHOLE (14'-16' CUT)	2.00	EACH	\$10,500.00	\$21,000.00
140	SANITARY MANHOLE (16'-18' CUT)	2.00	EACH	\$11,100.00	\$22,200.00
141	SANITARY MANHOLE (18'-20' CUT)	1.00	EACH	\$12,000.00	\$12,000.00
142	SANITARY POLYMER MANHOLE (8'-10' CUT)	1.00	EACH	\$27,000.00	\$27,000.00
143	SANITARY POLYMER MANHOLE (10'-12' CUT)	1.00	EACH	\$34,750.00	\$34,750.00
144	SANITARY POLYMER MANHOLE (14'-16' CUT)	1.00	EACH	\$36,750.00	\$36,750.00
145	SANITARY POLYMER MANHOLE (18'-20' CUT)	2.00	EACH	\$38,500.00	\$77,000.00
146	SANITARY POLYMER MANHOLE (20'-22' CUT)	2.00	EACH	\$44,500.00	\$89,000.00
147	SANITARY POLYMER MANHOLE (22'-24' CUT)	4.00	EACH	\$46,000.00	\$184,000.00
148	SINGLE SERVICE	32.00	EACH	\$1,650.00	\$52,800.00
149	DOUBLE SERVICE	116.00	EACH	\$2,650.00	\$307,400.00
150	SANITARY SEWER TESTING	7,000.00	LF	\$8.50	\$59,500.00

Total Price for above 301 - SANITARY SEWER Items: \$1,794,853.75

302 - WATER & FIRE DISTRIBUTION

151	10" PVC WATER MAIN (DR 18)	20.00	LF	\$65.75	\$1,315.00
152	8" PVC WATER MAIN (DR 18)	5,780.00	LF	\$50.00	\$289,000.00
153	6" PVC WATER MAIN (DR 18)	470.00	LF	\$35.25	\$16,567.50
154	8" DIP WATER MAIN	480.00	LF	\$105.00	\$50,400.00
155	8" GATE VALVE ASSEMBLY	37.00	EACH	\$3,050.00	\$112,850.00



To:	Mattamy Homes	Contact:	Mac McCraw
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		Fax:	
Project Name:	Crosswind Ranch Phase III & IV	Bid Number:	23-222A
Project Location:	Wauchula Rd & Keen Rd, Parrish, FL	Bid Date:	1/23/2024

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
156	6" GATE VALVE ASSEMBLY	4.00	EACH	\$2,300.00	\$9,200.00
157	8" MJ BEND	79.00	EACH	\$800.00	\$63,200.00
158	10" MJ TEE	1.00	EACH	\$1,400.00	\$1,400.00
159	8" MJ TEE	9.00	EACH	\$985.00	\$8,865.00
160	10" MJ REDUCER	2.00	EACH	\$760.00	\$1,520.00
161	FIRE HYDRANT ASSEMBLY	9.00	EACH	\$8,700.00	\$78,300.00
162	SINGLE SERVICE SHORT	33.00	EACH	\$1,200.00	\$39,600.00
163	DOUBLE SERVICE SHORT	35.00	EACH	\$1,850.00	\$64,750.00
164	SINGLE SERVICE LONG	38.00	EACH	\$1,450.00	\$55,100.00
165	DOUBLE SERVICE LONG	59.00	EACH	\$2,100.00	\$123,900.00
166	BLOWOFF W\ AUTO FLUSH ASSEMBLY	7.00	EACH	\$11,500.00	\$80,500.00
167	WDSP / CIP	9.00	EACH	\$730.00	\$6,570.00
168	PIGGING	6,750.00	LF	\$1.50	\$10,125.00
169	CHLORINATION & PRESSURE TESTING	6,750.00	LF	\$2.75	\$18,562.50

Total Price for above 302 - WATER & FIRE DISTRIBUTION Items: \$1,031,725.00

303 - RECLAIMED WATER DISTRIBUTION

170	6" PVC RECLAIMED MAIN (DR 18)	4,320.00	LF	\$35.25	\$152,280.00
171	6" DIP RECL WATER MAIN	480.00	LF	\$85.00	\$40,800.00
172	6" GATE VALVE ASSEMBLY	29.00	EACH	\$2,300.00	\$66,700.00
173	6" MJ BEND	55.00	EACH	\$470.00	\$25,850.00
174	6" MJ TEE	7.00	EACH	\$745.00	\$5,215.00
175	SINGLE SERVICE SHORT	18.00	EACH	\$1,150.00	\$20,700.00
176	DOUBLE SERVICE SHORT	31.00	EACH	\$1,800.00	\$55,800.00
177	SINGLE SERVICE LONG	10.00	EACH	\$1,400.00	\$14,000.00
178	DOUBLE SERVICE LONG	17.00	EACH	\$2,000.00	\$34,000.00
179	BLOWOFF ASSEMBLY	6.00	EACH	\$1,200.00	\$7,200.00
180	PIGGING	4,800.00	LF	\$1.50	\$7,200.00
181	PRESSURE TESTING	4,800.00	LF	\$2.50	\$12,000.00

Total Price for above 303 - RECLAIMED WATER DISTRIBUTION Items: \$441,745.00

304 - ROADWAY IMPROVEMENTS

182	3/4" TYPE SP 9.5 ASPHALT (FINAL LIFT)	18,300.00	SY	\$10.25	\$187,575.00
183	1-1/4" TYPE SP 9.5 ASPHALT (INITIAL LIFT)	18,300.00	SY	\$15.25	\$279,075.00
184	6" FDOT BASE	18,300.00	SY	\$17.00	\$311,100.00
185	12" STABILIZED SUBGRADE (LBR-40)	18,300.00	SY	\$7.00	\$128,100.00
186	STABILIZED CURB PAD	12,900.00	LF	\$2.75	\$35,475.00
187	MIAMI CURB	12,050.00	LF	\$27.50	\$331,375.00
188	TYPE "F" CURB	850.00	LF	\$34.75	\$29,537.50
189	4" CONCRETE SIDEWALK	10,700.00	SF	\$8.25	\$88,275.00
190	5' ADA HANDICAPPED RAMP	20.00	EACH	\$1,150.00	\$23,000.00
191	TYPE "T" TURN-AROUND	4.00	EACH	\$2,850.00	\$11,400.00



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		Bid Date:	1/23/2024

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
192	SIGNAGE & STRIPING	1.00	LS	\$22,420.00	\$22,420.00
Total Price for above 304 - ROADWAY IMPROVEMENTS Items:					\$1,447,332.50

305 - FINAL GRADING

193	SOD 2' BOC / EOP - BAHIA	2,875.00	SY	\$3.25	\$9,343.75
194	FINAL GRADING	1.00	LS	\$75,000.00	\$75,000.00
Total Price for above 305 - FINAL GRADING Items:					\$84,343.75

TO BALANCE SITE

1001a	SITE EXCAVATION FROM ONSITE SOURCE (WITHIN 2,000 LF) **SEE NOTE	216,250.00	CY	\$4.30	\$929,875.00
Total Price for above TO BALANCE SITE Items:					\$929,875.00

Total Bid Price: \$12,199,542.50**CROSSWIND COMMON**

101 - GENERAL CONDITIONS	\$733,928.75
102 - EARTHWORK	\$1,934,682.50
103a - STORM SYSTEM (COMMON)	\$183,538.75
103b - STORM SYSTEM (MASS GRADE)	\$813,592.50
103c - STORM SYSTEM (PHASE III)	\$1,183,115.00
104 - SANITARY SEWER (COMMON)	\$749,965.00
105a - ROADWAY IMPROVEMENTS	\$644,330.00
105b - WATER & FIRE DISTRIBUTION	\$172,965.00
105c - RECLAIMED WATER DISTRIBUTION	\$53,550.00

Total Price for above CROSSWIND COMMON Items: \$6,469,667.50**CROSSWIND PHASE III - INFRASTRUCTURE**

301 - SANITARY SEWER	\$1,794,853.75
302 - WATER & FIRE DISTRIBUTION	\$1,031,725.00
303 - RECLAIMED WATER DISTRIBUTION	\$441,745.00
304 - ROADWAY IMPROVEMENTS	\$1,447,332.50
305 - FINAL GRADING	\$84,343.75

Total Price for above CROSSWIND PHASE III - INFRASTRUCTURE Items: \$4,800,000.00**Notes:**

- CONSTRUCTION STAKING & RECORD SURVEY BY OTHERS.
- GEOTECHNICAL/ MATERIALS TESTING IS BY OTHERS.
- BONDING NOT INCLUDED. IF REQUIRED, PLEASE ADD 1.25%.
- PERMIT / INSPECTION FEES BY OTHERS.



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		Fax:	
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Project Location:	Wauchula Rd & Keen Rd, Parrish, FL	Bid Date:	1/23/2024

- THIS PROPOSAL IS BASED ON ALL ONSITE CUT MATERIAL, INCLUDING MATERIAL FROM PIPE TRENCHES, BEING USABLE FOR STRUCTURAL / PAVEMENT AREAS AND TRENCH BACKFILL. REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL IS NOT INCLUDED.
- THIS PROPOSAL IS BASED ON A GEOTECHNICAL REPORT PROVIDED BY MORTENSEN ENGINEERING INC, DATED 4/27/2023.
- NO ALLOWANCE HAS BEEN MADE FOR TESTING, HANDLING, TREATING, REMOVING OR DISPOSING OF HAZARDOUS OR CONTAMINATED MATERIALS, SOILS, OR GROUNDWATER. IN ADDITION, REMOVAL AND DISPOSAL OF BURIED TRASH IS NOT INCLUDED.
- THIS PROPOSAL IS BASED ON ALL ONSITE CUT MATERIAL, INCLUDING MATERIAL FROM PIPE TRENCHES, BEING USABLE FOR STRUCTURAL / PAVEMENT AREAS AND TRENCH BACKFILL. REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL IS NOT INCLUDED.
- THIS PROPOSAL IS BASED ON EXISTING TOPO NOTED ON THE DRAWINGS BEING ACCURATE WITHIN 0.2 FEET AT ANY GIVEN LOCATION. TOPO VERIFICATION MAY BE REQUIRED PRIOR TO FINAL CONTRACT.
- TELEPHONE, POWER, CABLE, IRRIGATION, ETC. CONDUIT AND SLEEVES BY OTHERS, UNLESS SPECIFIED.
- UNLESS NOTED, WE HAVE NOT INCLUDED ANY ADJUSTMENTS/REMOVAL OR RELOCATION OF EXISTING UTILITIES WHICH MAY CONFLICT WITH PROPOSED WORK.
- ITEMS NOT INCLUDED ARE: SURVEY; IMPORT FILL; WELL ABANDONMENT; LANDSCAPING; IRRIGATION; ROOT PRUNING; TREE TRIMMING; INVASIVE SPECIES REMOVAL; MITIGATION PLANTINGS; DEMOLITION (EXCEPT AS NOTED); FENCE; AND PERIMETER WALLS.
- FUEL PRICING IS BASED ON \$3.75 / GALLON FOR OFF-ROAD DIESEL FUEL AND CONCRETE AT \$206 / CY AVERAGE. THIS PROPOSAL IS VALID FOR 30 DAYS. DUE TO THE VOLATILITY OF FUEL, PETROLEUM / PVC AND CONCRETE PRODUCTS, WE ARE UNABLE TO PREDICT TOMORROW'S MARKET. THIS PROPOSAL DOES NOT INCLUDE ANY ADJUSTMENTS / SURCHARGE FOR MATERIAL PRICE INCREASES.
- THIS PROPOSAL IS BASED ON CONSTRUCTION PLANS BY CLEARVIEW LAND DESIGN, P.L. DATED 10/03/2023 WITH THE MOST RECENT REVISION DATE BEING 10/03/2023.
- THE PRICING FOR PHASE IV IS A PRELIMINARY BUDGET BASED ON LIMITED INFORMATION AND MAY NEED TO BE ADJUSTED WHEN ACTUAL COMPLETE CONSTRUCTION DOCUMENTS ARE PROVIDED. THIS BUDGET ASSUMES PHASE IV WILL BE COMPLETED AFTER THE SITE HAS BEEN MASS GRADED AND PHASE III IS COMPLETED. FUTURE UTILITY CONNECTIONS TO BE DETERMINED AT THE TIME CONSTRUCTION OCCURS.
- THIS PROPOSAL ASSUMES, DURING CONSTRUCTION OF PHASE III, EVERY EFFORT WILL BE MADE TO IDENTIFY AND UTILIZE AN ONSITE SOURCE TO BALANCE THE REMAINDER OF PHASE IV AT THE RATE PROVIDED IN OPTION 1. IN THE EVENT THAT ONSITE SOURCING PROVES INSUFFICIENT, RIPA WILL PROVIDE SUITABLE FILL OPPORTUNITIES FROM THE NEAREST AVAILABLE SOURCES. OPTION 2 IS PROVIDED AS A CONTINGENCY PLAN IN THE EVENT THAT THE IMPORTATION OF FILL BECOMES A NECESSITY, SERVING AS A WORST-CASE SCENARIO.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Ripa & Associates

Authorized Signature: _____

Estimator: Andrew Babchick

**EXHIBIT B-1
LIST OF PLAN SHEETS**

**CROSSWIND RANCH PHASES III & IV
MASTER DRAINAGE SYSTEM
CONSTRUCTION PLANS**

PREPARED FOR:

**CROSSWIND RANCH
DEVELOPMENT CORPORATION**

12051 Corporate Boulevard
Orlando, Florida 32817
Phone: (407) 723-5901

PREPARED BY:



**Clearview
LAND DESIGN, P.L.**

Engineering Business C.A. No.: 2885R
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

INDEX OF CONSTRUCTION PLANS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2-3	GENERAL NOTES
4	AERIAL SITE PLAN
5	EXISTING CONDITIONS
6	WELL MANAGEMENT
7-8	BEST MANAGEMENT PRACTICES PLAN
9	MASS GRADING PLAN KEY MAP
10-13	MASS GRADING PLAN
14-20	CROSS SECTIONS
21	DRAINAGE STRUCTURE DATA
22-24	DRAINAGE DETAILS
25	SURFACE WATER MANAGEMENT PLAN
26	PRE DEVELOPMENT DRAINAGE AREA MAP
27	POST DEVELOPMENT DRAINAGE AREA MAP

<div style="display: flex; justify-content: space-between;"> <div> <small>DESIGNED BY: J. W. FISHER</small> <small>DATE: 07-30-2023</small> <small>PROJECT NO.: 24088-11 AL</small> </div> <div> <small>CHECKED BY: [Signature]</small> <small>DATE: 07-30-2023</small> <small>SHEET NO.: 28</small> </div> </div>		CROSSWIND RANCH PHASES III & IV MASTER DRAINAGE SYSTEM	
		<small>DESIGNED BY:</small> CHRISTOPHER M. FISHER P.E. NO. 85555 <small>FLORIDA PROFESSIONAL ENGINEER</small>	
		<small>DATE:</small> 07-30-2023	<small>PROJECT NO.:</small> HWB-CW-006
		<small>Elevations based on North American Vertical Datum 1984 (NAVD 88) Conversion from NAVD 88 to NGVD 80 = +0.83 Feet</small>	
STREET & DRAINAGE		WATER & SANITARY SEWER	
<small>DESIGNED BY:</small> CMC <small>CHECKED BY:</small> CMC	<small>DESIGNED BY:</small> KZA <small>CHECKED BY:</small> KZA	<small>DATE:</small> CV	
REVISIONS		SHEET 1 OF 28	

Owner Initials 12
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Contractor Initials [Signature]

CROSSWIND RANCH PH-III

PRELIMINARY SITE PLAN AND FINAL SITE PLAN SIMULTANEOUS SUBMITTAL

INDEX OF CONSTRUCTION PLANS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2-3	GENERAL NOTES
4	AERIAL SITE PLAN
5	PRELIMINARY SITE PLAN KEY
6-8	PRELIMINARY PLAT
9-12	FINAL SITE PLAN
13	MODEL CENTER PARKING DETAIL
14-15	TYPICAL ROADWAY SECTIONS
16	MASTER DRAINAGE KEY MAP
17-18	MASTER DRAINAGE PLAN
19-20	DRAINAGE STRUCTURE DATA
21-22	CROSS-SECTIONS
23-25	NEIGHBORHOOD GRADING PLAN
26	WATER & SEWER KEY MAP
27-29	WATER & SEWER PLAN
30-47	ROADWAY PLAN & PROFILE
48-50	SIDEWALK, SIGNING & PAVEMENT MARKING PLAN
51	PUMP STATION PLAN
52-54	PUMP STATION DETAILS
55	CONTROL STRUCTURE DETAILS
56-57	DRAINAGE DETAILS
58-60	SIDEWALK DETAILS
61-63	UTILITY DETAILS
64	PRE-DEVELOPMENT DRAINAGE AREA MAP
65	POST-DEVELOPMENT DRAINAGE AREA MAP
66	SURFACE WATER MANAGEMENT PLAN

CROSSWIND RANCH PH-III											
DATE: CHRISTOPHER M. FISHER NO. 85555 FLORIDA PROFESSIONAL ENGINEER											
DATE: 10-03-2023		JOB NO. HWB-CW-009									
Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.95 Feet											
STREET & DRAINAGE		WATER & SANITARY SEWER									
DESIGNED BY: O'BRIEN		DESIGNED BY: O'BRIEN									
DRAWN BY: REN		DRAWN BY: REN									
FILE: CV		SHEET 1 OF 66									
<table border="1"> <tr> <td>DATE</td> <td>REVIEW</td> <td>SUBMITTAL</td> <td>BY</td> </tr> <tr> <td colspan="4">REVISIONS</td> </tr> </table>				DATE	REVIEW	SUBMITTAL	BY	REVISIONS			
DATE	REVIEW	SUBMITTAL	BY								
REVISIONS											

Owner Initials DS
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Contractor Initials REH

**EXHIBIT B-2
LIST OF PERMITS AND REPORTS**

Description	Dates
Approved-PLM2203-0166, dated 8/18/2023	BOCC Approved on 8/18/2023
Crosswind Ranch Phases III & IV Master Drainage System Construction Plans Prepared for: Crosswind Ranch Development Corporation Prepared by: Clearview Land Design P.L.	Plans dated: 7/30/2023 Latest Revision date: 9/13/2023
Crosswind Ranch PH-III Preliminary Site Plan and Final Site Plan Simultaneous Submittal Prepared for: Crosswind Ranch Development Corporation Prepared by: Clearview Land Design P.L.	Plans dated: 10/3/2023 Latest Revision date: 10/3/2023
Crosswind Ranch Phases III & IV Mass Grade - SWFWMD ERP Permit No. 876198 / 53030943.008	Approval Letter dated January 18, 2024 – Addressed to CWR LAC Cone, LLC and Jen Tampa 4, LLC
Additional Permits are Pending; will be added at a later date.	

Owner Initials



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Contractor Initials



EXHIBIT C
DRAW AND PAYMENT PROCEDURES AND POLICIES

1. On or before the 30th day of each month, Contractor shall make a payment application to Owner for Work completed and materials stored from the 30th day of the immediately preceding month through the 30th day of the current month (i.e. work completed from March 30th thru April 30th would be submitted on April 30th and a check would be issued to Contractor on or before May 30th (30 days following Owner's receipt of a payment application)), using the payment application form attached hereto as Exhibit I. Each payment application from Contractor shall include the following:

(i) Certification from Contractor as to percentage of Work completed and an approval of the payment request by Owner or such other person as Owner may designate, with a statement certifying that all Work represented by the payment application has been completed in conformance with the Contract Documents;

(ii) Partial lien waivers in the form attached hereto as Exhibit D-1 and D-3 or such other form as Owner may require from Contractor, its subcontractors and its materialmen or any tier for the payment requested and, when final payment is requested, final lien waivers in the form attached hereto as Exhibit D-2 and D-4 or such other form as Owner may require; and

(iii) Any other documents reasonably requested by Owner.

2. Payment Applications shall be submitted to the address below:

Mattamy Tampa/Sarasota Division; 4107 Crescent Park Drive, Riverview, FL 33578

3. If all documents required are timely supplied, Owner will make payment of the amount determined herein on or before the 30th of each month following the receipt of a payment application on the 30th of the previous month less a ten percent (10%) standard retention and less any additional retention which Owner elects to retain as permitted by the Agreement. Work shall be presumed to be Lump Sum unless listed as Unit Price Work. The Lump Sum Work amount paid monthly shall be that amount determined by taking the Lump Sum amount in the Bid Proposal multiplied by the percentage of Work complete and materials stored on the 25th day of the preceding month as certified, less retention. For Unit Price Work, the amount to be paid monthly shall equal the units of the Work completed and materials stored through the 30th day of the preceding month based on field measurements agreed upon by Owner and Contractor, multiplied by the applicable unit bid price listed on the Bid Proposal.

4. Fifty percent (50%) of the standard retention shall be paid within twenty business days after all of the following have all occurred: (i) Contractor gives written notice that all Work has been completed in accordance with this Agreement; (ii) Owner has confirmed the completion; (iii) final lien waivers and releases are executed and delivered by Contractor and its subcontractors and suppliers to the Owner; (iv) Substantial Completion has occurred; and (v) all necessary government acceptances from the authorities having jurisdiction over the Work have been received by Owner. The remaining standard retention shall be paid, when Owner has received certificate of completion for the Project by all applicable utility companies. Any retention held by Owner because of a default or otherwise allowed pursuant to the Agreement will be paid after Contractor removes, to Owner's complete satisfaction, the condition which resulted in the retention of funds, except to the extent applied by Owner to the costs and damage it incurred as a result of the same. Owner may apply the retention toward curing defaults of Contractor but this application of the retention shall not limit Contractor's obligations or Owner's other remedies. Owner may record Notice of Completion after acceptance of the Work by all applicable utility companies.

5. Owner may at any time make payment by joint check to Contractor and its subcontractors or suppliers.

Owner Initials 
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Contractor Initials 

6. If Contractor fails to deliver a complete and accurate application for payment for Work to Owner within one hundred eighty (180) days after performing such Work, then Owner shall have no obligation to pay for such Work. Contractor's agreement to this provision is a material part of the consideration being given to Owner. CONTRACTOR WAIVES ALL RIGHTS OR CLAIMS IT MAY HAVE FOR PAYMENT FOR ANY WORK FOR WHICH IT DOES NOT DELIVER A COMPLETE AND ACCURATE PAYMENT APPLICATION TO OWNER WITHIN ONE HUNDRED EIGHTY (180) DAYS AFTER PERFORMANCE INCLUDING, WITHOUT LIMITATION, ANY CLAIMS IN CONTRACT, QUANTUM MERIT, OR OTHERWISE.

Owner Initials _____
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Contractor Initials _____

Q

EXHIBIT D-1
CONTRACTOR'S CONDITIONAL RELEASE OF LIEN

OWNER: Mattamy Tampa/Sarasota, LLC

CONTRACTOR:

PROPERTY: (MAY ATTACH LIST.)

CONTRACT DATED:

FOR WORK AND MATERIALS FURNISHED THROUGH _____, _____, 20____

The undersigned, which provided services, materials or equipment for the above Property in accordance with a contract with the Owner identified above, conditioned upon receipt of payment in the amount of _____, hereby waives and releases all claims for, liens and rights of lien now existing represents full payment received by the undersigned (exclusive of contractual retainage) for work, services, materials and/or equipment furnished in connection with the above Property to the date of this release.

This Release of Lien may be relied upon by purchasers procuring improvements from Owner, by mortgagees making mortgage loans to said purchasers, and title insurance companies insuring titles for said purchasers and shall run to the benefit of any such persons/entities and their successors and assigns.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal [as the duly authorized officer/partner of the undersigned] this _____ day of _____, 20____ .

[Insert Corporate or Partnership Name of Contractor/supplier]

BY: _____

NAME: _____

TITLE: _____

CORPORATE/PARTNERSHIP ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

On this _____ day of _____, _____, before me, personally appeared _____, the _____ of _____, who I am satisfied is the person who signed the within Instrument and he/she did acknowledge that he/she signed and delivered this Instrument as the [officer] [partner] above stated, and that the foregoing instrument is the act and deed of said [Corporation] [Partnership].

NOTARY PUBLIC

MY COMMISSION EXPIRES:

EXHIBIT "D-2"

Owner Initials _____
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Contractor Initials _____

CONTRACTOR'S UNCONDITIONAL FINAL WAIVER AND RELEASE OF LIENS

CONTRACTOR: _____

OWNER: _____

ADDRESS: _____

EFFECTIVE DATE: _____

PROPERTY: (MAY ATTACH LIST.)

The undersigned for itself, its successors and assigns and its subcontractors and suppliers, which/who has/have provided materials, Work, services and/or equipment in connection with the Project on the Property for the Owner in consideration of the sum of \$ _____ paid by Owner which sum represents the final payment due pursuant to the Agreement between Contractor and Owner, together with any amendments or change orders related thereto (all of the foregoing being collectively referred to as the "Agreement"):

Acknowledges that it has been paid in full for all materials, Work, services and/or equipment furnished in connection with the performance of the Agreement or otherwise in connection with the construction on the Property.

Waives and releases any and all construction lien claim(s) and/or stop notices, bond and the like ("Lien") which CONTRACTOR has had or currently has, against or upon any portion of the Project or Property for materials, Work, services and/or equipment provided.

Agrees that if, after the date hereof, there shall be evidence of any lien filed (i) by the undersigned or (ii) any subcontractor or supplier of the undersigned for which, if established, Owner might become liable or which might encumber title to the Property or Project, the undersigned shall promptly discharge same as required by Section 18.1 of the Agreement between the Owner and Contractor and indemnify, hold harmless and defend Owner against any loss, damages or costs or expenses, including attorneys' fees, associated therewith.

The undersigned for itself, its successors and assigns, releases and forever discharges Owner (and its shareholders, directors, officers, employees, and agents) and their successors and assigns, from all claims, demands or causes of action which it has had, currently has, or may in the future have, arising from or in any way relating to the Contract or the Property.

Agrees that this Release may be relied upon by purchasers procuring improvements from Owner, by mortgagees making mortgage loans to said purchasers, and title insurance companies insuring titles for said purchasers and shall run to the benefit of any such persons/entities and their successors and assigns.

IN WITNESS WHEREOF, the undersigned has set his hand and seal [as the duly authorized officer/partner of the undersigned] on this _____ day of _____, 200____.

[INSERT CORPORATE OR PARTNERSHIP NAME OF CONTRACTOR/SUPPLIER]

BY: _____

NAME: _____

TITLE: _____

[CORPORATE/PARTNERSHIP ACKNOWLEDGMENT]

STATE OF _____

COUNTY OF _____

Owner Initials
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Contractor Initials



On this day of , 200 , before me, personally appeared , the of , who I am satisfied is the person who signed the within Instrument and he/she did acknowledge that he/she signed and delivered this Instrument as the [officer] [partner] above stated, and that the foregoing instrument is the act and deed of said [Corporation] [Partnership].

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Owner Initials  _____
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Contractor Initials  _____

EXHIBIT "D-3"**FORM OF SUBCONTRACTOR/SUPPLIER****CONDITIONAL WAIVER AND RELEASE OF LIENS ON PARTIAL PAYMENT**

OWNER: Mattamy Tampa/Sarasota, LLC

CONTRACTOR:

PROPERTY: (May attach list.) ("Property")

CONTRACT DATED:

FOR WORK AND MATERIALS FURNISHED THROUGH _____, 20____

WHEREAS, pursuant to a Subcontract with [NAME OF CONTRACTOR], ("Contractor") dated _____, 20____ (the "Subcontract") the undersigned, _____ ("Subcontractor") furnished certain labor, materials, equipment or other goods or services (the "Work") in connection with _____ (the "Project") located at the Property.

WHEREAS, The undersigned lienor, which provided services, materials or equipment for the above Property in accordance with the Subcontract, conditioned upon receipt of payment in the amount of \$_____, hereby waives and releases all claims for, liens and rights of lien now existing (exclusive of contractual retainage) for work, services, materials and/or equipment furnished in connection with the Property to the date of this release.

This waiver and release of liens may be relied upon by purchasers procuring improvements from Owner, by mortgagees making mortgage loans to said purchasers, and title insurance companies insuring titles for said purchasers and shall run to the benefit of any such persons/entities and their successors and assigns.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal [as the duly authorized officer/partner of the undersigned] this _____ day of _____, 200____.

By: _____

Name: _____

Title: _____

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 200____, before me, personally appeared _____, the _____ of _____, who I am satisfied is the person who signed the within Instrument and he/she did acknowledge that he/she signed and delivered this Instrument as the [officer] [partner] above stated, and that the foregoing instrument is the act and deed of said [Corporation] [Partnership].

Notary Public

My commission expires:

EXHIBIT "D-4"

Owner Initials TC
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Contractor Initials CE

FORM OF SUBCONTRACTOR/SUPPLIER RELEASE OF LIENS ON FINAL PAYMENT**OWNER:** Mattamy Tampa/Sarasota, LLC**CONTRACTOR:****PROPERTY:** (May attach list.)**CONTRACT DATED:**

WHEREAS, pursuant to a Subcontract with [NAME OF CONTRACTOR], ("Contractor") dated _____, 20__ (the "Subcontract") the undersigned, _____ ("Subcontractor") furnished certain labor, materials, equipment or other goods or services (the "Work") in connection with _____ (the "Project") located at the Property _____

WHEREAS, as consideration for the Contractor's final payment of \$_____, for the Work performed by Subcontractor, representing payment in full to the Subcontractor for all Work in accordance with the Subcontract, the Subcontractor does hereby waive and generally release all rights of Subcontractor to file or claim a mechanic's lien and any other lien, claim, security interest or other encumbrance with respect to, against or on the above described Project. This Final Release and Waiver of Lien is being executed and delivered simultaneously with or after payment for the Work performed pursuant to the Subcontract.

Subcontractor hereby affirms that there are no mechanic's liens or any other claims, security interests, encumbrances or other liens with respect to, against or on the above described Project arising out of or in connection with the performance by the Subcontractor of the work performed pursuant to the Subcontract outstanding or known to exist as of the date hereof.

This Release of Liens may be relied upon by purchasers procuring improvements from Owner, by mortgagees making mortgage loans to said purchasers, and title insurance companies insuring titles for said purchasers and shall run to the benefit of any such persons/entities and their successors and assigns.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal [as the duly authorized officer/partner of the undersigned] this _____ day of _____, 200__.

By: _____

Name: _____

Title: _____

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 200__, before me, personally appeared _____, the _____ of _____, who I am satisfied is the person who signed the within Instrument and he/she did acknowledge that he/she signed and delivered this Instrument as the [officer] [partner] above stated, and that the foregoing instrument is the act and deed of said [Corporation] [Partnership].

Notary Public / My commission expires:

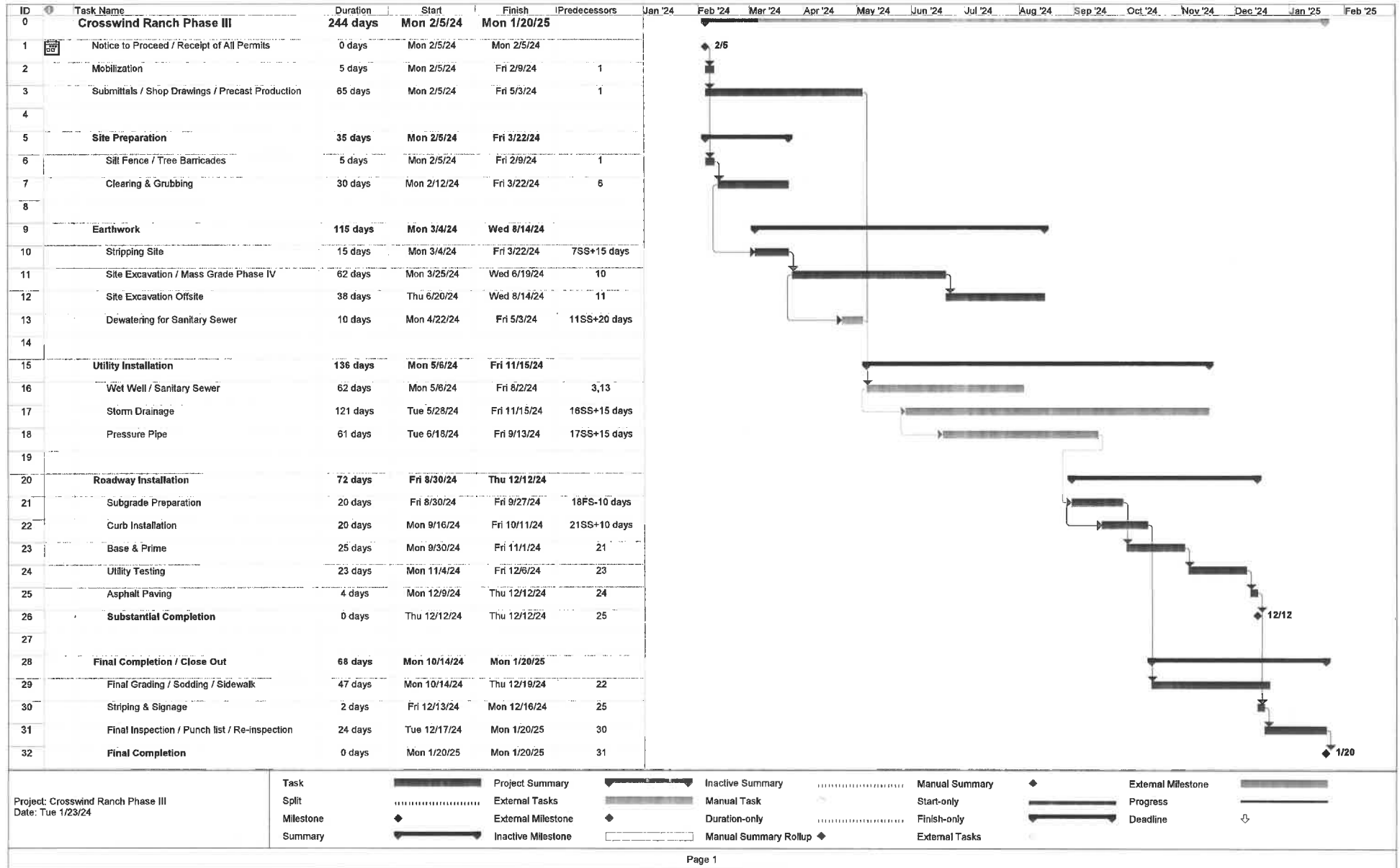
Owner Initials _____
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Contractor Initials _____

EXHIBIT E
CONSTRUCTION SCHEDULE

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Contractor Initials 



**EXHIBIT F
SPECIAL CONDITIONS**


1. If provided in the Scope of Work, the Contract Price includes permit fees as typically required to be obtained by Contractor. All other permit fees shall be paid by the Owner. The Contract Price also includes all associated inspection fees. Unit prices include the cost of any performance and payment bonds required by the Contract Documents.
2. Construction Staking and As-Builts to be provided by Others.
3. Contractor's Bid Number 23-222A, dated 12/19/2023, includes an **Option 2 for Import Fill ILO Onsite Source to Balance**. The Unit Price for import fill, if needed, shall be \$16.50 per cubic yard. Contractor agrees to use good faith, commercially reasonable efforts to maximize usage of fill material generated on-site in Phases 3 and 4 and minimize or eliminate the need to import fill, including, without limitation, (a) excavate all fill from on-site ponds to the maximum pond depth per the Approved Geotechnical Engineer and Approved EOR, (b) on-site soil mixing, and (c) placing any non-suitable soil in pond banks, common areas, buffers and similar areas per prudent development practices.
4. Contractor acknowledges that the schedule to complete site excavation in Phases 3 and 4 is critical to Owner's ability to secure additional fill from the closest possible source adjacent to the Site, and, therefore, must be complete by June 21, 2024 or no later 135 calendar days after the Notice to Proceed.
5. Any extra structural fill dirt material shall be moved to an onsite location designated by Owner or removed from site after written approval from Owner. Owner's approval to remove structural dirt from site may be withheld for any and all reasons and may be subject to a separate agreement.
6. Contractor shall perform a walk-through inspection of the Project with Owner's Authorized Representative to check for satisfactory completion of all Work. Upon twenty-four (24) hour notice, Contractor agrees to provide a superintendent or higher level person to participate in an inspection with Owner and any third parties owner deems necessary. Any punchlist item noted in said inspection by Owner as needing repair, completion or replacement shall be deemed noticed to Contractor as if noticed in writing on the date of said inspection. Contractor agrees thereafter to cause any punchlist items brought to its attention to be corrected, repaired or replaced otherwise in accordance with the time frames required by this Agreement.
7. Contractor shall promptly remove all excess construction material and debris generated by it or any of its subcontractors. If material and/or debris are not removed by the Contractor within three (3) days after completion of any phase of Work or upon twenty-four (24) hour notice, Owner shall be entitled to perform clean up and back-charge to Contractor.
8. Proper soil blending will occur at no additional cost to the owner if required by the geotechnical engineer so long as the Contractor can blend the dirt while excavating the dirt. The geotechnical engineer will be made available by Owner at any time to ensure that questionable dirt can be mixed prior to the dirt being transported.
9. Contractor and Owner will consider alternate base material at time of material purchase to see if there is a savings for using any found on-site material (shell, crushed concrete, etc). Changes in specified base materials must also be approved by the Project Engineer and approval may be withheld for any and all reasons.
10. Contractor shall establish and maintain dust control measures throughout the Project, including any offsite work areas, as necessary to maintain continuous compliance with all applicable federal, state, county, and city dust control and surface disturbance regulations. Contractor shall be responsible for payment of any and all fines, damage claims, and/or legal expenses resulting from Contractor's failure to establish and maintain compliance throughout the Work. There shall be no additional costs related to dust control measures.
11. Contractor shall be responsible for obtaining locations of all of the existing underground and overhead utilities and Contractor is liable for any damages to the same caused by Contractor's failure to obtain said locations.
12. Timing is of the essence. Contractor and its sub-contractors shall maintain a full working crew on this Project at all times after Work begins. This is especially important through all clearing operations.
13. Contractor to maintain and properly irrigate during construction all pond banks and other stabilized grading slopes during project construction. If, at project delivery, the pond banks are eroded, heavily weeded, or not smoothly graded, the contractor will be asked to fix and replace.
14. Contractor required to provide all NPDES / SWPPP inspections during project construction. Contractor required to issue NOI with FDEP in their name prior to commencement of construction. Contractor to keep logs and SWPPP on site in a designated SWPPP box. SWPPP Box shall include the name and cell phone number of a Contractor designated representative.

Owner Initials TS
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Contractor Initials CD

15. Contractor will maintain construction entrance. Construction Entrance to include a:
- a. SWPPP box, clearly labeled with FDEP NOI Permit Number, and a site representative's name and cell phone number.
 - b. Permit Board with all required Placards
 - c. Full Copy of all Permits in a binder, stored in a weatherproof bag, labeled and accessible.
 - d. Tire Wash out areas.
 - e. Heavy stone road at proper length to help free mud from tires entering public roads.
16. Contractor to remove all silt fence when adjacent areas are stabilized. Removal of silt fence to include any touch up / final grading.
17. Contract includes all off-site Maintenance of Traffic (the "MOT"). Once permitted, the Contractor will file an MOT plan with County for approval, if applicable for this municipality.
18. Contractor acknowledges that from time to time, Owner may request minor additional services. Contractor will include said services at no additional costs provided that the services will not require additional mobilizations of equipment and/or material, and provided that the services do not delay the construction schedule. Contractor shall have the right to decline if they feel the additional services warrant submitting a change order to cover their costs.

Owner Initials
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_____

Contractor Initials

_____

EXHIBIT G
MATERIALMEN AND SUBCONTRACTORS

	<u>Name</u>	<u>Address</u>	<u>Telephone Number</u>
1.	TBD		
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

Estimate of cost of materials to be provided:

(Add additional rows if necessary.)

Owner Initials

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Contractor Initials



EXHIBIT H
SAFETY PROTOCOLS AND PROJECT RULES AND
REGULATIONS

1. Safety Precautions.

(a) Contractor shall comply with all applicable safety and health laws, rules and regulations including the federal Occupational Safety and Health Act, the regulations/standards of the Occupational Safety and Health Administration. ("OSHA") and any state or local government requirements (Collectively the "Safety Rules"). Contractor shall ensure that its subcontractors and materialmen and all of their employees comply with all Safety Rules.

(b) Contractor shall prepare and submit a site safety plan to the Owner prior to start of the Work and shall have periodic safety meetings with its subcontractors, materialmen and all employees. Contractor is responsible for managing safety of all its activities at the Project, including providing all training and all "competent persons" required by the Safety Rules. Contractor shall coordinate activities with any other subcontractors, suppliers, or vendors on site to ensure a safe working environment.

(c) Contractor shall conduct inspections to determine that safe working conditions and equipment exist and accepts sole responsibility for adequacy of and required use of all safety equipment and for full compliance with the Safety Rules. This responsibility of the Contractor includes the conduct and compliance by its employees, employees of its subcontractors and all suppliers of materials and equipment.

2. Compliance with Environmental, Health and Safety Standards.

(a) Compliance with Hazardous Substances Laws. Contractor shall not, in connection with this Agreement or the Work, use, possess, handle, transport, emit, release or discharge any chemical, material or substance except as permitted by, and in strict compliance with, all applicable laws, including, without limitation, the Comprehensive Environmental Compensation and Liability Act of 1980, as amended, 42 U.S.C. Section 9601 et seq.; the Hazardous Materials Transportation Act, as amended, 49 U.S.C. Section 1801 et seq.; the Resource Conservation and Recovery Act, as amended, 42 U.S.C. Section 6901 et seq.; the Federal Water Pollution Control Act, as amended, 33 U.S.C. Section 1251 et seq.; the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq.; the Florida Occupational Safety and Health Act, Florida Revised Statutes, and the Florida Environmental Quality Act.

(b) Warnings. Contractor shall, at its sole expense, provide any and all notices and warnings required under all hazardous substances laws with respect to any chemicals, materials or substances which Contractor, and its employees and agents, use, possess, handle, transport, emit, release, or discharge in connection with this Agreement or the prosecution of any and all Agreement or non-Agreement work relating to the Project, including, without limitation, the Work.

3. Clean-Up. Contractor shall at all times keep the areas of the Project free from the accumulation of waste materials, unsafe materials, or rubbish arising out of the Work, including daily cleanup of all waste and trash generated by Contractor during the course of performing the Work. At the end of each work day, Contractor shall pile such waste and trash in locations designated by Owner. Contractor shall be obligated to dispose of any material so piled in a neat and orderly manner. Upon completion of the Work, Contractor shall remove all of its plans, tools, and materials from the Project and shall remove from the site all hazardous materials, temporary structures, debris and waste incident to Contractor's operation and clean all surfaces, fixtures, equipment, etc., relative to the performance of this Agreement. Any such cleanup shall be accomplished in adherence with applicable hazardous substances laws. Any hazardous waste required to be disposed of by Contractor will be the property of Contractor and Contractor hereby accepts liability for any and all costs associated with the handling, transportation and disposal of such waste, including, without limitation, costs associated with the remediation of any sites to which the waste was sent. Contractor acknowledges that the failure to perform such waste and trash removal obligations as set forth herein shall cause Owner to incur damages, and the parties hereto agree that Owner shall have the right to back-charge Contractor at actual cost of clean-up not

Owner Initials DS
TC

Contractor Initials DS

properly completed by Contractor.

4. Operation of Vehicles. Contractor agrees that the operation of vehicles in or about the Project by Contractor or the employees or agents of Contractor (including delivery vehicles operated by suppliers of Contractor) shall be as follows: (a) using only the designated entries to enter the Project, (b) using only established roadways and temporary roadways as authorized by Owner, (c) no crossing of curbs or sidewalks and (d) observing a speed limit of 15 miles per hour within the entire Project. In the event the vehicles of Contractor, Contractor's employees or agents, or Contractor's suppliers or subcontractors cause damage to curbs, sidewalks, landscaping or concrete surfaces within the Project or cause any other damage to the Project, Owner may make the repair of such damage and Contractor shall be obligated to immediately reimburse Owner for all actual expenses incurred by Owner thereby.

5. Parking of Vehicles. It shall be the responsibility of Contractor (a) to control the traffic generated by its employees on the Project under the direction of Owner's Authorized Representative; (b) to enforce restrictions against parking on roads within the Project; and (c) to provide necessary parking areas for all workers in suitable locations as approved by Owner. In the event Owner has to tow vehicles owned by Contractor, its agents or employees to maintain ingress and egress to the Project, all such towing charges will be back-charged to Contractor. Neither Contractor nor Contractor's agents, employees, subcontractors or material suppliers shall be permitted to park vehicles in driveways, garages or carports of the housing units (whether completed or being constructed) within the Project nor shall such vehicles be parked upon sidewalks located within the Project. In the event Contractor, its agents or employees or its material suppliers do park vehicles in such restricted areas, Owner shall have the right to fine or back-charge Contractor \$100.00 per vehicle per day, and Owner shall have the right to be reimbursed for any damages resulting to such driveways, garages, carports or sidewalks in cash or in the form of back-charges.

6. Unacceptable Behavior. Unruly behavior, the drinking of alcoholic beverages, the use of illegal drugs, and/or the playing of loud music by Contractor, any subcontractor, materialmen or any of their employees shall not be permitted within the Project. In the event that Contractor or Contractor's agents or employees engage in such activities, Owner shall have the right to fine or back-charge Contractor \$100.00 per occurrence. Owner shall also have the right to request that the offending party leave the Project immediately and Contractor agrees to abide by such request. Owner may require Contractor to remove from the Project such persons as Owner deems incompetent, careless, insubordinate or otherwise objectionable, or whose continued employment in connection with the Work is deemed by Owner to be contrary to Owner's best interests or the public interest. Contractor shall not permit any unauthorized personnel including, without limitation, any children or other family members to be on the Project site.

7. Contractor Warranties and Representatives Regarding Safety Programs. Owner and all of its affiliated and subsidiary companies are firmly committed to compliance with all Safety Rules and requires Contractor, its employees, subcontractors and materialmen of any tier to commit to a goal of a safe work place and zero accidents on the Project. Accordingly, Contractor represents and warrants that:

- (a) Contractor has adopted and implemented all safety programs required by law.
- (b) Contractor has appointed a specific employee who has the authority and responsibility to implement and ensure compliance with its the safety programs;
- (c) Contractor will provide appropriate on-site supervisors, and all required "competent person," to ensure compliance with the Safety Rules;
- (d) Contractor has provided to its employees all safety and health training required by the Safety Rules and will ensure that the employees any subcontractor or materialmen of any tier has been provided such training.
- (e) Contractor will use disciplinary procedures to ensure compliance with such safe and healthy work practices;

Owner Initials

DS
↑C

Contractor Initials

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- (f) Contractor has established procedures, in compliance with Safety Rules, for reporting and correcting unsafe conditions and communicating with employees on matters relating to occupational safety and health;
- (g) Contractor has developed and will conduct a program of inspections, in compliance with the Safety Rules, to identify and evaluate hazards at the Project;
- (h) Contractor has established and will implement procedures in compliance with the Safety Rules, for investigating occupational injuries and illnesses.
- (i) Contractor has adopted and implemented a Hazard Communication Program, a Fire Prevention Plan, a Respiratory Protection Program, and a Hearing Conservation Program, and other safety and health programs required by the Safety Rules (collectively, the "Safety Programs"). Upon request, Contractor shall provide Owner with written proof that Contractor conducts required inspections of the Project and equipment and training of its employees, and maintains required records. Contractor shall maintain records for this Project and any other Project for Owner which are readily available for inspection by Owner or any governmental or insurance inspector.

8. Drug and Alcohol/Purpose and Procedure.

FOR THE SAFETY AND WELL BEING OF ALL EMPLOYEES ON OWNER'S CONSTRUCTION SITES, OWNER HAS A POLICY THAT DRUGS OR ALCOHOL SHALL NOT BE DISTRIBUTED, POSSESSED OR USED ON OWNER'S CONSTRUCTION SITES. ANYONE FOUND TO BE IMPAIRED BY OR IN POSSESSION OF DRUGS OR ALCOHOL MUST LEAVE THE OWNER'S CONSTRUCTION SITE OR PROPERTY. To help insure the safety of all workers, including a worker that may be impaired, Contractor agrees to adhere to the following procedures:

- (i) Owner shall have no duty to monitor Contractor's workers, but if Owner suspects that a worker is impaired by drugs or alcohol, Owner may investigate and make inquiries of employees on the Project to confirm the suspected impairment, or Owner may give notice to Contractor who shall then investigate. If Contractor suspects that one of its workers is impaired by drugs or alcohol, then Contractor shall investigate.
- (ii) If impairment is found or believed to exist, the impaired worker must be removed from the Project. The Contractor must provide transportation for the impaired worker and not allow them to drive themselves from the job and endanger the public.
- (iii) After the impaired worker has been removed from the Project, Contractor will send a formal written notification to Owner. The notification will include an explanation of all actions. A copy of the notification will be placed into the Contractor's file for future reference.
- (iv) A violation by Contractor of this policy will be cause for immediate termination of this Agreement by Owner.

9. Signs and Advertising. Signs or advertisements shall not be erected or displayed without prior approval of Owner.

Owner Initials

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Contractor Initials

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**EXHIBIT I
PAYMENT INVOICE****AIA Payment application form incorporated by reference. Below is a reference****APPLICATION AND CERTIFICATE FOR PAYMENT**

TO OWNER: Matthew Tampa/Sarasota LLC 4107 Crescent Park Drive Riverview FL 33578	PROJECT #: FAST Code TBD Project Name:	APPLICATION NO.: 1 APPLICATION DATE: PERIOD TO:	DISTRIBUTION TO: _____ OWNER _____ ENGINEER _____ CONTRACTOR
FROM CONTRACTOR:	VIA ENGINEER:	CONTRACT DATE:	

CONTRACTOR'S APPLICATION FOR PAYMENTApplication is made for payment, as shown below, in connection with the contract.
Continuation sheets, as applicable, are attached.

1. ORIGINAL CONTRACT SUM	
2. Net change by Change Orders	\$ -
3. Contract Sum To Date (line 1-2)	\$ -
4. TOTAL COMPLETED AND STORED TO DATE (Column G on individual sheets)	\$ -
5. RETAINAGE: a. 10% of completed work	\$ -
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$ -
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	\$ -
8. CURRENT PAYMENT DUE	\$ -
9. BALANCE TO FINISH, INCL. RETAINAGE (Line 3 less Line 6)	\$ -

CHANGE ORDER SUMMARY	ADDITION	DEDUCTIONS
Total changes approved in previous months by owner		
Total approved this month		
TOTALS		
NET CHANGES by Change Order	50.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for payment has been completed in accordance with the contract documents and that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: 0**By:** _____ **Date:** _____

State of: FLORIDA

County of:

Subscribed and sworn to before me
this ____th day of _____, 20__

Notary Public:

My Commission expires:

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief, the work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

AMOUNT CERTIFIED _____ **Date:** _____
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

Engineer:

By: _____ **Date:** _____

Owner Initials

DS
T6

Contractor Initials

C

**MINUTES OF MEETING
PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Parrish Plantation Community Development District was held on Thursday, February 15, 2024, at 2:00p.m. at The Parrish Plantation Model Home located at 12594 Oak Hill Way, Parrish FL, 34219

Present and constituting a quorum were:

Matt O'Brian	Chairman
Brent Dunham	Vice Chairman
Allison Martin	Assistant Secretary
Marlena Nitchke	Assistant Secretary
Vacant	Assistant Secretary

Also, present were:

Angie Grunwald	District Manager
John Vericker	District Counsel (Via Telephone)
Chris Fisher	District Engineer

The following is a summary of the discussions and actions taken at the meeting.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Grunwald called the meeting to order at 2:45pm and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Public Comment on Agenda Items

There were none.

THIRD ORDER OF BUSINESS

Business Items

A. Consideration of Master Engineers Report for Assessments Area 3

On MOTION by Mr. O'Brian seconded by Mr. Dunham with all in favor, Master Engineers Report for Assessments Area 3 was approved 4-0

B. Consideration of Master Engineers Report for Assessments Area 4 and 5

On MOTION by Mr. O'Brian seconded by Mr. Dunham with all in favor, Master Engineers Report for Assessments Area 4 & 5 was approved 4-0

C. Consideration of Master Assessments Methodology Report – Assessment Area 3, 4 & 5

On MOTION by Ms. Martin seconded by Mr. Dunham with all in favor, Master Assessments Methodology Report-Assessment Area 3,4, and 5 was approved. 4-0

D. Consideration of Resolution 2024-01; Declaring Special Assessments for AA3, AA4 and AA5

On MOTION by Ms. Martin seconded by Mr. Dunham with all in favor, Resolution 2024-01; Declaring Special Assessments for AA3, AA4 and AA5 was adopted 4-0

E. Consideration of Resolution 2024-02; Setting Public Hearing to Levy Special Assessments for AA3, AA4 and AA5.

On MOTION by Ms. Martin seconded by Mr. Dunham with all in favor, Resolution 2024-02; Setting Public Hearing to Levy Special Assessments for AA3, AA4 and AA5. was adopted 4-0

F. Consideration of AA3 and AA4 Supplemental Assessment Methodology Report

On MOTION by Ms. Martin seconded by Mr. Dunham with all in favor, AA3 and AA4 Supplemental Assessment Methodology Report was approved. 4-0

G. Consideration of Resolution 2024-03; Delegation Resolution, Series 2024 Bonds AA3/AA4

On MOTION by Mr. O'Brian seconded by Ms. Martin with all in favor, Resolution 2024-03 Delegation Resolution, Series 2024 Bonds AA3 and AA4 was adopted 4-0

H. General Matters Related to Bond Funding

I. Consideration of Improvements to Amenity Flooring

On MOTION by Ms. Martin seconded by Mr. Dunham with all in favor, Board selected JMG Flooring quote for 6k, was approved. 4-0

J. Consideration of Board Resignation – Christian Jones

A new Board member will be selected at the next meeting.

On MOTION by Ms. Martin seconded by Mr. Dunham with all in favor, the resignation from Christian Jones was accepted. 4-0

FOURTH ORDER OF BUSINESS

Consent Agenda Items

- 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 2024
- D. Review of Financial Statements for Month Ending January 2024

On MOTION by Ms. Martin seconded by Mr. Dunham with all in favor, Consent Agenda Items A-D was approved. 4-0

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Counsel reminded the Board to take the ethics training course before the end of the year.
- B. District Engineer
No comments.
- C. District Manager
 - i. Community Inspections Report
 - ii. Aquatics Report

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

None

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Martin seconded by Mr. Dunham with all in favor, the meeting was adjourned.

Angie Grunwald
Assistant Secretary

Matt O'Brian
Chairperson

February 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 021424 ACH	\$259.98		INTERNET - 02/14/24-03/14/24
CYPRESS CREEK AQUATICS INC	1308	\$2,166.00		AQUATIC MAINT. - FEBRUARY 2024 - SPLIT
ENVERA SYSTEMS	737720	\$737.81		VIDEO MONITORING - MARCH 2024
INFRAMARK LLC	110070	\$5,016.66		DISTRICT INVOICE FEBRUARY 2024
INFRAMARK LLC	110654	\$9.12	\$5,025.78	DISTRICT SERVICES FEBRUARY 2024
RON LITTS	0224012	\$2,700.00		INSPECTION - FEBRUARY 2024
S & G POOLS LLC	24424	\$852.50		POOL SERVICE - FEBRUARY 2024
WESTCOAST LANDSCAPE & LAWN, LLC	16188	\$9,356.90		LANDSCAPE MAINT. - FEBRUARY 2024
WESTCOAST LANDSCAPE & LAWN, LLC	16205	\$8,829.55	\$18,186.45	LANDSCAPE MAINT. - FEBRUARY 2024 - RANCH
Monthly Contract Subtotal		\$29,928.52		
Variable Contract				
STRALEY ROBIN VERICKER	24082	\$6,637.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 01/31/24
Variable Contract Subtotal		\$6,637.50		
Utilities				
FPL	2561 020724 ACH	\$28.53		ELECTRIC - 01/06/24-02/07/24
FPL	2567 021924 ACH	\$28.58		ELECTRIC - 01/18/24-02/19/24
FPL	3008 021924 ACH	\$268.55		ELECTRIC - 01/18/24-02/19/24
FPL	4549 021424 ACH	\$30.77		ELECTRIC - 01/12/24-02/14/24
FPL	5047 021924 ACH	\$277.56		ELECTRIC - 01/18/24-02/19/24
FPL	5472 021524 ACH	\$747.53		ELECTRIC - 01/16/24-02/15/24
FPL	6129 022124 ACH	\$2,148.36		ELECTRIC - 01/22/24-02/21/24 - SPLIT
FPL	8194 020724 ACH	\$28.58		ELECTRIC - 01/06/24-02/07/24
FPL	8642 021424 ACH	\$1,081.95	\$4,640.41	ELECTRIC - 01/12/24-02/14/24
MANATEE COUNTY UTILITIES DEPT	343836 178499 012624	\$28.24		RECLAIM WTR
MANATEE COUNTY UTILITIES DEPT	343836 178833 012624	\$91.10		RECLAIM WTR
MANATEE COUNTY UTILITIES DEPT	343836 180901 012624	\$436.38		RECLAIM WTR
MANATEE COUNTY UTILITIES DEPT	343836 183563 012624	\$29.19		RECLAIM WTR
MANATEE COUNTY UTILITIES DEPT	343836178497 012624	\$57.10	\$642.01	RECLAIM WTR
Utilities Subtotal		\$5,282.42		
Regular Services				
CARSONS LAWN & LANDSCAPING SERVICES	7952	\$1,800.00		BUSH HOG - POINT

February 2024 Meeting

PARRISH PLANTATION CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
CLEARVIEW LAND DESIGN, P.L.	24-10314	\$32.74		PRINTING / REPRODUCTION - 01/13/24-02/09/24 - RANCH
CLEARVIEW LAND DESIGN, P.L.	24-10315	\$802.50	\$835.24	ENGINEER - RANCH
PARRISH PLANTATION CDD	02132024-01	\$36,515.79		SERIES 2021 FY24 TAX DIST ID 01/01-01/31
PARRISH PLANTATION CDD	02132024-02	\$15,530.69	\$52,046.48	SERIES 2022 FY24 TAX DIST ID 01/01-01/31
SEBEES PEST SOLUTIONS	000411	\$55.00		PEST SERVICE - POINT
SPRINKLER SOLUTIONS of FLORIDA, INC	1177	\$218.75		SERVICE TRIP - 12/08/23
SPRINKLER SOLUTIONS of FLORIDA, INC	1194	\$2,212.38		INSPECTION REPAIRS - OCTOBER 2023
SPRINKLER SOLUTIONS of FLORIDA, INC	1195	\$2,565.16		OCTOBER 2023 INSPECTION - IRRIGATION
SPRINKLER SOLUTIONS of FLORIDA, INC	1196	\$1,717.71		NOVEMBER 2023 INSPECTION - IRRIGATION
SPRINKLER SOLUTIONS of FLORIDA, INC	1198	\$1,661.82		INSPECTION REPAIRS DECEMBER 2023
SPRINKLER SOLUTIONS of FLORIDA, INC	1199	\$2,003.25		DECEMBER 2023 INSPECTION - IRRIGATION
SPRINKLER SOLUTIONS of FLORIDA, INC	1200	\$1,248.68		INSPECTION REPAIRS JANUARY 2024
SPRINKLER SOLUTIONS of FLORIDA, INC	1205	\$1,762.29		JANUARY 2024 INSPECTION - IRRIGATION
SPRINKLER SOLUTIONS of FLORIDA, INC	1207	\$525.00		WET CHECK - NOVEMBER 2023
SPRINKLER SOLUTIONS of FLORIDA, INC	1208	\$525.00		WET CHECK / TREE INSPECTION
SPRINKLER SOLUTIONS of FLORIDA, INC	1209	\$525.00	\$14,965.04	WET CHECK JANUARY 2024
Regular Services Subtotal		\$69,701.76		
Additional Services				
MANDY ELECTRIC INC	17573	\$300.00		SERVICE CALL 02/14
SPRINKLER SOLUTIONS of FLORIDA, INC	1212	\$2,171.00		FERTILIZATION - 02/09/24
SPRINKLER SOLUTIONS of FLORIDA, INC	1219	\$281.25	\$2,452.25	SERVICE CALL - 02/12/24
WESTCOAST LANDSCAPE & LAWN, LLC	119164	\$2,200.00		FUNGICIDE
Additional Services Subtotal		\$4,952.25		
TOTAL		\$116,502.45		

Approved (with any necessary revisions noted):

Signature: _____

Cypress Creek Aquatics, Inc.
 12231 Main St Unit 1196
 San Antonio, FL 33576
 352-877-4463



Invoice

Date	Invoice #
2/1/2024	1308

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	February 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



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#
#110070

CUSTOMER ID
C2304

PO#

DATE
2/6/2024

NET TERMS
Net 30

DUE DATE
3/7/2024

Services provided for the Month of: February 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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO
Parrish Plantation CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: February 2024

INVOICE#
#110654
CUSTOMER ID
C2304
PO#

DATE
2/27/2024
NET TERMS
Net 30
DUE DATE
3/28/2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	2	Ea	0.15		0.30
Postage	14	Ea	0.63		8.82
Subtotal					9.12

Subtotal	\$9.12
Tax	\$0.00
Total Due	\$9.12

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.

Invoice 0224012

Ron Litts

4996 Kensington Rd.
Chickamauga, Ga. 30707
Ph 727-207-1002

PARRISH PLANTATION CDD
Brian Lamb, DM

DATE: FEBRUARY 1, 2024

JOB		
Parrish Plantation		

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Monthly onsite inspection of relocated trees to find and address needs	2700.00	2,700.00
			2,700.00

S & G POOLS LLC

P.O Box 52124
Sarasota, FL 34232

941-447-6839

sgpools1@gmail.com

INVOICE #24424**DATE: 2/1/24**

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 February	852.50
Total	852.50

Go like our page on Facebook!

Thank you for your business!



P O Box 5648
Clearwater, FL 33758

Bill To
Parrish Plantation CDD PPC Parrish Plantation CDD 2005 Pan Am Circle #30 Tampa, FL 33607

Invoice 16188

Date	PO#
02/01/24	
Sales Rep	Terms
Tim Greiner	Net 30

Property Address
Parrish Plantation CDD 12594 Oak Hill Way Parrish, FL 34219

Description	Amount
#8736 - Landscape Maintenance Agreement Parrish Plantation February 2024	\$9,356.90

Total	\$9,356.90
Credits/Payments	(\$0.00)
Balance Due	\$9,356.90

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$9,356.90	\$0.00	\$0.00	\$0.00	\$0.00



P O Box 5648
Clearwater, FL 33758

Invoice 16205

Date	PO#
02/01/24	
Sales Rep	Terms
Tim Greiner	Net 30

Bill To
Crosswind Ranch c/o Inframark CR 2005 Pan Am Circle #300 Tampa, FL 33607

Property Address
Crosswind Ranch 13180 Wauchula Rd Parrish, FL 34219

Description	Amount
#8727 - Landscape Maintenance Agreement Crosswind Ranch February 2024	\$8,829.55

Total	\$8,829.55
Credits/Payments	(\$0.00)
Balance Due	\$8,829.55

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$8,829.55	\$0.00	\$0.00	\$0.00	\$0.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Parrish Plantation Community Development District
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

February 07, 2024

Client: 001538

Matter: 000001

Invoice #: 24082

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
12/11/2023	JMV	REVIEW STREET LIGHT AGREEMENT.	2.2	\$825.00
12/13/2023	JMV	REVIEW COMMUNICATION FROM T. PENNY; REVIEW PROPERTY RECORDS; DRAFT EMAIL TO T. PENNY.	1.4	\$525.00
12/13/2023	LB	REVIEW OWNERSHIP AND ENCUMBRANCE REPORTS FOR VARIOUS PARCELS TO BE DEEDED TO THE DEVELOPER.	0.3	\$52.50
12/14/2023	JMV	PREPARE DEED FOR CDD OVERLAP AREA.	1.2	\$450.00
12/14/2023	LB	PREPARE SPECIAL WARRANTY DEED FROM THE DISTRICT TO JEN TAMPA 4, LLC RE DEEDING AREA 1, AREA 2, AREA 2-2 AND AREA 3 TO THE DEVELOPER.	1.6	\$280.00
12/18/2023	JMV	TELEPHONE CALL FROM M. SUGGS RE: CDD COMMON AREA CONVEYANCES.	0.4	\$150.00
12/19/2023	JMV	REVIEW COMMUNICATION FROM M. SUGGS; REVISE COMMON AREA DEED; DRAFT EMAIL TO A. GRUNWALD AND M. SUGGS.	0.4	\$150.00
12/20/2023	WAS	RESEARCH REQUIREMENTS AND OPTIONS FOR STATE MANDATED ETHICS TRAINING FOR BOARD OF SUPERVISORS.	0.7	\$227.50
12/22/2023	JMV	REVIEW COMMUNICATION FROM T. PENNY RE: CDD AMENITY CENTER; REVIEW CDD ASSESSMENT AREAS; DRAFT EMAIL TO T. PENNY.	0.6	\$225.00
1/3/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; TELEPHONE CALL WITH M. O'BRIEN; DRAFT EMAIL TO A. GRUNWALD; REVIEW EMAIL FROM A. GRUNWALD.	1.2	\$450.00
1/4/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.8	\$300.00

February 07, 2024

Client: 001538

Matter: 000001

Invoice #: 24082

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
1/8/2024	MS	REVIEW AND PROCESS SPECIAL WARRANTY DEED FOR RECORDING; RECEIVE MESSAGE FROM MANATEE COUNTY RE: CORRECTIONS NEEDED ON SPECIAL WARRANTY DEED; MAKE REVISIONS AND PROCESS CORRECTED SPECIAL WARRANTY DEE THROUGH THE MANATEE COUNTY E-RECORDING SYSTEM; RECEIVE AND PROCESS RECORDED SPECIAL WARRANTY DEED.	1.5	\$262.50
1/10/2024	JMV	TELEPHONE CALL WITH A. GRUNWAL RE: CDD MEETING AGENDA; TELEPHONE CALL FROM T. GREENE RE: CDD CONSTRUCTION AGREEMENTS.	0.9	\$337.50
1/11/2024	JMV	REVIEW COMMUNICATION FROM T. PENNY RE: CDD COMMON AREA CONVEYANCE; REVIEW CDD RECORDS.	0.3	\$112.50
1/13/2024	JMV	REVIEW COMMUNICATION FROM A. TORRES; REVIEW LEGAL NOTICE; REVIEW COMMUNICATION FROM T. PENNY; REVIEW CDD COMMON AREA DEEDS AND PROPERTY RECORDS.	0.7	\$262.50
1/15/2024	LB	PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2023.	0.3	\$52.50
1/16/2024	JMV	REVIEW COMMUNICATION FROM A. GRUNWALD; REVIEW FPL AGREEMENT; TELEPHONE CALL WITH A. GRUNWALD.	0.9	\$337.50
1/17/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.7	\$262.50
1/18/2024	JMV	TELEPHONE CALL WITH A. GRUNWALD; PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.2	\$450.00
1/28/2024	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT FOR CDD DISSEMINATION AGENT.	0.3	\$112.50
1/30/2024	KCH	SEND TERMINATION LETTER TO HEIDT DESIGN; PREPARE STANDARD DISTRICT ENGINEER AGREEMENT FOR CLEARVIEW LAND AND DESIGN.	2.5	\$812.50
Total Professional Services			20.1	\$6,637.50

February 07, 2024

Client: 001538

Matter: 000001

Invoice #: 24082

Page: 3

Total Services	\$6,637.50	
Total Disbursements	\$0.00	
Total Current Charges		\$6,637.50
Previous Balance		\$3,285.00
Less Payments		(\$3,285.00)
PAY THIS AMOUNT		\$6,637.50

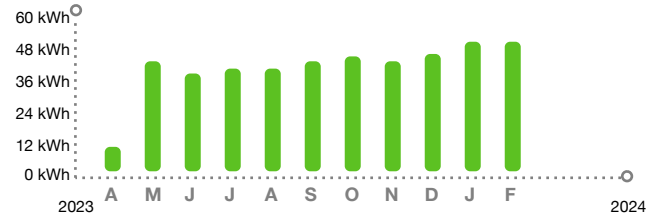
Please Include Invoice Number on all Correspondence

**Electric Bill Statement****For:** Jan 6, 2024 to Feb 7, 2024 (32 days)**Statement Date:** Feb 7, 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****\$28.53**

TOTAL AMOUNT YOU OWE

Feb 28, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	28.55
Payments received	-28.55
Balance before new charges	0.00
Total new charges	28.53
Total amount you owe	\$28.53

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 29, 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 18, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New February rates are in effect. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).Customer Service: 1-800-375-2434
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 *

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2005 PAN AM CIR STE 300
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MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

57159-32561

ACCOUNT NUMBER

\$28.53

TOTAL AMOUNT YOU OWE

Feb 28, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:
PARRISH PLANTATION 57159-32561
CDD

FPL.com Page 2

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BILL DETAILS

Amount of your last bill	28.55
Payment received - Thank you	-28.55
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.78

Minimum base bill charge: \$8.39

Non-fuel: (\$0.088030 per kWh) \$4.65

Fuel: (\$0.037280 per kWh) \$1.98

Electric service amount 27.80

Gross receipts tax (State tax) 0.71

Taxes and charges 0.71

Regulatory fee (State fee) 0.02

Total new charges \$28.53

Total amount you owe \$28.53

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD9135. Next meter reading Mar 7, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	00470		00417		53

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Feb 7, 2024	Jan 6, 2024
kWh Used	53	53
Service days	32	31
kWh/day	2	2
Amount	\$28.53	\$28.55

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.

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PARRISH PLANTATION CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$28.58**

TOTAL AMOUNT YOU OWE

Mar 11, 2024

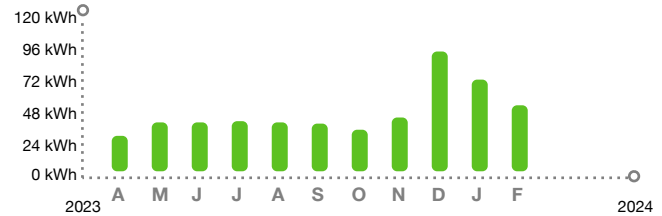
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	29.77
Payments received	-29.77
Balance before new charges	0.00
Total new charges	28.58
Total amount you owe	\$28.58

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after May 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 March 01, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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Hearing/Speech Impaired: 711 (Relay Service)



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TAMPA FL 33607-6008

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70760-52567

ACCOUNT NUMBER

\$28.58

TOTAL AMOUNT YOU OWE

Mar 11, 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

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E001

BILL DETAILS

Amount of your last bill	29.77
Payment received - Thank you	-29.77
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.78

Minimum base bill charge: \$8.31

Non-fuel: (\$0.088030 per kWh) \$4.75

Fuel: (\$0.037280 per kWh) \$2.01

Electric service amount 27.85

Gross receipts tax (State tax) 0.71

Taxes and charges 0.71

Regulatory fee (State fee) 0.02

Total new charges \$28.58

Total amount you owe \$28.58

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD9136. Next meter reading Mar 19, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	00534		00480		54

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Feb 19, 2024	Jan 18, 2024
kWh Used	54	75
Service days	32	31
kWh/day	2	2
Amount	\$28.58	\$29.77

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.

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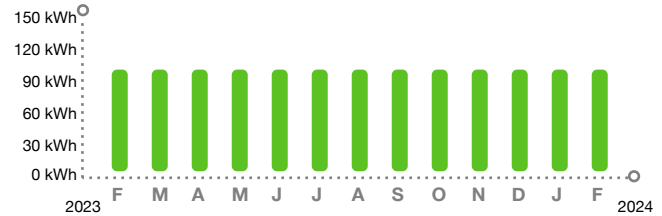
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**Electric Bill Statement****For:** Jan 18, 2024 to Feb 19, 2024 (32 days)**Statement Date:** Feb 19, 2024**Account Number:** 49337-53008**Service Address:**8205 CARRHILL PL # SL LED
PARRISH, FL 34219**PARRISH PLANTATION CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$268.55**

TOTAL AMOUNT YOU OWE

Mar 11, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	267.47
Payments received	-267.47
Balance before new charges	0.00
Total new charges	268.55
Total amount you owe	\$268.55

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 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 March 01, 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 February rates are in effect. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).Customer Service: 1-800-375-2434
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Hearing/Speech Impaired: 711 (Relay Service)

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for ways to pay.

49337-53008

ACCOUNT NUMBER

\$268.55

TOTAL AMOUNT YOU OWE

Mar 11, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
PARRISH PLANTATION
CDD

Account Number:
49337-53008

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E001

BILL DETAILS

Amount of your last bill	267.47
Payment received - Thank you	-267.47
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	268.16
Gross receipts tax (State tax)	0.20
Taxes and charges	0.20
Regulatory fee (State fee)	0.19
Total new charges	\$268.55
Total amount you owe	\$268.55

FPL automatic bill pay - DO NOT PAY

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.041630 per kWh
Fuel charge:	\$0.036500 per kWh

METER SUMMARY

Next bill date Mar 19, 2024.

Usage Type	Usage
Total kWh used	104

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 19, 2024	Jan 18, 2024	Feb 17, 2023
kWh Used	104	104	104
Service days	32	31	29
kWh/day	3	3	4
Amount	\$268.55	\$267.47	\$266.98

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.

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Customer Name: PARRISH PLANTATION CDD
Account Number: 49337-53008

For: 01-18-2024 to 02-19-2024 (32 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					1.460000		11.68
Maintenance							
PWSH18B				8			
Non-energy					17.590000		140.72
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: PARRISH PLANTATION
CDD

Account Number: 49337-53008

For: 01-18-2024 to 02-19-2024 (32 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							260.40
Sub total						104	263.60
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							3.80
Electric service amount							268.16
Gross receipts tax (State tax)							0.20
Regulatory fee (State fee)							0.19
Total						104	268.55

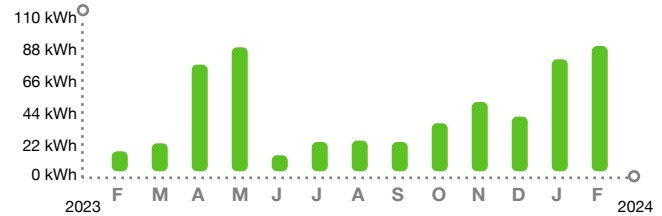
* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** Jan 12, 2024 to Feb 14, 2024 (33 days)**Statement Date:** Feb 14, 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****\$30.77**

TOTAL AMOUNT YOU OWE

Mar 6, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	30.28
Payments received	-30.28
Balance before new charges	0.00
Total new charges	30.77
Total amount you owe	\$30.77

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 07, 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 25, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New February rates are in effect. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).Customer Service: 1-800-375-2434
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66602-44549

ACCOUNT NUMBER

\$30.77

TOTAL AMOUNT YOU OWE

Mar 6, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
PARRISH PLANTATION
CDD

Account Number:
66602-44549

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BILL DETAILS

Amount of your last bill	30.28
Payment received - Thank you	-30.28
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.78

Minimum base bill charge: \$5.42

Non-fuel: (\$0.088030 per kWh) \$8.28

Fuel: (\$0.037280 per kWh) \$3.50

Electric service amount 29.98

Gross receipts tax (State tax) 0.77

Taxes and charges 0.77

Regulatory fee (State fee) 0.02

Total new charges \$30.77

Total amount you owe \$30.77

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD9417. Next meter reading Mar 14, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	00654		00560		94

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 14, 2024	Jan 12, 2024	Feb 14, 2023
kWh Used	94	84	15
Service days	33	30	32
kWh/day	3	3	0
Amount	\$30.77	\$30.28	\$26.42

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.

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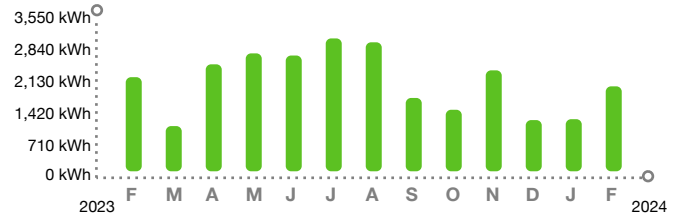
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**Electric Bill Statement****For:** Jan 18, 2024 to Feb 19, 2024 (32 days)**Statement Date:** Feb 19, 2024**Account Number:** 11935-85047**Service Address:**8125 PIONEER DR # IRR
PARRISH, FL 34219**PARRISH PLANTATION CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$277.56**

TOTAL AMOUNT YOU OWE

Mar 11, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after May 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 March 01, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

Amount of your last bill	175.05
Payments received	-175.05
Balance before new charges	0.00

Total new charges 277.56

Total amount you owe \$277.56**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

New February rates are in effect. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).Customer Service: 1-800-375-2434
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for ways to pay.

11935-85047

ACCOUNT NUMBER

\$277.56

TOTAL AMOUNT YOU OWE

Mar 11, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:
PARRISH PLANTATION 11935-85047
CDD

FPL.com Page 2

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BILL DETAILS

Amount of your last bill	175.05
Payment received - Thank you	-175.05
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.78

Non-fuel: (\$0.088030 per kWh) \$180.99

Fuel: (\$0.037280 per kWh) \$76.65

Electric service amount 270.42

Gross receipts tax (State tax) 6.94

Taxes and charges 6.94

Regulatory fee (State fee) 0.20

Total new charges \$277.56

Total amount you owe \$277.56

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD0122. Next meter reading Mar 19, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	51092		49036		2056

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 19, 2024	Jan 18, 2024	Feb 17, 2023
kWh Used	2056	1261	2278
Service days	32	31	29
kWh/day	64	41	79
Amount	\$277.56	\$175.05	\$296.28

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.

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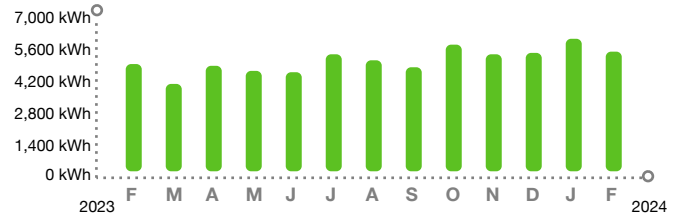
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**Electric Bill Statement****For:** Jan 16, 2024 to Feb 15, 2024 (30 days)**Statement Date:** Feb 15, 2024**Account Number:** 65187-55472**Service Address:**12610 OAK HILL WAY
SARASOTA, FL 34232**PARRISH PLANTATION CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$747.53**

TOTAL AMOUNT YOU OWE

Mar 7, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	825.67
Payments received	-825.67
Balance before new charges	0.00

Total new charges	747.53
-------------------	--------

Total amount you owe	\$747.53
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FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 07, 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 26, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New February rates are in effect. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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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 33607-6008FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

65187-55472

ACCOUNT NUMBER

\$747.53

TOTAL AMOUNT YOU OWE

Mar 7, 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

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BILL DETAILS

Amount of your last bill	825.67
Payment received - Thank you	-825.67
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.78

Non-fuel: (\$0.088030 per kWh) \$502.65

Fuel: (\$0.037280 per kWh) \$212.87

Electric service amount 728.30

Gross receipts tax (State tax) 18.69

Taxes and charges 18.69

Regulatory fee (State fee) 0.54

Total new charges \$747.53

Total amount you owe \$747.53

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD2586. Next meter reading Mar 15, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	72020		66310		5710

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 15, 2024	Jan 16, 2024	Feb 15, 2023
kWh Used	5710	6324	5118
Service days	30	33	29
kWh/day	190	192	176
Amount	\$747.53	\$825.67	\$649.44

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.

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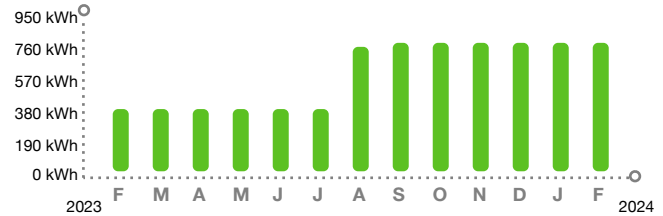
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** Jan 22, 2024 to Feb 21, 2024 (30 days)**Statement Date:** Feb 21, 2024**Account Number:** 67180-36129**Service Address:**STREET LIGHTS # PARRISH
PARRISH, FL 34219**PARRISH PLANTATION CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$2,148.36**

TOTAL AMOUNT YOU OWE

Mar 13, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	2,139.74
Payments received	-2,139.74
Balance before new charges	0.00
Total new charges	2,148.36
Total amount you owe	\$2,148.36

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 13, 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 March 03, 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 February rates are in effect. 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 *

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MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

67180-36129

ACCOUNT NUMBER

\$2,148.36

TOTAL AMOUNT YOU OWE

Mar 13, 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

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E001

BILL DETAILS

Amount of your last bill	2,139.74
Payment received - Thank you	-2,139.74
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	2,145.22
Gross receipts tax (State tax)	1.59
Taxes and charges	1.59
Regulatory fee (State fee)	1.55
Total new charges	\$2,148.36
Total amount you owe	\$2,148.36

FPL automatic bill pay - DO NOT PAY

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.041630 per kWh
Fuel charge:	\$0.036500 per kWh

METER SUMMARY

Next bill date Mar 21, 2024.

Usage Type	Usage
Total kWh used	832

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 21, 2024	Jan 22, 2024	Feb 20, 2023
kWh Used	832	832	403
Service days	30	33	30
kWh/day	28	25	13
Amount	\$2,148.36	\$2,139.74	\$1,034.51

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.

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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: 01-22-2024 to 02-21-2024 (30 days)
kWh/Day: 28
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					1.460000		67.16
Maintenance							
F863251	39	4888	F	18		234	
Energy					0.400000		7.20
Non-energy					13.500000		243.00
Fixtures					1.460000		26.28
Maintenance							
PWSH18B				64			
Non-energy					17.590000		1,125.76
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: 01-22-2024 to 02-21-2024 (30 days)
kWh/Day: 28
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							2,083.20
Sub total						832	2,108.80
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							30.37
Electric service amount							2,145.22
Gross receipts tax (State tax)							1.59
Regulatory fee (State fee)							1.55
Total						832	2,148.36

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

FPL

Electric Bill Statement

For: Jan 6, 2024 to Feb 7, 2024 (32 days)

Statement Date: Feb 7, 2024

Account Number: 86390-18194

Service Address:

13828 HEARTWOOD WAY #MAIL KIOSK
PARRISH, FL 34219PARRISH PLANTATION CDD,
Here's what you owe for this billing period.

CURRENT BILL

\$28.58

TOTAL AMOUNT YOU OWE

Feb 28, 2024

NEW CHARGES DUE BY

KEEP IN MIND

- Payment received after April 29, 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 18, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- We've installed a smart meter on your property and it's ready to give you information--by the month, day and hour--about your energy use. For more information about the benefits, including how the smart meter will be read remotely, visit www.FPL.com/smartmeter.

BILL SUMMARY

Amount of your last bill	119.72
Payments received	-119.72
Balance before new charges	0.00
Total new charges	28.58
Total amount you owe	\$28.58

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

New February rates are in effect. Learn more at FPL.com/Rates.Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)**Received**

3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

FPL

FEB 12

0001 0002 052719 3 7

PARRISH PLANTATION CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008The amount enclosed includes
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MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

86390-18194

ACCOUNT NUMBER

\$28.58

TOTAL AMOUNT YOU OWE

Feb 28, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED

**Electric Bill Statement****For:** Jan 12, 2024 to Feb 14, 2024 (33 days)**Statement Date:** Feb 14, 2024**Account Number:** 86422-34549**Service Address:**

12618 OAK HILL WAY

PARRISH, FL 34219

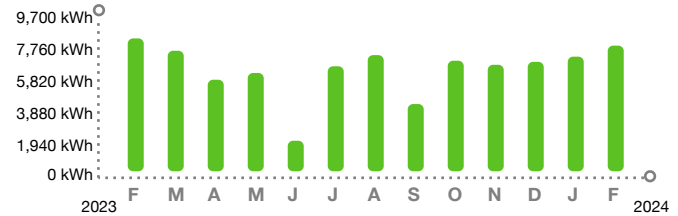
PARRISH PLANTATION CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$1,081.95**

TOTAL AMOUNT YOU OWE

Mar 6, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after May 07, 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 25, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

Amount of your last bill	987.33
Payments received	-987.33
Balance before new charges	0.00

Total new charges 1,081.95

Total amount you owe \$1,081.95**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

New February rates are in effect. 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)



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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

\$1,081.95

TOTAL AMOUNT YOU OWE

Mar 6, 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

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E001

BILL DETAILS

Amount of your last bill	987.33
Payment received - Thank you	-987.33
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.78

Non-fuel: (\$0.088030 per kWh) \$731.54

Fuel: (\$0.037280 per kWh) \$309.80

Electric service amount 1,054.12

Gross receipts tax (State tax) 27.05

Taxes and charges 27.05

Regulatory fee (State fee) 0.78

Total new charges \$1,081.95

Total amount you owe \$1,081.95

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD5305. Next meter reading Mar 14, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	32596		24286		8310

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 14, 2024	Jan 12, 2024	Feb 14, 2023
kWh Used	8310	7582	8788
Service days	33	30	32
kWh/day	252	253	275
Amount	\$1,081.95	\$987.33	\$1,105.81

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.

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E-mail
carsonwd@yahoo.com



Clearview

LAND DESIGN, P.L.

Clearview Land Design
3010 W. Azeele Street, Suite 150
Tampa, Florida 33609
813-223-3919

Parrish Plantation CDD
Angie Grunwald

Invoice number 24-10314
Date 02/09/2024

Project **CW CROSSWIND RANCH**

Terms: Net 30

Crosswind Ranch – Windover Farms Phase 1A

Wetland Buffer Management Plan & Agency Approval
CDD-CW-001 Wetland Delineation & SWFWMD Approval
Expense

	Date	Billed Amount
	02/09/2024	32.74
<i>Printing and Reproduction 1/13/24 - 2/9/24</i>		
Phase subtotal		32.74
Wetland Buffer Management Plan & Agency Approval subtotal		32.74
Invoice total		32.74

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
24-10314	02/09/2024	32.74	32.74				
	Total	32.74	32.74	0.00	0.00	0.00	0.00



Clearview

LAND DESIGN, P.L.

Clearview Land Design
3010 W. Azeele Street, Suite 150
Tampa, Florida 33609
813-223-3919

Parrish Plantation CDD
Angie Grunwald

Invoice number 24-10315
Date 02/09/2024

Project **CW CROSSWIND RANCH**

Terms: Net 30

Crosswind CDD Engineer

Crosswind CDD Engineer

CDD-CW-002 Wetland Delineation & SWFWMD Approval

Labor

	Date	Hours	Rate	Billed Amount
Chris M. Fisher				
<i>Monthly Meeting</i>	01/17/2024	0.50	225.00	112.50
<i>Research on drainage issue behind lots 18-20 Phase I-A</i>	02/08/2024	1.00	230.00	230.00
<i>Site Visit for drainage issues Phase I-A</i>	02/09/2024	2.00	230.00	460.00
	Phase subtotal			802.50
	Crosswind CDD Engineer subtotal			802.50

Invoice total **802.50**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
24-10315	02/09/2024	802.50	802.50				
	Total	802.50	802.50	0.00	0.00	0.00	0.00

CHECK REQUEST FORM
Parrish Plantation

Date:	2/14/2024
Invoice#:	02132024-01
Vendor#:	V00115
Vendor Name:	Parrish Plantation
Pay From:	Truist Account #6064
Description:	Series 2021 - FY 24 Tax Dist. ID 01/01-01/31
Code to:	200.103200.1000
Amount:	\$36,515.79
Requested By:	<div>2/14/2024</div> <div>Teresa Farlow</div>

PARRISH PLANTATION CDD
DISTRICT CHECK REQUEST

Today's Date 2/13/2024

Payable To Parrish Plantation CDD

Check Amount \$36,515.79

Check Description Series 2021 - FY 24 Tax Dist. ID 01/01-01/31

Check Amount \$15,530.69

Check Description Series 2022 - FY 24 Tax Dist. ID 01/01-01/31

Special Instructions Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts) Eric
Authorization

DM			
Fund		<u>001</u>	
Object Code			
Chk	#		Date

Manatee County Tax Collector
RECEIPT OF DEPOSIT OF COUNTY FUNDS

PARRISH PLANTATION

For taxes collected from 01/01/2024 through 01/31/2024

The following funds were deposited to your account on: 02/13/2024

Current Real Estate and Personal Property

Fund Description	Fund	Payments Collected	Commission	Net Deposit
PARRISH PLANTATION CDD	LR53	105,611.66	3,168.35	102,443.31
Current Real Estate and Personal Property Totals:		105,611.66	3,168.35	102,443.31

Totals for PARRISH PLANTATION

Fund	Collected Total	Commission Total	Net Deposit
LR53 PARRISH PLANTATION CDD	105,611.66	3,168.35	102,443.31

TOTAL Acknowledged by this Receipt: 102,443.31

PARRISH PLANTATION CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

FISCAL YEAR 2024, TAX YEAR 2023

2024

Net O&M
Net DS 21
Net DS 22
Net Total

Dollar Amounts	Fiscal Year 2024 Percentages	
660,800.19	49.195%	0.491900
478,792.84	35.645%	0.356400
203,637.50	15.160%	0.151600
1,343,230.53	1.00	1.00

65%

Date Received	Amount Received	49.19%	49.19%	35.64%	35.64%	15.16%	15.16%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2021 Debt Service Revenue	Rounded 2021 Debt Service Revenue	Raw Numbers 2022 Debt Service Revenue	Rounded 2022 Debt Service Revenue			
11/9/2023	1,817.01	893.88	893.88	647.67	647.67	275.46	275.46	-	10/1-10-31	1337
11/22/2023	1,120.87	551.41	551.41	399.53	399.53	169.93	169.93	-	5/30-10/31	1337
12/7/2023	154,498.82	76,005.46	76,005.46	55,070.91	55,070.91	23,422.45	23,422.45	-	10/31-11/19	1337
12/14/2023	473,438.37	232,907.28	232,907.28	168,756.51	168,756.51	71,774.58	71,774.58	-	11/20-11/30	1337
1/29/2024	132,922.79	65,391.16	65,391.16	47,380.16	47,380.16	20,151.47	20,151.47	-	12/1-12/31	1366
1/29/2024	2,031.73	999.51	999.50	724.21	724.21	308.02	308.02	(0.00)	Int 1/29/24	
2/13/2024	102,443.31	50,396.83	50,396.83	36,515.79	36,515.79	15,530.69	15,530.69	-	01/01-01/31	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	868,272.90	427,145.52	427,145.52	309,494.79	309,494.78	131,632.60	131,632.60			
Net Total on Roll	1,343,230.53		660,800.19		478,792.84		203,637.50			
Collection Surplus / (Deficit)	(474,957.63)		(233,654.67)		(169,298.06)		(72,004.90)			

CHECK REQUEST FORM
Parrish Plantation

Date:	2/14/2024
Invoice#:	02132024-02
Vendor#:	V00115
Vendor Name:	Parrish Plantation
Pay From:	Truist Account #6064
Description:	Series 2022 - FY 24 Tax Dist ID 01/01-01/31
Code to:	200.103200.1000
Amount:	\$15,530.69
Requested By:	<div>2/14/2024</div> <div><u>Teresa Farlow</u></div>

PARRISH PLANTATION CDD

DISTRICT CHECK REQUEST

Today's Date 2/13/2024
Payable To Parrish Plantation CDD
Check Amount \$36,515.79
Check Description Series 2021 - FY 24 Tax Dist. ID 01/01-01/31

Check Amount \$15,530.69
Check Description Series 2022 - FY 24 Tax Dist. ID 01/01-01/31

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			
Chk #		Date	

2/12/24 5:28 PM

Page 1

Manatee County Tax Collector
RECEIPT OF DEPOSIT OF COUNTY FUNDS

PARRISH PLANTATION

For taxes collected from 01/01/2024 through 01/31/2024
The following funds were deposited to your account on: 02/13/2024

Current Real Estate and Personal Property

Fund Description	Fund	Payments Collected	Commission	Net Deposit
PARRISH PLANTATION CDD	LR53	105,611.66	3,168.35	102,443.31
Current Real Estate and Personal Property Totals:		105,611.66	3,168.35	102,443.31

Totals for PARRISH PLANTATION

Fund	Collected Total	Commission Total	Net Deposit
LR53 PARRISH PLANTATION CDD	105,611.66	3,168.35	102,443.31

TOTAL Acknowledged by this Receipt: 102,443.31

PARRISH PLANTATION CDD

2024

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2024, TAX YEAR 2023

Dollar Amounts	Fiscal Year 2024 Percentages	
Net O&M	660,800.19	49.195%
Net DS 21	478,792.84	35.645%
Net DS 22	203,637.50	15.160%
Net Total	1,343,230.53	1.00

65%

Date Received	Amount Received	49.19%	49.19%	35.64%	35.64%	15.16%	15.16%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2021 Debt Service Revenue	Rounded 2021 Debt Service Revenue	Raw Numbers 2022 Debt Service Revenue	Rounded 2022 Debt Service Revenue			
11/9/2023	1,817.01	893.88	893.88	647.67	647.67	275.46	275.46	-	10/1-10-31	1337
11/22/2023	1,120.87	551.41	551.41	399.53	399.53	169.93	169.93	-	5/30-10/31	1337
12/7/2023	154,498.82	76,005.46	76,005.46	55,070.91	55,070.91	23,422.45	23,422.45	-	10/31-11/19	1337
12/14/2023	473,438.37	232,907.28	232,907.28	168,756.51	168,756.51	71,774.58	71,774.58	-	11/20-11/30	1337
1/29/2024	132,922.79	65,391.16	65,391.16	47,380.16	47,380.16	20,151.47	20,151.47	-	12/1-12/31	1366
1/29/2024	2,031.73	999.51	999.50	724.21	724.21	308.02	308.02	(0.00)	Int 1/29/24	
2/13/2024	102,443.31	50,396.83	50,396.83	36,515.79	36,515.79	15,530.69	15,530.69	-	01/01-01/31	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	868,272.90	427,145.52	427,145.52	309,494.79	309,494.78	131,632.60	131,632.60			
Net Total on Roll	1,343,230.53		660,800.19		478,792.84		203,637.50			
Collection Surplus / (Deficit)	(474,957.63)		(233,654.67)		(169,298.06)		(72,004.90)			



Sebees pest solutions
 11515 57th Street Cir E
 Parrish, FL 34219-5819 United States

Invoice #000411

Issue date
 Jan 28, 2024

Invoice #000411

Customer	Invoice Details	Payment
Crosswind Point . Angie.Grunwald@inframark.com 813-509-1127 12610 Oak Hill Way Duette, FL 34219	PDF created January 29, 2024 \$55.00 Service date January 26, 2024	Due February 9, 2024 \$55.00

Items	Quantity	Price	Amount
Monthly pest control service <i>Hello. Once again, we completed the regular monthly pest control service for your facility. During this service, we treated the exterior perimeter for control of general crawling insects. Upon arrival, I noticed a great amount of ants crawling around the sidewalk and mulch beds . We concentrated on getting this issue under control. Therefore, we skipped the bathroom areas treatment this time so we could get the ant issue under control. Other than that, there were no other issues to report. Thank you again for allowing us to service your property. Geovanni, your Sebees Pest Solutions technician.</i>	1	\$55.00	\$55.00

Subtotal	\$55.00
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Total Due **\$55.00**



Pay online
 To pay your invoice go to <https://squareup.com/u/iUNbzWmR>
 Or open the camera on your mobile device and place the QR code in the camera's view.

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
1177	01/07/2024	Due on receipt	01/07/2024

JOB SITE
Crosswind Point 62 Entrance

DATE	DESCRIPTION	RATE	QTY	AMOUNT
12/28/2023	Service call / Trip charge	125.00	1	125.00
	Well located at the Crosswind Point Main Entrance was short cycling			
	Tyler Certified Tech	125.00	0.75	93.75

Problem: Pump was short cycling
Issue found:
The cycle stop- pilot valve was taken apart and cleaned and adjusted to the proper flow

BALANCE DUE	\$218.75
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#SCC131152616

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 Plant City, FL 33566 US
 (813) 967-5863
 jeff@ssofla.com



INVOICE

BILL TO
 Parrish Plantation CDD
 2005 Pan Am Circle
 Tampa, FL 33607

INVOICE # 1194	DATE 01/15/2024	TERMS Due on receipt	DUE DATE 01/15/2024
PO # Monthly Contract	JOB SITE Crosswind Ranch Ph 1A		

DATE	DESCRIPTION	RATE	QTY	AMOUNT
	October 2023 Crosswind Ranch Monthly Inspection and repairs.			
	Monthly Irrigation Inspection. This will include Crosswind Ranch Phase 1A.	975.00	1	975.00
	Irrigation system monthly inspection does not include parts. Inspection only. Price quoted is a monthly rate.			
	Daily Monitoring of the system with remote access.		1	0.00
				Subtotal: 975.00
	Parts & Labor Used			
	Hunter nozzle, assorted size	4.00	85	340.00
	3/4" pvc fittings	2.25	3	6.75
	Hunter I-20 Adjustable Rotor 4 in. Riser with Check Valve	30.98	3	92.94
	Flex pipe	1.00	15	15.00
	funny fittings	1.00	12	12.00
	Dripline	0.95	14	13.30
	Drip Fittings	1.00	18	18.00
	1 GPM	8.06	4	32.24
	Hunter Pro-Spray Reclaimed Spray Body 6 in. Pop Up with PRS30 Pressure Regulator	30.05	3	90.15
	1" PVC Fittings	3.50	3	10.50
	Sch 40 PVC Reducer Bushing Flush Style 1 in. x 3/4 in. Spigot x FIPT	3.50	2	7.00
	1/2" Cap	2.00	1	2.00

Clean Filter 1"	35.00	1	35.00
Tech Labor - Labor for above repairs	125.00	4.50	562.50
			Subtotal: 1,237.38

Monthly Inspection Crosswind Ranch October 2023.

BALANCE DUE **\$2,212.38**

Sprinkler Solutions of Fla.
#SCC131152616

3422 Silver Meadow way
 Plant City, FL 33566 US
 (813) 967-5863
 jeff@ssofla.com



INVOICE

BILL TO
 Parrish Plantation CDD
 2005 Pan Am Circle
 Tampa, FL 33607

INVOICE # 1195	DATE 01/15/2024	TERMS Due on receipt	DUE DATE 01/15/2024
PO # Monthly Contract	JOB SITE Crosswind Point Ph 1 & 2		

DATE	DESCRIPTION	RATE	QTY	AMOUNT
	October 2023 Crosswind Point Monthly Inspection and repairs.			
	Monthly Irrigation Inspection. This will include Crosswind Point Phase 1 & 2 as well as the Amenity Center.	1,250.00	1	1,250.00
	Irrigation system monthly inspection does not include parts. Inspection only. Price quoted is a monthly rate.			
	Daily monitoring of the system with remote access.		1	0.00
				Subtotal: 1,250.00
	Parts & Labor Used			
	1" Threaded Filter	55.00	1	55.00
	Updated Decoder	25.00	1	25.00
	Drip Fittings	1.00	7	7.00
	1 GPM - Bubbler	8.06	3	24.18
	Hunter nozzle, assorted size	4.00	97	388.00
	Hunter I-20 Adjustable Rotor 4 in. Riser with Check Valve	30.98	1	30.98
	Clean Filter 1"	35.00	1	35.00
	Tech Labor - Labor for above repairs	125.00	6	750.00
				Subtotal: 1,315.16

Monthly Inspection Crosswind Point Phase 1 & 2 October 2023	BALANCE DUE	\$2,565.16
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Sprinkler Solutions of Fla.
#SCC131152616

3422 Silver Meadow way
 Plant City, FL 33566 US
 (813) 967-5863
 jeff@ssofla.com



INVOICE

BILL TO
 Parrish Plantation CDD
 2005 Pan Am Circle
 Tampa, FL 33607

INVOICE # 1196	DATE 01/15/2024	TERMS Due on receipt	DUE DATE 01/15/2024
PO # Monthly Contract	JOB SITE Crosswind Point Ph 1 & 2		

DATE	DESCRIPTION	RATE	QTY	AMOUNT
	November 2023 Crosswind Point Monthly Inspection and repairs.			
	Monthly Irrigation Inspection. This will include Crosswind Point Phase 1 & 2 as well as the Amenity Center.	1,250.00	1	1,250.00
	Irrigation system monthly inspection does not include parts. Inspection only. Price quoted is a monthly rate.			
	Daily monitoring of the system with remote access.		1	0.00
				Subtotal: 1,250.00
	Parts & Labor Used			
	Drip Fittings	1.00	7	7.00
	Dripline	0.95	2	1.90
	Funny Fittings	1.00	1	1.00
	Hunter nozzle, assorted size	4.00	23	92.00
	1 GPM - Bubbler	8.06	1	8.06
	1" Slip Fix	14.00	1	14.00
	Straighten Head		2	0.00
	Lift Station, Z13, Spray - Pull up from under grass		7	0.00
	Tech Labor - Labor for above repairs	125.00	2.75	343.75
				Subtotal: 467.71

Monthly Inspection Crosswind Point Phase 1 & 2 November 2023	BALANCE DUE	\$1,717.71
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Sprinkler Solutions of Fla.
#SCC131152616

3422 Silver Meadow way
 Plant City, FL 33566 US
 (813) 967-5863
 jeff@ssofla.com



INVOICE

BILL TO
 Parrish Plantation CDD
 2005 Pan Am Circle
 Tampa, FL 33607

INVOICE # 1198	DATE 01/15/2024	TERMS Due on receipt	DUE DATE 01/15/2024
PO # Monthly Contract	JOB SITE Crosswind Point Ph 1 & 2		

DATE	DESCRIPTION	RATE	QTY	AMOUNT
	December 2023 Crosswind Point Monthly Inspection and repairs.			
	Monthly Irrigation Inspection. This will include Crosswind Point Phase 1 & 2 as well as the Amenity Center.	1,250.00	1	1,250.00
	Irrigation system monthly inspection does not include parts. Inspection only. Price quoted is a monthly rate.			
	Daily monitoring of the system with remote access.		1	0.00
				Subtotal: 1,250.00
	Parts & Labor Used			
	Unclogged Heads		13	0.00
	Drip Fittings	1.00	9	9.00
	Drip Line	0.95	4	3.80
	Staple		2	0.00
	Hunter I-20 Adjustable Rotor 4 in. Riser with Check Valve	30.98	2	61.96
	Funny Fittings	1.00	1	1.00
	Straighten Heads		2	0.00
	Hunter nozzle, assorted size	4.00	16	64.00
	1 GPM - Bubbler	8.06	1	8.06
	1" Slip Fix	14.00	1	14.00
	Tech Labor - Labor for above repairs	125.00	2	250.00
				Subtotal: 411.82

Monthly Inspection Crosswind Point Phase 1 & 2
December 2023

BALANCE DUE

\$1,661.82

Sprinkler Solutions of Fla.
#SCC131152616

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 Plant City, FL 33566 US
 (813) 967-5863
 jeff@ssofla.com



INVOICE

BILL TO
 Parrish Plantation CDD
 2005 Pan Am Circle
 Tampa, FL 33607

INVOICE # 1199	DATE 01/15/2024	TERMS Due on receipt	DUE DATE 01/15/2024
PO # Monthly Contract	JOB SITE Crosswind Ranch Ph 1A		

DATE	DESCRIPTION	RATE	QTY	AMOUNT
	December 2023 Crosswind Ranch Monthly Inspection and repairs.			
	Monthly Irrigation Inspection. This will include Crosswind Ranch Phase 1A	975.00	1	975.00
	Irrigation system monthly inspection does not include parts. Inspection only. Price quoted is a monthly rate.			
	Daily monitoring of the system with remote access.		1	0.00
				Subtotal: 975.00
	Parts & Labor Used			
	Hunter I-20 Adjustable Rotor 4 in. Riser with Check Valve	30.98	16	495.68
	Hunter nozzle, assorted size	4.00	24	96.00
	Drip Fittings	1.00	16	16.00
	Drip Line	0.95	11	10.45
	1/2" Cap Line	2.00	2	4.00
	1 GPM - Bubbler	8.06	2	16.12
	Flex pipe	15.00	1	15.00
	Tech Labor - Labor for above repairs	125.00	3	375.00
				Subtotal: 1,028.25

Monthly Inspection Crosswind Ranch Phase 1A December 2023	BALANCE DUE	\$2,003.25
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Sprinkler Solutions of Fla.
#SCC131152616

3422 Silver Meadow way
 Plant City, FL 33566 US
 (813) 967-5863
 jeff@ssofla.com



INVOICE

BILL TO
 Parrish Plantation CDD
 2005 Pan Am Circle
 Tampa, FL 33607

INVOICE # 1200	DATE 01/15/2024	TERMS Due on receipt	DUE DATE 01/15/2024
PO # Monthly Contract	JOB SITE Crosswind Ranch Ph 1A		

DATE	DESCRIPTION	RATE	QTY	AMOUNT
	January 2024 Crosswind Ranch Monthly Inspection and repair.			
	Monthly Irrigation Inspection. This will include Crosswind Ranch Phase 1A	975.00	1	975.00
	Irrigation system monthly inspection does not include parts. Inspection only. Price quoted is a monthly rate.			
	Daily monitoring of the system with remote access.		1	0.00
				Subtotal: 975.00
	Parts & Labor Used			
	Hunter nozzle, assorted size	4.00	15	60.00
	1 GPM - Bubbler	8.06	3	24.18
	Drip Fittings	1.00	1	1.00
	Funny Fittings	1.00	1	1.00
	Tech Labor - Labor for above repairs	125.00	1.50	187.50
				Subtotal: 273.68

Monthly Inspection Crosswind Ranch Phase 1A January 2024	BALANCE DUE	\$1,248.68
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Sprinkler Solutions of Fla.
#SCC131152616

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 Plant City, FL 33566 US
 (813) 967-5863
 jeff@ssofla.com



INVOICE

BILL TO
 Parrish Plantation CDD
 2005 Pan Am Circle
 Tampa, FL 33607

INVOICE # 1205	DATE 01/15/2024	TERMS Due on receipt	DUE DATE 01/15/2024
PO # Monthly Contract	JOB SITE Crosswind Point Ph 1 & 2		

DATE	DESCRIPTION	RATE	QTY	AMOUNT
	January 2024 Crosswind Point Monthly Inspection and repairs.			
	Monthly Irrigation Inspection. This will include Crosswind Point Phase 1 & 2 as well as the Amenity Center.	1,250.00	1	1,250.00
	Irrigation system monthly inspection does not include parts. Inspection only. Price quoted is a monthly rate.			
	Daily monitoring of the system with remote access.		1	0.00
				Subtotal: 1,250.00
	Parts & Labor Used			
	1 GPM - Bubblers	8.06	6	48.36
	Hunter nozzle, assorted size	4.00	44	176.00
	Drip Fittings	1.00	6	6.00
	Hunter I-20 Adjustable Rotor 4 in. Riser with Check Valve	30.98	1	30.98
	Drip Line	0.95	1	0.95
	Tech Labor - Labor for above repairs	125.00	2	250.00
				Subtotal: 512.29

Monthly Inspection Crosswind Point Phase 1 & 2 January 2024	BALANCE DUE	\$1,762.29
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Sprinkler Solutions of Fla.
#SCC131152616

3422 Silver Meadow way
 Plant City, FL 33566 US
 (813) 967-5863
 jeff@ssofla.com



INVOICE

BILL TO
 Parrish Plantation CDD
 2005 Pan Am Circle
 Tampa, FL 33607

INVOICE #	DATE	TERMS	DUE DATE
1207	02/08/2024	Due on receipt	02/08/2024

JOB SITE
 Crosswind Point Phase 1 Trees

DATE	DESCRIPTION	RATE	QTY	AMOUNT
	Tree Inspection - wet checks (2x per month) Billed Monthly Month of November 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
 Parrish Plantation CDD
 2005 Pan Am Circle
 Tampa, FL 33607

INVOICE #	DATE	TERMS	DUE DATE
1208	02/08/2024	Due on receipt	02/08/2024

JOB SITE
 Crosswind Point Phase 1 Trees

DATE	DESCRIPTION	RATE	QTY	AMOUNT
	Tree Inspection - wet checks (2x per month) Billed Monthly Month of December 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
 Parrish Plantation CDD
 2005 Pan Am Circle
 Tampa, FL 33607

INVOICE #	DATE	TERMS	DUE DATE
1209	02/08/2024	Due on receipt	02/08/2024

JOB SITE
 Crosswind Point Phase 1 Trees

DATE	DESCRIPTION	RATE	QTY	AMOUNT
	Tree Inspection - wet checks (2x per month) Billed Monthly Month of January 2024	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

MANDY ELECTRIC, INC.
 6201 N Nebraska
 TAMPA, FL 33604
 813-264-9234
 carie@mandyselectric.com
 www.mandyselectric.com

Invoice



BILL TO
Parrish Plantation CDD

SHIP TO
Crosswinds Front Entry

INVOICE #	DATE	TOTAL DUE		TERMS	ENCLOSED
17573	02/19/2024	\$300.00		On completion	

DESCRIPTION	QTY	RATE	AMOUNT
Service call on 2/14: Troubleshoot/repaired cut wiring to up light fixtures at front entry	1	300.00	300.00

BALANCE DUE **\$300.00**

Sprinkler Solutions of Fla.
#SCC131152616

3422 Silver Meadow way
 Plant City, FL 33566 US
 (813) 967-5863
 jeff@ssofla.com



INVOICE

BILL TO
 Parrish Plantation CDD
 2005 Pan Am Circle
 Tampa, FL 33607

INVOICE #	DATE	TERMS	DUE DATE
1212	02/10/2024	Due on receipt	02/10/2024

JOB SITE
 Crosswind tree Fertilization

DATE	DESCRIPTION	RATE	QTY	AMOUNT
02/09/2024	Fertilization of tree's Using methods and products outlined by Ron Litts (arborist)	2,171.00	1	2,171.00
	Fertilize the transplanted oak trees at the Hwy 62 entrance (per Arborist plan)			

BALANCE DUE	\$2,171.00
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Sprinkler Solutions of Fla.
#SCC131152616

401 N Parsons Ave Ste 106A
Brandon, FL 33510 US
+1 8135031228
jeff@ssofla.com



INVOICE

BILL TO
Allison Martin
Parrish Plantation CDD
2005 Pan Am Circle
Tampa, FL 33607

INVOICE #	DATE	TERMS	DUE DATE		
1219	02/18/2024	Due on receipt	02/18/2024		
DATE	DESCRIPTION	RATE	QTY	AMOUNT	
02/12/2024	Service call / Trip charge	125.00	1	125.00	
	Tech Labor	125.00	1.25	156.25	
	Luis				
	Helper	45.00	0	0.00	
	Nick				

Received email regarding the water running down the street, from pocket park.
Upon arrival it was determined that a valve was stuck.
The water was shut off, valve was disassembled and debris cleaned from valve
body, reassembled and water turned back on and tested all worked as it should.

BALANCE DUE **\$281.25**



WESTCOAST

LANDSCAPE & LAWNS

P.O. BOX 5648 CLEARWATER, FL 33758
1-877-707-LAWN

Invoice

Date	Invoice #
1/31/2024	119164

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	Due on receipt	1/31/2024			MF2023-0110	
Item	QTY	Description				Rate	Amount
HORTICULTURE...	1	Fungicide Blanket Application for Common Areas/4 Acres				2,200.00	2,200.00
NOTE: Please reference invoice number on all payments.				Total Due:		\$2,200.00	
				Payments/Credits:		\$0.00	
				Balance Due:		\$2,200.00	

Parrish Plantation Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 2023

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 February 29, 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	\$ 554,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 554,696
Cash in Transit	-	-	-	12,391	-	-	-	-	12,391
Accounts Receivable - Other	3,378	-	-	-	-	-	-	-	3,378
Due From Other Funds	333,202	48,757	-	-	-	-	-	-	381,959
Investments:									
Acquisition & Construction Account	-	-	-	-	19,261	14,120	-	-	33,381
Cost of Issuance Fund	-	-	-	2,053	-	-	-	-	2,053
Prepayment Account	-	-	-	54,328	-	-	-	-	54,328
Reserve Fund	-	-	478,794	283,238	-	-	-	-	762,032
Revenue Fund	-	-	323,643	262,463	-	-	-	-	586,106
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	\$ 892,260	\$ 48,757	\$ 802,437	\$ 614,473	\$ 19,261	\$ 14,120	\$ 7,303,049	\$ 8,540,000	\$ 18,234,357
LIABILITIES									
Accounts Payable	\$ 2,106	\$ 886	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,992
Bonds Payable	-	-	-	-	-	-	-	8,540,000	8,540,000
Due To Other Funds	-	-	69,212	280,009	18,877	13,861	-	-	381,959
TOTAL LIABILITIES	2,106	886	69,212	280,009	18,877	13,861	-	8,540,000	8,924,951

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 29, 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	-	-	733,225	334,464	-	-	-	-	1,067,689
Capital Projects	-	-	-	-	384	259	-	-	643
Unassigned:	890,154	47,871	-	-	-	-	7,303,049	-	8,241,074
TOTAL FUND BALANCES	890,154	47,871	733,225	334,464	384	259	7,303,049	-	9,309,406
TOTAL LIABILITIES & FUND BALANCES	\$ 892,260	\$ 48,757	\$ 802,437	\$ 614,473	\$ 19,261	\$ 14,120	\$ 7,303,049	\$ 8,540,000	\$ 18,234,357

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 29, 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	\$ 313,024	\$ (171,145)	64.65%
Special Assmnts- CDD Collected	5,027	63,600	58,573	1265.17%
TOTAL REVENUES	489,196	376,624	(112,572)	76.99%
<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	331	3,169	9.46%
District Counsel	8,792	13,079	(4,287)	148.76%
District Engineer	4,762	-	4,762	0.00%
District Manager	26,376	12,165	14,211	46.12%
Accounting Services	12,822	5,754	7,068	44.88%
Auditing Services	3,151	-	3,151	0.00%
Website Compliance	1,319	1,050	269	79.61%
Postage, Phone, Faxes, Copies	110	34	76	30.91%
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	493	606	44.86%
Office Supplies	74	-	74	0.00%
Dues, Licenses, Subscriptions	128	130	(2)	101.56%
Total Administration	85,081	38,760	46,321	45.56%
<u>Electric Utility Services</u>				
Electricity - Streetlights	72,932	14,458	58,474	19.82%
Utility - Electric	12,000	8,579	3,421	71.49%
Total Electric Utility Services	84,932	23,037	61,895	27.12%

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 29, 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	2,784	1,716	61.87%
Total Water Utility Services	<u>4,500</u>	<u>2,784</u>	<u>1,716</u>	<u>61.87%</u>
<u>Stormwater Control</u>				
Aquatic Maintenance	17,500	7,906	9,594	45.18%
Total Stormwater Control	<u>17,500</u>	<u>7,906</u>	<u>9,594</u>	<u>45.18%</u>
<u>Other Physical Environment</u>				
Contracts-Tree Health	32,400	13,500	18,900	41.67%
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	3,353	6,647	33.53%
Landscape Maintenance	112,283	59,553	52,730	53.04%
Entry/Gate/Walls Maintenance	5,000	6,865	(1,865)	137.30%
Plant Replacement Program	20,000	-	20,000	0.00%
Irrigation Maintenance	20,000	15,309	4,691	76.55%
Fertilizers-Trees	4,200	-	4,200	0.00%
Total Other Physical Environment	<u>233,883</u>	<u>111,174</u>	<u>122,709</u>	<u>47.53%</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 February 29, 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	4,030	10,970	26.87%
Telephone/Fax/Internet Services	1,000	1,212	(212)	121.20%
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	6,445	(5,445)	644.50%
Access Control Maintenance & Repair	5,000	3,527	1,473	70.54%
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	24,386	33,614	42.04%
TOTAL EXPENDITURES	489,196	208,047	281,149	42.53%
Excess (deficiency) of revenues				
Over (under) expenditures	-	168,577	168,577	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		721,577		
FUND BALANCE, ENDING		\$ 890,154		

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 29, 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	\$ 114,122	\$ (62,510)	64.61%
Special Assmnts- CDD Collected	1,862	-	(1,862)	0.00%
TOTAL REVENUES	178,494	114,122	(64,372)	63.94%
<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	1,419	2,081	40.54%
District Counsel	3,208	2,263	945	70.54%
District Engineer	1,738	11,848	(10,110)	681.70%
District Manager	9,624	3,252	6,372	33.79%
Accounting Services	4,678	1,538	3,140	32.88%
Auditing Services	1,150	-	1,150	0.00%
Website Compliance	481	450	31	93.56%
Postage, Phone, Faxes, Copies	40	21	19	52.50%
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	132	269	32.92%
Office Supplies	25	-	25	0.00%
Dues, Licenses, Subscriptions	47	46	1	97.87%
Total Administration	37,394	24,320	13,074	65.04%
<u>Electric Utility Services</u>				
Electricity - Streetlights	4,000	8,512	(4,512)	212.80%
Total Electric Utility Services	4,000	8,512	(4,512)	212.80%
<u>Water Utility Services</u>				
Utility - Water	550	-	550	0.00%
Total Water Utility Services	550	-	550	0.00%

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 29, 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>Stormwater Control</u>				
Aquatic Maintenance	9,000	2,924	6,076	32.49%
Total Stormwater Control	9,000	2,924	6,076	32.49%
<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	58,068	47,887	54.80%
Irrigation Maintenance	15,000	10,026	4,974	66.84%
Total Other Physical Environment	127,550	73,492	54,058	57.62%
TOTAL EXPENDITURES	178,494	109,248	69,246	61.21%
Excess (deficiency) of revenues				
Over (under) expenditures	-	4,874	4,874	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		42,997		
FUND BALANCE, ENDING		\$ 47,871		

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 29, 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	\$ -	\$ 12,043	\$ 12,043	0.00%
Special Assmnts- Tax Collector	478,793	309,495	(169,298)	64.64%
Special Assmnts- CDD Collected	1,188	101,646	100,458	8556.06%
TOTAL REVENUES	479,981	423,184	(56,797)	88.17%
<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	-	270,693	270,693	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		462,532		
FUND BALANCE, ENDING		\$ 733,225		

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 29, 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	\$ -	\$ 24,185	\$ 24,185	0.00%
Special Assmnts- Tax Collector	203,638	131,633	(72,005)	64.64%
Special Assmnts- CDD Collected	169,163	383,237	214,074	226.55%
TOTAL REVENUES	372,801	539,055	166,254	144.60%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	85,000	-	85,000	0.00%
Principal Prepayments	-	1,285,000	(1,285,000)	0.00%
Interest Expense	287,800	136,734	151,066	47.51%
Total Debt Service	372,800	1,421,734	(1,048,934)	381.37%
TOTAL EXPENDITURES	372,800	1,421,734	(1,048,934)	381.37%
Excess (deficiency) of revenues				
Over (under) expenditures	1	(882,679)	(882,680)	-88267900.00%
<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	\$ (882,679)	\$ (882,682)	-88267900.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,217,143		
FUND BALANCE, ENDING		\$ 334,464		

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 29, 2024

Series 2021 Capital Projects Fund (300)

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 283	\$ 283	0.00%
TOTAL REVENUES	-	283	283	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	283	283	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		101		
FUND BALANCE, ENDING		\$ 384		

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 29, 2024

Series 2022 Capital Projects Fund (301)

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 215	\$ 215	0.00%
TOTAL REVENUES	-	215	215	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	215	215	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		44		
FUND BALANCE, ENDING		\$ 259		

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 29, 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.	02-24	
Statement Date	2/29/2024	

G/L Balance (LCY)	554,695.74	Statement Balance	571,667.78
G/L Balance	554,695.74	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	571,667.78
Subtotal	554,695.74	Outstanding Checks	16,972.04
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	554,695.74	Ending Balance	554,695.74
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Checks							
2/1/2024	Payment	1366	PARRISH PLANTATION CDD	67,531.63	67,531.63	0.00	
2/1/2024	Payment	1367	SPRINKLER SOLUTIONS of FLORIDA, INC	1,650.00	1,650.00	0.00	
2/7/2024	Payment	1368	ADA SITE COMPLIANCE	1,500.00	1,500.00	0.00	
2/7/2024	Payment	1369	CYPRESS CREEK AQUATICS INC	2,166.00	2,166.00	0.00	
2/7/2024	Payment	1370	FIELDS CONSULTING GROUP	1,552.50	1,552.50	0.00	
2/7/2024	Payment	1371	INFRAMARK LLC	5,026.41	5,026.41	0.00	
2/7/2024	Payment	1372	RON LITTS	2,700.00	2,700.00	0.00	
2/7/2024	Payment	1373	SPRINKLER SOLUTIONS of FLORIDA, INC	2,554.95	2,554.95	0.00	
2/14/2024	Payment	1374	ENVERA SYSTEMS	737.81	737.81	0.00	
2/14/2024	Payment	1375	INFRAMARK LLC	5,016.66	5,016.66	0.00	
2/14/2024	Payment	1376	MANATEE COUNTY UTILITIES DEPT	584.91	584.91	0.00	
2/14/2024	Payment	1377	S & G POOLS LLC	852.50	852.50	0.00	
2/14/2024	Payment	1378	SPRINKLER SOLUTIONS of FLORIDA, INC	14,746.29	14,746.29	0.00	
2/14/2024	Payment	1379	STRALEY ROBIN VERICKER	6,637.50	6,637.50	0.00	
2/14/2024	Payment	1380	WESTCOAST LANDSCAPE & LAWN, LLC	11,556.90	11,556.90	0.00	
2/22/2024	Payment	1381	PARRISH PLANTATION CDD	52,046.48	52,046.48	0.00	
2/14/2024	Payment	DD154	Payment of Invoice 000987	237.97	237.97	0.00	
2/14/2024	Payment	DD155	Payment of Invoice 000966	2,139.74	2,139.74	0.00	
2/14/2024	Payment	DD156	Payment of Invoice 000989	119.72	119.72	0.00	
2/14/2024	Payment	DD157	Payment of Invoice 001028	28.53	28.53	0.00	
2/14/2024	Payment	DD158	Payment of Invoice 001048	28.58	28.58	0.00	
2/14/2024	Payment	DD159	Payment of Invoice 001063	30.77	30.77	0.00	
2/14/2024	Payment	DD160	Payment of Invoice 001064	1,081.95	1,081.95	0.00	
2/14/2024	Payment	DD161	Payment of Invoice 001066	747.53	747.53	0.00	
Total Checks				181,275.33	181,275.33	0.00	
Deposits							
2/13/2024		JE000681	Tax Revenue/ Debt Service	G/L	102,443.31	102,443.31	0.00
Total Deposits				102,443.31	102,443.31	0.00	

PARRISH PLANTATION CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
2/22/2024	Payment	1382	RON LITTS	2,700.00	0.00	2,700.00
2/22/2024	Payment	1383	SPRINKLER SOLUTIONS of FLORIDA, INC	2,171.00	0.00	2,171.00
2/29/2024	Payment	1384	CARSON'S LAWN & LANDSCAPING	1,800.00	0.00	1,800.00
2/29/2024	Payment	1385	CLEARVIEW LAND DESIGN, P.L.	835.24	0.00	835.24
2/29/2024	Payment	1386	MANDY ELECTRIC INC	300.00	0.00	300.00
2/29/2024	Payment	1387	SEBEES PEST SOLUTIONS	55.00	0.00	55.00
2/29/2024	Payment	1388	SPRINKLER SOLUTIONS of FLORIDA, INC	281.25	0.00	281.25
2/29/2024	Payment	1389	WESTCOAST LANDSCAPE & LAWN, LLC	8,829.55	0.00	8,829.55
Total Outstanding Checks.....				16,972.04		16,972.04

PARRISH PLANTATION SITE INSPECTION REPORT. 3/5/24, 6:00 PM

Crosswind Point.

Tuesday, March 5, 2024

Prepared For Board of supervisors.

28 Issues Identified

Gary Schwartz



Pioneer.

Assigned To Sunrise.

The West side entrance façade is clean and looks good. The turf fertility needs improvement.

Turf Fertilizer will be applied this month, with the fertilizer and warmer weather we should see the turf turn around, will continue to monitor.



Pioneer.

Assigned To Sunrise.

Send an estimate to replace the missing Ixora plants.

Will do.



Pioneer.

Assigned To Sunrise.

The West side entrance & the East side exit are clean and look good.



Pioneer.

Assigned To Sunrise.

The East side entrance facade is clean and looks good.



Pioneer.

Assigned To District manager.

The East sidewalk is cracked and needs to be repaired.



Pioneer.

Assigned To Sunrise.

Send an estimate to replace the missing Juniper plants.

Will do.



Pioneer.

Assigned To Sunrise.

The median looks good.



Pioneer.

Assigned To Sunrise.

There are various areas throughout the community with turf fertility issues.

Turf Fertilizer will be applied this month, with the fertilizer and warmer weather we should see the turf turn around, will continue to monitor.



Amenity center.

Assigned To District manager.

The amenity center is clean and looks good. All bathrooms are clean and fully functional.



Amenity center.

Assigned To District manager.

The mailbox pavilion is clean and looks good.



Pond.

Assigned To Cypress Creek Aquatics.
The pond looks good.



Oakhill pond.

Assigned To Cypress Creek Aquatics.
There is a filamentous algae bloom in the pond.

Will continue to make sure crews to their best to keep debris out of ponds, they will mow with decks closed and well as weed whip with the string throwing the debris away from the waters edge.



Amenity center.

The pool is clear and blue.



Amenity center.

Assigned To District manager.

The newly installed flooring looks good.



Amenity center.

Assigned To Sunrise.

Ixora plant fertility issue.

Will fertilize and continue to monitor.



Oakhill.

Assigned To Sunrise.

The pocket park turf fertility needs significant improvement.

Turf Fertilizer will be applied this month, with the fertilizer and warmer weather we should see the turf turn around, will continue to monitor.



Crawford pond.

Assigned To Cypress Creek Aquatics.

The pond is heavily receded, and there is contractor debris in the pond



Hysmith pond.

Assigned To Cypress Creek Aquatics.

The pond looks good.



Oakhill.

Assigned To Sunrise.

The pocket park has turf fertility issues that need to be resolved.

Turf Fertilizer will be applied this month, with the fertilizer and warmer weather we should see the turf turn around, will continue to monitor.



Twinleaf.

Assigned To Sunrise.

Turf fertility issues.

Turf Fertilizer will be applied this month, with the fertilizer and warmer weather we should see the turf turn around, will continue to monitor.



Twinleaf pond.

Assigned To Cypress Creek Aquatics.
The pond looks good.



Depot Loop pond.

Assigned To Cypress Creek Aquatics.
There is a filamentous algae bloom
in the pond.

Will continue to ensure crews mow
with decks closed and weed whip
and throw all debris away from pond.



Homestead pond.

Assigned To Cypress Creek Aquatics.
There is a filamentous algae bloom in the pond.

Will continue to ensure crews mow with decks closed and weed whip and throw all debris away from pond.



Oakhill.

Assigned To Sunrise.
The East side entrance façade is clean and looks good.



Oakhill.

Assigned To Sunrise.

Treat the ant hill.

Will have L&O treat
while applying
fertilizer.



Oakhill pond.

Assigned To Cypress Creek Aquatics.

The trash in the pond needs to be
removed, but the pond looks good
overall.



Oakhill.

Assigned To District manager.

The pothole needs to be repaired.



Spencer Parrish.

Assigned To Sunrise

The plants, turf, and trees are healthy and look good behind the perimeter fence.



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, February 07, 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 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 2	<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 3	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 4	<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 5	<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 6	<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 7	<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 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 9	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 10	<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 11	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 12	<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 13	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 14	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 15	<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 16	<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 17	<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"/>

Notes: Treated 17 areas throughout the community.

Please allow 7 - 10 days for results. Thank You.



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: Thursday, March 07, 2024

TECHNICIAN: Jason J

PAGE: 1 of 1

WEATHER: 80

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 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 2	<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 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 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 5	<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 6	<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 7	<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 8	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 9	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 10	<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 11	<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 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 15	<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 16	<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 17	<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"/>

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