# WEST VILLAGES IMPROVEMENT DISTRICT

## CITY OF NORTH PORT
## SARASOTA COUNTY

## REGULAR BOARD MEETING
## & PUBLIC HEARING
## NOVEMBER 12, 2026
## 1:00 P.M.

**Special District Services, Inc.**
**The Oaks Center**
**2501A Burns Road**
**Palm Beach Gardens, FL 33410**

**www.westvillagesid.org**
**561.630.4922 Telephone**
**877.SDS.4922 Toll Free**
**561.630.4923 Facsimile**

**AGENDA**
**WEST VILLAGES IMPROVEMENT DISTRICT**
Commission Chambers
4970 City Hall Boulevard
North Port, Florida 34286
**REGULAR BOARD MEETING & PUBLIC HEARING**
November 12, 2026
1:00 p.m.

**A.** Call to Order

**B.** Proof of Publication…….....Page 1

**C.** Establish Quorum

**D.** Discussion Regarding Public Decorum at Board Meetings……..Page 2

**E.** Comments from the Public on All Agenda Items

**F.** Approval of Minutes

1. September 10, 2026 Regular Board Meeting Minutes……Page 3

**G. General District Matters**

1. Consider Resolution 2026-22 – Adopting a Fiscal Year 2025/2026 Amended Budget…….Page 10
2. Consider Resolution 2026-23 – Goals and Objectives Annual Report……..Page 42

**H. Unit of Development No. 1**

1. **Public Hearing – Unit 1 Boundary Amendment**
   a. Proof of Publication…….Page 46
   b. Receive Public Comments on Revised Plan of Improvements and Revised Assessment Report of Benefits
   c. Consider Resolution No. 2026-24 – Adopting and Confirming Revised Plan of Improvements and Revised Assessment Report of Benefits……Page 48
2. Discussion Regarding RFP Responses for Manasota Beach Road Construction Project
3. Consider Approval of Funding Agreement with Wellen Park Construction LLLP Regarding Manasota Beach Road Extension…….Page 99
4. Review RFP Responses for Landscape Maintenance……..Page 107

**I. Unit of Development No. 6**

1. Consider Ratification Change Order to Dewberry Work Authorization 2026-5 Updates to Irrigation System Master Plan……..Page 109

**J. Unit of Development No. 7**

1. Consider Agreement of Eco-Logic Services LLC for Pond Maintenance Services……Page 111

**K. Unit of Development No. 10**

1. **Consideration of Matters Related to Boundary Amendment:**
   a. Public Hearing – Master Debt Service Assessments for Boundary Amendment Property:
      - Proof of Publication…….Page 129
      - Receive Public Comments on Master Debt Service Assessments
      - Consider Approval of Master Engineer's Report……..……..Page 131

- Consider Approval of Amended and Restated Master Assessment Methodology…….Page 159
- Consider Resolution No. 2026-25 – Levying Master Debt Service Assessments……..Page 175

2. **Consider Matters Related to Assessment Area 3 Bonds (Phase 2B-1 and 2C):**
   a. Consider Approval of Form of True-Up Agreement……...Page 186
   b. Consider Approval of Final Supplemental Engineer's Report……Page 196
   c. Consider Approval of Final Supplemental Assessment Report……..……....Page 210
   d. Consider Resolution 2026-26 – Supplemental Assessment Resolution…..…….Page 224

**L. Administrative Matters**

1. District Engineer
2. District Attorney
3. District Operations Manager
4. District Manager

**M. Board Member Comments**

**N. Adjourn**

Publication Date
2026-11-03

Subcategory
Miscellaneous Notices

NOTICE OF BOARD MEETING
WEST VILLAGES IMPROVEMENT DISTRICT
Notice is hereby given that the Board of Supervisors (Board) of the West Villages Improvement District (District) will hold a Board Meeting (Meeting) on November 12, 2026, at 1:00 P.M. via telephone communication and in the Commission Chambers located at 4970 City Hall Boulevard, North Port, Florida 34286.
The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for improvement districts. A copy of the agenda and information on how to access the telephone communication information for this meeting may be obtained by accessing the Districts website at www.westvillagesid.org or by contacting the office of the District Manager, Special District Services, Inc., located at 2501A Burns Road, Palm Beach Gardens, Florida 33410, (941) 244-2805, during normal business hours. This Meeting may be continued to a date, time, and place to be specified on the record at the meeting.
Note that the telephone communication is being provided by the District as a courtesy to members of the public who desire to listen to the meeting remotely, but attendees utilizing this telephone communication will not be able to participate in the meeting. Any person desiring to provide public comments at such meeting must attend in person.
There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record
Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this Meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at 941-244-2805. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)/1-800-955-8770 (Voice), for aid in contacting the District Manager.
Each person who decides to appeal any action taken at this Meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Meetings may be cancelled from time to time without advertised notice.
William Crosley, District Manager
West Villages Improvement District
WEST VILLAGES IMPROVEMENT DISTRICT
www.westvillagesid.org
PUBLISH: SARASOTA HERALD TRIBUNE 11/03/26#12742965

**Remarks by WVID Chairman John Luczynski**
**Public Decorum at WVID Board of Supervisors Meetings**
*Draft: February 19, 2025*

I'd like to take a few moments today to review the West Villages Improvement District public comment policy, specifically as it relates to public decorum during meetings and workshops.

The WVID policy includes guidelines governing decorum at public meetings and workshops, particularly when addressing the Board of Supervisors. However, outbursts during meetings made it clear it was not only necessary for the Board to review the policy but also take steps to ensure it is being properly enforced.

The policy, which was approved in 2016, definitively states:

- Community members wishing to speak must direct their comments to the Board as a whole, not a specific member of the Board or any staff member.

- No person, other than a Board member or staff member, can enter into a discussion with a public speaker while they are speaking, without the permission of the chairman or presiding officer.

- Speakers and attendees must refrain from disruptive behavior, making vulgar or threatening remarks, or launching personal attacks against the Board, staff or community members.

The WVID policy gives the chairman or presiding officer the discretion to remove attendees who disregard the rules from the meetings. In this scenario, the presiding office may declare a recess and contact local law enforcement. If a person does not immediately leave the premise, the presiding office may request that the person be placed under arrest.

The prevalence of disruptive behavior by some attendees has proven there is a need to strictly enforce the WVID public comment and public decorum policy. This includes adding a law enforcement presence, who will have the authority to remove attendees who have been deemed unruly and out of order.

The WVID Board of Supervisors encourages citizen participation and appreciates civil feedback from attendees.

**WEST VILLAGES IMPROVEMENT DISTRICT**
**REGULAR BOARD MEETING**
**SEPTEMBER 10, 2026**

## A. CALL TO ORDER

The September 10, 2026, Regular Board Meeting of the West Villages Improvement District ("WVID" or the "District") was called to order at 1:03 p.m. in the Commission Chambers at 4970 City Hall Boulevard, North Port, Florida 34286.

## B. PROOF OF PUBLICATION

Proof of publication was presented which showed the notice of the Regular Board Meeting had been published in the *Sarasota Herald-Tribune* on August 31, 2026, as legally required.

## C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum, and it was in order to proceed with the meeting:

| | | |
|---|---|---|
| Chairman | John Luczynski | Present in person |
| Vice Chairman | Steve Lewis | Present in person |
| Supervisor | Tom Buckley | Present in person |
| Supervisor | Trevor Storm | Present in person |
| Supervisor | John Meisel | Absent |

| | | |
|---|---|---|
| District Manager | William Crosley | Special District Services, Inc. |
| Asst District Manager | Michelle Krizen | Special District Services, Inc. |
| Asst District Manager | Stefan Molnar | Special District Services, Inc. |
| | James Candela | Special District Services, Inc. |
| District Operations' Manager | Kyle Wilson | Special District Services, Inc. |
| District Counsel | Lindsay Whelan (via phone) | Kutak Rock LLP |
| District Engineer | Giacomo Licari | Stantec |

Also present was Cynthia Wilhelm of Nabors Giblin Nickerson.

## D. PUBLIC DECORUM POLICY

Chairman Luczynski waived the reading of the public decorum policy.

## E. COMMENTS FROM THE PUBLIC ON ALL AGENDA ITEMS

There were no comments from the public.

## F. APPROVAL OF MINUTES

**1. August 13, 2026, Public Hearings & Regular Board Meeting**

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the minutes of the August 13, 2026, Public Hearings & Regular Board Meeting, as presented.

## G. GENERAL DISTRICT MATTERS

**1. Review Responses to RFQ for Design Services for District Administrative Building**

Mr. Crosley presented the results of the Request for Qualifications for design services related to the District Administration Building. He reported that the District received one qualification submittal by the deadline from Plunkett Raysich Architects, LLP. Staff noted the firm's experience with public and administrative facilities and familiarity with the Wellen Park area. Staff reviewed the submittal and the Board determined that the firm was responsive and qualified based on the evaluation criteria established in the RFQ, including professional personnel, past performance, geographic location, ability to meet time and budget requirements, workload, and relevant experience.

A **motion** was made by Mr. Lewis, seconded by Mr. Buckley receiving the submittal, awarding the firm the full available score of 100 points, ranking Plunkett Raysich Architects, LLP as the highest-ranked respondent, and authorizing staff and District Counsel to negotiate an agreement with the firm.

## H. UNIT OF DEVELOPMENT NO. 1

**1. Consider Ratification of Agreement for Gopher Tortoise Survey, Permitting and Relocation Services**

Mr. Crosley presented an agreement with Monarch Ecology Group, LLC for professional gopher tortoise survey, permitting, and relocation services associated with the West Villages Parkway right-of-way project which had already been executed due to the need to get the services underway expeditiously. Under the agreement, Monarch Ecology Group will provide the required environmental services in accordance with applicable regulatory requirements and professional standards. The agreement is effective through December 31, 2026, and provides for compensation on a time-and-materials basis, with total compensation not to exceed $9,700 without prior District authorization. The agreement also includes standard provisions relating to insurance, indemnification, compliance with public records laws, termination, and regulatory requirements.

A **motion** was made by Mr. Buckley, seconded by Mr. Storm and passed unanimously ratifying the agreement for gopher tortoise survey, permitting and relocation services, as presented.

**2. Consider Resolution No. 2026-20 – Relative to Participation in Interlocal Service Boundary Agreement**

Mr. Crosley provided background on the need for Resolution No. 2026-20 which was presented, entitled:

**RESOLUTION 2026-20**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT EXPRESSING THE**

**DISTRICT'S INTENT TO PARTICIPATE IN THE NEGOTIATION OF AN INTERLOCAL SERVICE BOUNDARY AGREEMENT PURSUANT TO SECTION 171.203, FLORIDA STATUTES; DIRECTING THE MAILING OF THIS RESOLUTION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2026-20, as presented.

## I. UNIT OF DEVELOPMENT NO. 10

Staff explained that the District is planning to issue bonds relative to undeveloped property within Palmera in Unit No. 10.

### 1. Consider Matters Related to Assessment Area 3 Bonds (Phase 2B-2 and 2C)

#### a. Review Preliminary Supplemental Engineer's Report

Mr. Licari presented the Unit of Development No. 10 Preliminary Supplemental Engineer's Report and explained that the subject area was for Assessment Area 3, Phase 2B-2 and 2C, which encompasses 66.76 acres that includes public improvements for potable water, wastewater, drainage for stormwater, and earthwork for 53 units**.** Ms. Whelan asked if the costs were reasonable for the scope of the project. Mr. Licari confirmed that they were reasonable for the scope of the project.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the Preliminary Supplemental Engineer's Report related to Assessment Area 3 Bonds (Phase 2B-2 and 2C), as presented.

#### b. Review Preliminary Supplemental Assessment Report

Mr. Crosley presented the Unit of Development 11 Preliminary Supplemental Assessment Methodology Report and explained the allocation across the benefited properties. He indicated that the assessments as shown were fairly and reasonably allocated to the benefitting properties. There were no questions from the Board Members.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the Preliminary Supplemental Assessment Report, as presented.

#### c. Consider Resolution No. 2026-21 – Delegated Award Resolution

Resolution No. 2026-21 was presented, entitled:

**RESOLUTION NO. 2026-21**

**A RESOLUTION DELEGATING TO THE CHAIRMAN OF THE BOARD OF SUPERVISORS OF WEST VILLAGES IMPROVEMENT DISTRICT (THE "DISTRICT") THE AUTHORITY TO APPROVE THE SALE, ISSUANCE AND TERMS OF SALE OF WEST VILLAGES IMPROVEMENT**

**DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 10), SERIES 2026 (ASSESSMENT AREA THREE) (THE "SERIES 2026 BONDS"), AS A SINGLE SERIES OF BONDS UNDER THE MASTER TRUST INDENTURE IN ORDER TO FINANCE THE ASSESSMENT AREA THREE PROJECT; ESTABLISHING THE PARAMETERS FOR THE PRINCIPAL AMOUNTS, INTEREST RATES, MATURITY DATES, REDEMPTION PROVISIONS AND OTHER DETAILS THEREOF; APPROVING THE FORM OF AND AUTHORIZING THE CHAIRMAN TO ACCEPT THE BOND PURCHASE CONTRACT FOR THE SERIES 2026 BONDS; APPROVING A NEGOTIATED SALE OF THE SERIES 2026 BONDS TO THE UNDERWRITER; RATIFYING THE MASTER TRUST INDENTURE AND APPROVING THE FORM OF THIRD SUPPLEMENTAL TRUST INDENTURE AND AUTHORIZING THE EXECUTION AND DELIVERY THEREOF BY CERTAIN OFFICERS OF THE DISTRICT; APPOINTING A TRUSTEE, PAYING AGENT AND BOND REGISTRAR FOR THE SERIES 2026 BONDS; APPROVING THE FORM OF THE SERIES 2026 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE USE OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND LIMITED OFFERING MEMORANDUM RELATING TO THE SERIES 2026 BONDS; APPROVING THE FORM OF THE CONTINUING DISCLOSURE AGREEMENT RELATING TO THE SERIES 2026 BONDS; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO TAKE ALL ACTIONS REQUIRED AND TO EXECUTE AND DELIVER ALL DOCUMENTS, INSTRUMENTS AND CERTIFICATES NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE SERIES 2026 BONDS; AUTHORIZING THE VICE CHAIRMAN AND ASSISTANT SECRETARIES TO ACT IN THE STEAD OF THE CHAIRMAN OR THE SECRETARY, AS THE CASE MAY BE; SPECIFYING THE APPLICATION OF THE PROCEEDS OF THE SERIES 2026 BONDS; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO TAKE ALL ACTIONS AND ENTER INTO ALL AGREEMENTS REQUIRED IN CONNECTION WITH THE ACQUISITION AND CONSTRUCTION OF THE ASSESSMENT AREA THREE PROJECT; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Crosley explained that this resolution served two main purposes: the first is to delegate to the Chairman of the Board the authority to enter into a bond purchase contract as long as the terms of the purchase contract are within certain parameters that are approved through this resolution; the second is to approve, in substantial form, certain of the documents needed to market, price, and sell the bonds such as the Bond Purchase Contract, the Supplemental Trust Indenture, a Preliminary Limited Offering Memorandum, and a Continuing Disclosure Agreement. The Chair is delegated the authority to enter into the purchase contract and certain parameters which are: the maximum principal amount of $4,000,000 the maximum coupon rate, which is the maximum statutory rate; the underwriting discount, which is a maximum of 1.5%; the not to exceed maturity date is the maximum allowed by law, which is 30 annual principal payments; and the redemption provisions as they are provided in the form of the bond, which is attached to the form of the supplemental indenture. There were no questions from the Board Members.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2026-021, in substantial form.

**d. Consider Ancillary Agreements**

- **Acquisition Agreement**
- **Collateral Assignment Agreement**
- **Completion Agreement**

Mr. Crosley presented the ancillary agreements related to the upcoming Unit 10 Assessment Area 3 bond issuance and were in similar form as the Board had previously approved for other bond issuances. These agreements protect the District relative to the issuance, ensuring the project will be completed and the assessments that are levied will be paid. He stated that he was happy to entertain any questions of the Board and recommended approval of all in substantial form. There were no questions from the Board Members.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Storm and passed unanimously approving the ancillary agreements, as presented.

## J. ADMINISTRATIVE MATTERS

### 1. District Engineer

Mr. Licari reported that new reduced speed limit signs on West Villages Parkway near the roundabout between US 41 and River Road were scheduled to be installed during the week of September 14 to help reduce vehicle speeds in that area. In addition, advanced speed humps warning signs will be installed on Preto Boulevard to alert motorists that a speed hump is ahead, improving driver awareness and roadway safety.

Mr. Licari also advised that a new Publix shopping center was planned for the northwest corner of West Villages Parkway and East Manasota Beach Road. District staff have been coordinating with the project's engineer, Kimley-Horn, regarding roadway improvements associated with the development. As part of the project, additional turn lanes will be constructed on both West Villages Parkway and East Manasota Beach Road to serve the new shopping center.

Staff explained that, because roadway improvements associated with the development will already be under construction, it may be more cost-effective for the West Villages Improvement District (WVID) to incorporate a portion of its future roadway widening project into the same effort rather than undertake the work separately in future years. The proposed District improvements would extend West Villages Parkway to four lanes from the shopping center development north to the entrance of the Gran Place community, including the addition of a dedicated left-turn lane into the community. Staff has been in communication with Kimley-Horn regarding providing additional engineering and design services directly to the District for this portion of the project. Kimley-Horn will be responsible for designing the roadway improvements serving the shopping center from the West Villages Parkway/East Manasota Beach Road roundabout through the limits of the development. The District's portion of the design would begin at the northern end of the shopping center improvements and extend north to the Gran Place entrance.

Chairman Luczynski noted that the District did not currently have sufficient funding to widen West Villages Parkway to four lanes beyond the Gran Place entrance and north toward the Atlanta Braves Spring Training facility. However, roadway reserves are available to accommodate future widening from the shopping center project limits to the Gran Place community. Staff acknowledged that, as development continues, the eventual buildout will likely require four lanes extending all the way to the stadium.

Following discussion, the Board expressed consensus directing staff to negotiate and execute an agreement with Kimley-Horn for the additional engineering and design services necessary to complete the District's portion of the roadway widening project.

**2. District Attorney**

Ms. Whelan noted that she was happy to answer any questions but did not have anything further to report for this meeting.

**3. District Operations' Manager**

Mr. Wilson reported that, following the recent rains, BrightView had been replacing a significant amount of turf along West Villages Parkway and Preto Boulevard. He explained that the replacements were necessary due to deferred maintenance issues and that the associated costs were being absorbed by BrightView rather than passed on to the District.

Supervisor Lewis commented that the recent work had resulted in noticeable improvements in appearance. However, after recently driving along Preto Boulevard, he observed a substantial number of tall weeds along the roadway and inquired about the status of the current landscaping contract. He also asked whether the District would solicit competitive bids upon expiration of the contract. Mr. Crosley responded that the landscape maintenance contracts included in the FY 2026/2027 budget automatically renew each October 1 for up to four additional one-year terms. He further noted that all landscape maintenance agreements contain a provision allowing the District to terminate the contract with or without cause upon 30 days' written notice.

After further discussion regarding landscape maintenance, a **motion** was made by Mr. Lewis, seconded by Mr. Storm to provide staff the authority to proceed, as necessary, with a landscape and irrigation maintenance request for proposals and if needed, pre-qualifying contractors using the same procedures and criteria previously used in the past by the District. Upon being put to a vote, the **motion** carried unanimously.

Mr. Wilson also reported that now with the benefit of rainfall there were also plant and tree replacements throughout the District but most notably near the River Road/West Villages Parkway area.

**4. District Manager**

The October meeting has been cancelled due to a quorum issue. The next scheduled meeting will be November 12, 2026, at 1:00 in the City of North Port Chambers.

## K. BOARD MEMBER COMMENTS

Chairman Luczynski stated that construction of the western portion of East Manasota Beach Road, located outside the District boundary, was anticipated to begin in January or earlier. In anticipation of that work, he directed the District Engineer to initiate the public bidding process for the portion of the roadway located within the District boundary with Board consensus. He also noted that a funding agreement with Wellen Park, LLLP would be required to address the costs associated with the portion of the roadway located on its property. Mr. Licari responded that he would begin the process.

## l. ADJOURNMENT

There being no further business to be addressed by the Board, the Regular Board Meeting was adjourned at 1:33 p.m. on a **MOTION** made by Mr. Storm, seconded by Mr. Lewis and passed unanimously.

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair

**RESOLUTION NO. 2026-22**

**A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT ADOPTING AN AMENDED FISCAL YEAR 2025/2026 BUDGET.**

**WHEREAS**, the Board of Supervisors of the West Villages Improvement District Community (hereinafter called District) is empowered to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared an amended fiscal year 2025/2026 budget.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT THAT:**

**Section 1.** The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit "A" is hereby approved and adopted.

**Section 2.** The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 12th day of November, 2026.

**ATTEST:**

**WEST VILLAGES IMPROVEMENT DISTRICT**

By:_____
Secretary/Assistant Secretary

By:_____
Chairman/Vice Chairman

# West Villages Improvement District

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

# WEST VILLAGES IMPROVEMT DISTRICT
## FY 2025/2026 AMENDED FINAL BUDGET

**TABLE OF CONTENTS**


**Budget Summary**

| | |
|---|---|
| All Units Comparison | 1 |
| Amended Final Operating Fund Budget - District Proper | 2 |
| Amended Final Operating Fund Budget - Unit 1 | 3 |
| Amended Final Operating Fund Budget - Unit 2 | 4 |
| Amended Final Operating Fund Budget - Unit 3 | 5 |
| Amended Final Operating Fund Budget - Unit 4 | 6 |
| Amended Final Operating Fund Budget - Unit 5 | 7 |
| Amended Final Operating Fund Budget - Unit 7 | 8 |
| Amended Final Operating Fund Budget - Unit 8 | 9 |
| Amended Final Operating Fund Budget - Unit 9 | 10 |
| Amended Final Operating Fund Budget - Unit 10 | 11 |
| Amended Final Operating Fund Budget - Unit 11 | 12 |
| Amended Final Operating Fund Budget - Unit 12 | 13 |
| Amended Final Operating Fund Budget - Unit 13 | 14 |

**Debt Service**

| | |
|---|---|
| Amended Final Debt Service Fund Budget - Unit 1 | 15 |
| Amended Final Debt Service Fund Budget - Unit 2 | 16 |
| Amended Final Debt Service Fund Budget - Unit 3 | 17 |
| Amended Final Debt Service Fund Budget - Unit 4 | 18 |
| Amended Final Debt Service Fund Budget - Baseball Stadium | 19 |
| Amended Final Debt Service Fund Budget - Unit 7 (Series 2019 Master & Village B) | 20 |
| Amended Final Debt Service Fund Budget - Unit 7 (Series 2021, 2023, 2025) | 21 |
| Amended Final Debt Service Fund Budget - Unit 8 (Master & Neighborhood) | 22 |
| Amended Final Debt Service Fund Budget - Unit 9 (Series 2023) | 23 |
| Amended Final Debt Service Fund Budget - Unit 10 (Series 2024) | 24 |
| Amended Final Debt Service Fund Budget - Unit 11 (2025) | 25 |
| Amended Final Debt Service Fund Budget - Unit 12 (Series 2025) | 26 |
| Amended Final Debt Service Fund Budget - Unit 13 (Series 2025) | 27 |

## AMENDED FINAL BUDGET COMPARISON - ALL UNITS
### WEST VILLAGES IMPROVEMENT DISTRICT

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| O & M ASSESSMENTS | 7,509,602 | **7,781,442** | 7,781,442 |
| O & M ASSESSMENTS - DIRECT BILL | 564,474 | **554,970** | 554,970 |
| DEBT ASSESSMENTS | 13,568,576 | **12,771,946** | 12,771,946 |
| DEBT DIRECT BILL | 5,812,522 | **5,452,985** | 5,452,985 |
| INTEREST INCOME / OTHER REVENUE | 36,000 | **358,495** | 358,495 |
| DEVELOPER CONTRIBUTION | 66,672 | **110,868** | 110,868 |
| OTHER REVENUES - IMPACT / EQUIP / CAPITAL | 90,000 | **4,666,798** | 4,666,798 |
| BOND PREPAYMENTS | 0 | **428,613** | 428,613 |
| BOND PREPAYMENTS TO TRUSTEE | 0 | **(428,613)** | (428,613) |
| CARRY OVER FUNDS / FUND BALANCE | 0 | **0** | 0 |
| **Total Revenues** | **$ 27,647,846** | **$ 31,697,504** | **$ 31,697,504** |
| **EXPENDITURES** | | | |
| BASEBALL FACILITY EXPENSES | 0 | **0** | 0 |
| INFRASTRUCTURE MAINTENANCE | 5,441,227 | **5,319,500** | 4,997,693 |
| IMPACT FEE POJECTS | 0 | **4,700,000** | 4,448,422 |
| ROAD RESURFACE | 0 | **1,900,000** | 1,753,315 |
| GIS PROJECT | 20,000 | **20,000** | 16,260 |
| ENGINEERING | 217,000 | **673,500** | 605,432 |
| MANAGEMENT | 226,545 | **226,545** | 226,544 |
| OPERATIONS ADMINISTRATION | 241,000 | **241,004** | 241,004 |
| LEGAL | 285,000 | **313,500** | 260,770 |
| ASSESSMENT ROLL | 25,000 | **25,000** | 25,000 |
| AUDIT FEES | 39,500 | **31,500** | 26,185 |
| ARBITRAGE REBATE FEE | 13,000 | **9,800** | 7,800 |
| RENTS & LEASES | 75,000 | **110,000** | 100,374 |
| INSURANCE | 200,500 | **165,500** | 161,906 |
| LEGAL ADVERTISING | 10,000 | **12,000** | 8,414 |
| MISCELLANEOUS | 101,800 | **105,500** | 67,625 |
| POSTAGE | 3,000 | **14,000** | 11,546 |
| OFFICE SUPPLIES | 60,000 | **28,000** | 23,883 |
| TRUSTEE FEES | 75,100 | **76,500** | 64,859 |
| WEBSITE | 6,000 | **6,000** | 6,000 |
| CONTINUING DISCLOSURE FEE | 10,000 | **11,000** | 9,998 |
| COMMONA AREA IRRIGATION WATER | 185,500 | **120,000** | 99,884 |
| CONTINGENCY / CAPITAL OUTLAY / EQIPMENT | 581,000 | **30,000** | 24,259 |
| **Total Expenditures** | **$ 7,816,172** | **$ 14,138,849** | **$ 13,187,174** |
| **EXCESS OR (SHORTFALL)** | **$ 19,831,674** | **$ 17,558,655** | **$ 18,510,330** |
| DEBT PAYMENT TO TRUSTEE (ALL UNITS) | (18,566,983) | **(17,559,562)** | (17,559,562) |
| **BALANCE** | **$ 1,264,690** | **$ (907)** | **$ 950,768** |
| COUNTY APPRAISER & TAX COLLECTOR FEE | (421,564) | **(298,635)** | (298,635) |
| DISCOUNTS FOR EARLY PAYMENTS | (843,127) | **(773,136)** | (773,136) |
| **NET EXCESS/SHORTFALL** | **$ -** | **$ (1,072,678)** | **$ (121,003)** |

# AMENDED FINAL BUDGET

**WEST VILLAGES IMPROVEMENT DISTRICT**
**DISTRICT PROPER**
**FISCAL YEAR 2025/2026**
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| O & M ASSESSMENTS | 747,340 | **774,374** | 774,374 |
| O & M DIRECT BILL | 0 | **7,894** | 7,894 |
| DEBT ASSESSMENTS | 0 | **0** | 0 |
| DEBT DIRECT BILL | 0 | **0** | 0 |
| INTEREST INCOME | 1,000 | **217,098** | 217,098 |
| DEVELOPER CONTRIBUTION | 0 | **9,000** | 9,000 |
| OTHER REVENUES | 0 | **500** | 500 |
| OTHER REVENUES | 0 | **0** | 0 |
| CARRY OVER FUNDS / FUND BALANCE | 0 | **0** | 0 |
| **Total Revenues** | **$ 748,340** | **$ 1,008,865** | **$ 1,008,865** |
| **EXPENDITURES** | | | |
| INFRASTRUCTURE MAINTENANCE | 14,000 | **5,000** | 2,754 |
| GIS PROJECT | 20,000 | **20,000** | 16,260 |
| ENGINEERING | 40,000 | **55,000** | 47,231 |
| MANAGEMENT | 84,000 | **84,000** | 84,000 |
| OPERATIONS ADMINISTRATION | 40,000 | **40,000** | 40,000 |
| LEGAL | 100,000 | **160,000** | 149,356 |
| ASSESSMENT ROLL | 10,000 | **13,000** | 13,000 |
| ANNUAL AUDIT | 6,500 | **5,000** | 4,309 |
| ARBITRAGE REBATE FEE | 0 | **0** | 0 |
| RENTS & LEASES * | 75,000 | **110,000** | 100,374 |
| INSURANCE | 200,000 | **165,000** | 161,406 |
| LEGAL ADVERTISING | 10,000 | **12,000** | 8,414 |
| MISCELLANEOUS | 20,000 | **25,000** | 17,595 |
| POSTAGE | 3,000 | **14,000** | 11,546 |
| OFFICE SUPPLIES/ MARKETING | 50,000 | **27,000** | 23,612 |
| TRUSTEE FEES | 0 | **0** | 0 |
| WEBSITE | 6,000 | **6,000** | 6,000 |
| CONTINUING DISCLOSURE FEE | 0 | **0** | 0 |
| CONTINGENCY / STAFF OFFICE | 25,000 | **10,000** | 6,129 |
| **Total Expenditures** | **$ 703,500** | **$ 751,000** | **$ 691,987** |
| **EXCESS OR (SHORTFALL)** | **$ 44,840** | **$ 257,865** | **$ 316,878** |
| PAYMENT TO TRUSTEE | - | **-** | - |
| **BALANCE** | **$ 44,840** | **$ 257,865** | **$ 316,878** |
| COUNTY APPRAISER & TAX COLLECTOR FEE | (14,947) | **(11,023)** | (11,023) |
| DISCOUNTS FOR EARLY PAYMENTS | (29,894) | **(29,133)** | (29,133) |
| **NET EXCESS/SHORTFALL** | **$ -** | **$ 217,710** | **$ 276,723** |
| FUND BALANCE AS OF 9/30/25 | 501,828 | | |
| FY 2025/2026 ACTIVITY | 276,723 | | |
| FUND BALANCE AS OF 9/29/26 | 778,551 | | |

Notes:
* Electric, Water, Sewer & Driveway Connections for Management Trailer

# AMENDED FINAL BUDGET

**WEST VILLAGES IMPROVEMENT DISTRICT**
**UNIT ONE**
**FISCAL YEAR 2025/2026**
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

| | | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|---|
| **REVENUES** | | | | |
| O & M ASSESSMENTS | | 5,326,340 | **5,519,184** | 5,519,184 |
| O & M DIRECT BILL | | 0 | **0** | 0 |
| DEBT ASSESSMENTS | | 2,527,547 | **2,619,021** | 2,619,021 |
| DEBT DIRECT BILL | | 0 | **0** | 0 |
| INTEREST / OTHER INCOMES | | 35,000 | **41,800** | 41,800 |
| DEVELOPER CONTRIBUTION | | 0 | **32,696** | 32,696 |
| BOND PREPAYMENTS | | 0 | **0** | 0 |
| BOND PREPAYMENTS TO TRUSTEE | | 0 | **0** | 0 |
| OTHER REVENUES / IMPACT / EQUIP REIMB | * | 0 | **4,590,452** | 4,590,452 |
| TAYLOR MORRISON COST SHARE | | 90,000 | **76,346** | 76,346 |
| CARRY OVER FUNDS / FUND BALANCE | | 0 | **0** | 0 |
| **Total Revenues** | | **$ 7,978,887** | **$ 12,879,499** | **$ 12,879,499** |
| **EXPENDITURES** | | | | |
| INFRASTRUCTURE MAINTENANCE ** | | 4,211,055 | **3,700,000** | 3,446,389 |
| IMPACT FEE PROJECTS / EQUIP PUR | | 0 | **4,700,000** | 4,448,422 |
| ROAD PROJECTS | | 0 | **1,900,000** | 1,753,315 |
| GIS PROJECT | | 0 | **0** | 0 |
| ENGINEERING *** | | 60,000 | **200,000** | 182,871 |
| MANAGEMENT | | 12,005 | **12,005** | 12,005 |
| OPERATIONS ADMINISTRATION | | 80,000 | **80,000** | 80,000 |
| LEGAL | | 60,000 | **90,000** | 73,618 |
| ASSESSMENT ROLL | | 1,500 | **1,500** | 1,500 |
| AUDIT FEES | | 3,000 | **2,500** | 1,989 |
| ARBITRAGE REBATE FEE | | 1,500 | **1,000** | 650 |
| RENTS & LEASES | | 0 | **0** | 0 |
| INSURANCE | | 0 | **0** | 0 |
| LEGAL ADVERTISING | | 0 | **0** | 0 |
| MISCELLANEOUS **** | | 1,700 | **15,000** | 9,030 |
| POSTAGE | | 0 | **0** | 0 |
| OFFICE SUPPLIES / MARKETING | | 10,000 | **1,000** | 270 |
| TRUSTEE FEES | | 5,000 | **5,000** | 0 |
| WEBSITE | | 0 | **0** | 0 |
| CONTINUING DISCLOSURE FEE | | 500 | **500** | 500 |
| COMMONA AREA IRRIGATION WATER | | 185,500 | **120,000** | 99,884 |
| HURRICANE RESERVE | | 500,000 | **0** | 0 |
| **Total Expenditures** | | **$ 5,131,760** | **$ 10,828,505** | **$ 10,110,443** |
| **EXCESS OR (SHORTFALL)** | | **$ 2,847,127** | **$ 2,050,994** | **$ 2,769,056** |
| PAYMENT TO TRUSTEE | | (2,375,894) | **(2,482,420)** | (2,482,420) |
| **BALANCE** | | **$ 471,233** | **$ (431,426)** | **$ 286,636** |
| COUNTY APPRAISER & TAX COLLECTOR FEE | | (157,078) | **(118,341)** | (118,341) |
| DISCOUNTS FOR EARLY PAYMENTS | | (314,155) | **(306,126)** | (306,126) |
| **NET EXCESS/SHORTFALL** | | **$ -** | **$ (855,894)** | **$ (137,832)** |

| | | |
|---|---|---|
| FUND BALANCE AS OF 9/30/25 | 2,959,541 | Road 127,234 |
| FY 2025/2026 ACTIVITY | (137,832) | Disaster 260,732 |
| FUND BALANCE AS OF 9/29/26 | 2,821,709 | Impact Fee 2,229,115 |
| | | Operating 204,628 |
| | | NET 2,821,709 |

Notes:
* Includes $128,000+ of collected fees
* Includes $548,000+ going to the Road Fund
* Partially offset by Other Revenue collected fees
* Partially offset by Other Revenue collected fees

# AMENDED FINAL BUDGET
## WEST VILLAGES IMPROVEMENT DISTRICT
## UNIT TWO
## FISCAL YEAR 2025/2026
## OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| O & M ASSESSMENTS | 53,410 | **55,336** | 55,336 |
| O & M DIRECT BILL | 0 | **0** | 0 |
| DEBT ASSESSMENTS * | 2,702,051 | **1,490,169** | 1,490,169 |
| DEBT DIRECT BILL | 0 | **0** | 0 |
| INTEREST | 0 | **0** | 0 |
| DEVELOPER CONTRIBUTION | 0 | **0** | 0 |
| OTHER REVENUES | 0 | **0** | 0 |
| BOND PREPAYMENTS | 0 | **16,122** | 16,122 |
| BOND PREPAYMENTS TO TRUSTEE | 0 | **(16,122)** | (16,122) |
| CARRY OVER FUNDS / FUND BALANCE | 0 | **0** | 0 |
| **Total Revenues** | **$ 2,755,461** | **$ 1,545,506** | **$ 1,545,506** |
| **EXPENDITURES** | | | |
| INFRASTRUCTURE MAINTENANCE | 0 | **0** | 0 |
| ENGINEERING ** | 2,000 | **275,000** | 262,021 |
| MANAGEMENT | 12,005 | **12,005** | 12,005 |
| OPERATIONS ADMINISTRATION | 12,000 | **12,000** | 12,000 |
| LEGAL | 10,000 | **7,000** | 4,897 |
| ASSESSMENT ROLL | 1,500 | **1,500** | 1,500 |
| AUDIT FEES | 3,000 | **2,500** | 1,989 |
| ARBITRAGE REBATE FEE | 1,500 | **1,500** | 1,300 |
| RENTS & LEASES | 0 | **0** | 0 |
| INSURANCE | 0 | **0** | 0 |
| LEGAL ADVERTISING | 0 | **0** | 0 |
| MISCELLANEOUS | 1,700 | **1,000** | 250 |
| POSTAGE | 0 | **0** | 0 |
| OFFICE SUPPLIES | 0 | **0** | 0 |
| TRUSTEE FEES | 5,000 | **5,000** | 4,849 |
| CONTINUING DISCLOSURE FEE | 1,500 | **2,000** | 1,998 |
| WEBSITE | 0 | **0** | 0 |
| CAPITAL OUTLAY / CONTINGENCY | 0 | **0** | 0 |
| **Total Expenditures** | **$ 50,205** | **$ 319,505** | **$ 302,808** |
| **EXCESS OR (SHORTFALL)** | **$ 2,705,256** | **$ 1,226,001** | **$ 1,242,698** |
| PAYMENT TO TRUSTEE | (2,539,928) | **(1,412,446)** | (1,412,446) |
| **BALANCE** | **$ 165,328** | **$ (186,446)** | **$ (169,748)** |
| COUNTY APPRAISER & TAX COLLECTOR FEE | (55,109) | **(22,474)** | (22,474) |
| DISCOUNTS FOR EARLY PAYMENTS | (110,218) | **(58,136)** | (58,136) |
| **NET EXCESS/SHORTFALL** | **$ -** | **$ (267,055)** | **$ (250,358)** |
| FUND BALANCE AS OF 9/30/25 | 2,682,670 | | |
| FY 2025/2026 ACTIVITY | (250,358) | | |
| FUND BALANCE AS OF 9/29/26 | 2,432,312 | | |

Notes:
* Reduced from original budget due to large Thomas 167 bond payoff
* Includes East Manasota Beach Road Engineering cost

# AMENDED FINAL BUDGET
**WEST VILLAGES IMPROVEMENT DISTRICT**
**UNIT THREE**
**FISCAL YEAR 2025/2026**
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| O & M ASSESSMENTS | 626,117 | **648,774** | 648,774 |
| O & M DIRECT BILL | 0 | **0** | 0 |
| DEBT ASSESSMENTS | 1,348,158 | **1,396,963** | 1,396,963 |
| DEBT DIRECT BILL | 0 | **0** | 0 |
| INTEREST | 0 | **25,733** | 25,733 |
| DEVELOPER CONTRIBUTION | 0 | **0** | 0 |
| OTHER REVENUES | 0 | **49,000** | 49,000 |
| BOND PREPAYMENTS | 0 | **34,190** | 34,190 |
| BOND PREPAYMENTS TO TRUSTEE | 0 | **(34,190)** | (34,190) |
| OTHER REVENUES - CAPITAL | 0 | **0** | 0 |
| CARRY OVER FUNDS / FUND BALANCE | 0 | **0** | 0 |
| **Total Revenues** | **$ 1,974,275** | **$ 2,120,469** | **$ 2,120,469** |
| **EXPENDITURES** | | | |
| INFRASTRUCTURE MAINTENANCE * | 412,600 | **895,000** | 882,004 |
| ENGINEERING | 25,000 | **35,000** | 28,894 |
| MANAGEMENT | 22,500 | **22,500** | 22,500 |
| OPERATIONS ADMINISTRATION | 25,000 | **25,004** | 25,004 |
| LEGAL | 35,000 | **15,000** | 10,077 |
| ASSESSMENT ROLL | 1,500 | **1,500** | 1,500 |
| AUDIT FEES | 3,000 | **2,500** | 1,989 |
| ARBITRAGE REBATE FEE | 1,500 | **1,000** | 650 |
| RENTS & LEASES | 0 | **0** | 0 |
| INSURANCE | 500 | **500** | 500 |
| LEGAL ADVERTISING | 0 | **0** | 0 |
| MISCELLANEOUS | 1,700 | **1,500** | 250 |
| POSTAGE | 0 | **0** | 0 |
| OFFICE SUPPLIES | 0 | **0** | 0 |
| TRUSTEE FEES | 3,750 | **9,000** | 8,493 |
| CONTINUING DISCLOSURE FEE | 500 | **500** | 500 |
| WEBSITE | 0 | **0** | 0 |
| COMMON AREA IRRIGATION WATER | 56,000 | **20,000** | 18,129 |
| **Total Expenditures** | **$ 588,550** | **$ 1,009,004** | **$ 982,360** |
| **EXCESS OR (SHORTFALL)** | **$ 1,385,725** | **$ 1,111,465** | **$ 1,138,109** |
| PAYMENT TO TRUSTEE | (1,267,269) | **(1,324,101)** | (1,324,101) |
| **BALANCE** | **$ 118,457** | **$ (212,636)** | **$ (185,992)** |
| COUNTY APPRAISER & TAX COLLECTOR FEE | (39,486) | **(29,748)** | (29,748) |
| DISCOUNTS FOR EARLY PAYMENTS | (78,971) | **(76,952)** | (76,952) |
| **NET EXCESS/SHORTFALL** | **$ -** | **$ (319,336)** | **$ (292,692)** |
| FUND BALANCE AS OF 9/30/25 | 1,584,628 | Road | 677,746 |
| FY 2025/2026 ACTIVITY | (292,692) | Operating | 614,190 |
| FUND BALANCE AS OF 9/29/26 | 1,291,936 | NET | 1,291,936 |

Notes:
* Includes $800,000+ roadway repaving cost

# AMENDED FINAL BUDGET
## WEST VILLAGES IMPROVEMENT DISTRICT
## UNIT FOUR
## FISCAL YEAR 2025/2026
## OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| O & M ASSESSMENTS | 103,501 | **107,244** | 107,244 |
| O & M DIRECT BILL | -1,586 | **3,175** | 3,175 |
| DEBT ASSESSMENTS | 866,319 | **897,681** | 897,681 |
| DEBT DIRECT BILL | 23,326 | **12,492** | 12,492 |
| INTEREST | 0 | **0** | 0 |
| DEVELOPER CONTRIBUTION | 0 | **0** | 0 |
| OTHER REVENUES | 0 | **0** | 0 |
| OTHER REVENUES - CAPITAL | 0 | **0** | 0 |
| CARRY OVER FUNDS / FUND BALANCE | 0 | **0** | 0 |
| **Total Revenues** | **$ 991,561** | **$ 1,020,593** | **$ 1,020,593** |
| **EXPENDITURES** | | | |
| INFRASTRUCTURE MAINTENANCE | 47,250 | **40,000** | 31,889 |
| ENGINEERING | 2,500 | **5,000** | 3,268 |
| MANAGEMENT | 12,005 | **12,005** | 12,005 |
| OPERATIONS ADMINISTRATION | 12,000 | **12,000** | 12,000 |
| LEGAL | 10,000 | **3,000** | 1,448 |
| ASSESSMENT ROLL | 1,500 | **1,500** | 1,500 |
| AUDIT FEES | 3,000 | **2,500** | 1,989 |
| ARBITRAGE REBATE FEE | 1,500 | **1,000** | 650 |
| RENTS & LEASES | 0 | **0** | 0 |
| INSURANCE | 0 | **0** | 0 |
| LEGAL ADVERTISING | 0 | **0** | 0 |
| MISCELLANEOUS | 1,700 | **1,000** | 0 |
| POSTAGE | 0 | **0** | 0 |
| OFFICE SUPPLIES | 0 | **0** | 0 |
| TRUSTEE FEES | 3,750 | **4,500** | 4,246 |
| CONTINUING DISCLOSURE FEE | 500 | **500** | 500 |
| WEBSITE | 0 | **0** | 0 |
| CONTINGENCY / PREV SHORTFALL | 0 | **0** | 0 |
| **Total Expenditures** | **$ 95,705** | **$ 83,005** | **$ 69,494** |
| **EXCESS OR (SHORTFALL)** | **$ 895,856** | **$ 937,588** | **$ 951,099** |
| PAYMENT TO TRUSTEE | (837,666) | **(863,353)** | (863,353) |
| **BALANCE** | **$ 58,189** | **$ 74,235** | **$ 87,746** |
| COUNTY APPRAISER & TAX COLLECTOR FEE | (19,396) | **(14,613)** | (14,613) |
| DISCOUNTS FOR EARLY PAYMENTS | (38,793) | **(37,801)** | (37,801) |
| **NET EXCESS/SHORTFALL** | **$ -** | **$ 21,821** | **$ 35,332** |

# AMENDED FINAL BUDGET
## WEST VILLAGES IMPROVEMENT DISTRICT
## UNIT FIVE
## FISCAL YEAR 2025/2026
## OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| O & M ASSESSMENTS | 0 | **0** | 0 |
| O & M DIRECT BILL | 0 | **0** | 0 |
| DEBT ASSESSMENTS | 0 | **0** | 0 |
| DEBT DIRECT BILL | 3,625,720 | **3,588,592** | 3,588,592 |
| INTEREST | 0 | **0** | 0 |
| DEVELOPER CONTRIBUTION | 66,672 | **66,672** | 66,672 |
| OTHER REVENUES | 0 | **0** | 0 |
| CARRY OVER FUNDS / FUND BALANCE | 0 | **0** | 0 |
| **Total Revenues** | **$ 3,692,392** | **$ 3,655,264** | **$ 3,655,264** |
| **EXPENDITURES** | | | |
| BASEBALL FACILITY EXPENSES | 0 | **0** | 0 |
| INFRASTRUCTURE MAINTENANCE | 2,072 | **2,500** | 1,727 |
| ENGINEERING | 2,500 | **2,500** | 2,270 |
| MANAGEMENT | 12,000 | **12,000** | 12,000 |
| OPERATIONS ADMINISTRATION | 0 | **0** | 0 |
| LEGAL | 0 | **0** | 0 |
| ASSESSMENT ROLL | 0 | **0** | 0 |
| AUDIT FEES | 3,000 | **2,500** | 1,989 |
| ARBITRAGE REBATE FEE | 0 | **0** | 0 |
| RENTS & LEASES | 0 | **0** | 0 |
| INSURANCE | 0 | **0** | 0 |
| LEGAL ADVERTISING | 0 | **0** | 0 |
| MISCELLANEOUS | 40,000 | **40,000** | 40,000 |
| POSTAGE | 0 | **0** | 0 |
| OFFICE SUPPLIES | 0 | **0** | 0 |
| TRUSTEE FEES - NOTE | 800 | **0** | 0 |
| TRUSTEE FEES - BONDS | 4,800 | **6,000** | 5,507 |
| CONTINUING DISCLOSURE FEE | 1,500 | **2,000** | 2,000 |
| WEBSITE | 0 | **0** | 0 |
| CONTINGENCY / PREV SHORTFALL | 0 | **0** | 0 |
| **Total Expenditures** | **$ 66,672** | **$ 67,500** | **$ 65,492** |
| **EXCESS OR (SHORTFALL)** | **$ 3,625,720** | **$ 3,587,764** | **$ 3,589,772** |
| PAYMENT TO TRUSTEE | (3,625,720) | **(3,588,592)** | (3,588,592) |
| **BALANCE** | **$ -** | **$ (828)** | **$ 1,180** |
| COUNTY APPRAISER & TAX COLLECTOR FEE | 0 | **0** | 0 |
| DISCOUNTS FOR EARLY PAYMENTS | 0 | **0** | 0 |
| **NET EXCESS/SHORTFALL** | **$ -** | **$ (828)** | **$ 1,180** |

# AMENDED FINAL BUDGET
## WEST VILLAGES IMPROVEMENT DISTRICT
## UNIT SEVEN
## FISCAL YEAR 2025/2026
## OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| O & M ASSESSMENTS | 172,960 | **179,222** | 179,222 |
| O & M DIRECT BILL | 58,922 | **17,861** | 17,861 |
| DEBT ASSESSMENTS | 2,576,695 | **2,691,871** | 2,691,871 |
| DEBT DIRECT BILL | 436,046 | **64,178** | 64,178 |
| INTEREST | 0 | **0** | 0 |
| OTHER REVENUES | 0 | **3,171** | 3,171 |
| BOND PREPAYMENTS | 0 | **23,432** | 23,432 |
| BOND PREPAYMENTS TO TRUSTEE | 0 | **(23,432)** | (23,432) |
| CARRY OVER FUNDS / FUND BALANCE | 0 | **0** | 0 |
| **Total Revenues** | **$ 3,244,623** | **$ 2,956,304** | **$ 2,956,304** |
| **EXPENDITURES** | | | |
| INFRASTRUCTURE MAINTENANCE | 132,500 | **110,000** | 99,762 |
| ENGINEERING | 20,000 | **22,000** | 18,442 |
| MANAGEMENT | 12,005 | **12,005** | 12,005 |
| OPERATIONS ADMINISTRATION | 12,000 | **12,000** | 12,000 |
| LEGAL | 15,000 | **10,000** | 6,023 |
| ASSESSMENT ROLL | 1,500 | **1,500** | 1,500 |
| AUDIT FEES | 3,000 | **2,500** | 1,989 |
| ARBITRAGE REBATE FEE | 1,500 | **2,000** | 1,950 |
| RENTS & LEASES | 0 | **0** | 0 |
| INSURANCE | 0 | **0** | 0 |
| LEGAL ADVERTISING | 0 | **0** | 0 |
| MISCELLANEOUS | 5,000 | **1,000** | 500 |
| POSTAGE | 0 | **0** | 0 |
| OFFICE SUPPLIES | 0 | **0** | 0 |
| TRUSTEE FEES | 17,000 | **22,000** | 20,534 |
| CONTINUING DISCLOSURE FEE | 2,000 | **2,000** | 1,000 |
| WEBSITE | 0 | **0** | 0 |
| CONTINGENCY / PREV SHORTFALL | 0 | **0** | 0 |
| **Total Expenditures** | **$ 221,505** | **$ 197,005** | **$ 175,704** |
| **EXCESS OR (SHORTFALL)** | **$ 3,023,118** | **$ 2,759,299** | **$ 2,780,600** |
| PAYMENT TO TRUSTEE | (2,858,139) | **(2,615,315)** | (2,615,315) |
| **BALANCE** | **$ 164,979** | **$ 143,983** | **$ 165,285** |
| COUNTY APPRAISER & TAX COLLECTOR FEE | (54,993) | **(41,749)** | (41,749) |
| DISCOUNTS FOR EARLY PAYMENTS | (109,986) | **(107,998)** | (107,998) |
| **NET EXCESS/SHORTFALL** | **$ -** | **$ (5,763)** | **$ 15,538** |

# AMENDED FINAL BUDGET
## WEST VILLAGES IMPROVEMENT DISTRICT
## UNIT EIGHT
## FISCAL YEAR 2025/2026
## OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| O & M ASSESSMENTS | 87,676 | **90,849** | 90,849 |
| O & M DIRECT BILL | 46,090 | **46,090** | 46,090 |
| DEBT ASSESSMENTS | 1,349,811 | **1,398,676** | 1,398,676 |
| DEBT DIRECT BILL | 608,750 | **499,200** | 499,200 |
| INTEREST | 0 | **0** | 0 |
| DEVELOPER FUNDING | 0 | **0** | 0 |
| OTHER REVENUES | 0 | **3,500** | 3,500 |
| OTHER REVENUES - CAPITAL | 0 | **0** | 0 |
| CARRY OVER FUNDS / FUND BALANCE | 0 | **0** | 0 |
| **Total Revenues** | **$ 2,092,326** | **$ 2,038,315** | **$ 2,038,315** |
| **EXPENDITURES** | | | |
| INFRASTRUCTURE MAINTENANCE | 47,500 | **45,000** | 41,311 |
| ENGINEERING | 20,000 | **20,000** | 14,177 |
| MANAGEMENT | 12,005 | **12,005** | 12,005 |
| OPERATIONS ADMINISTRATION | 12,000 | **12,000** | 12,000 |
| LEGAL | 10,000 | **5,000** | 1,957 |
| ASSESSMENT ROLL | 1,500 | **1,500** | 1,500 |
| AUDIT FEES | 3,000 | **2,500** | 1,989 |
| ARBITRAGE REBATE FEE | 1,500 | **1,000** | 650 |
| RENTS & LEASES | 0 | **0** | 0 |
| INSURANCE | 0 | **0** | 0 |
| LEGAL ADVERTISING | 0 | **0** | 0 |
| MISCELLANEOUS | 10,000 | **1,000** | 0 |
| POSTAGE | 0 | **0** | 0 |
| OFFICE SUPPLIES | 0 | **0** | 0 |
| TRUSTEE FEES | 10,000 | **10,000** | 8,493 |
| CONTINUING DISCLOSURE FEE | 1,000 | **1,000** | 1,000 |
| WEBSITE | 0 | **0** | 0 |
| CONTINGENCY / PREV SHORTFALL | 0 | **0** | 0 |
| **Total Expenditures** | **$ 128,505** | **$ 111,005** | **$ 95,082** |
| **EXCESS OR (SHORTFALL)** | **$ 1,963,821** | **$ 1,927,310** | **$ 1,943,233** |
| PAYMENT TO TRUSTEE | (1,877,572) | **(1,824,925)** | (1,824,925) |
| **BALANCE** | **$ 86,249** | **$ 102,385** | **$ 118,308** |
| COUNTY APPRAISER & TAX COLLECTOR FEE | (28,750) | **(21,659)** | (21,659) |
| DISCOUNTS FOR EARLY PAYMENTS | (57,499) | **(56,030)** | (56,030) |
| **NET EXCESS/SHORTFALL** | **$ -** | **$ 24,696** | **$ 40,619** |

# AMENDED FINAL BUDGET
## WEST VILLAGES IMPROVEMENT DISTRICT
## UNIT NINE
## FISCAL YEAR 2025/2026
## OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| O & M ASSESSMENTS | 143,626 | **148,826** | 148,826 |
| O & M DIRECT BILL | 75,996 | **67,072** | 67,072 |
| DEBT ASSESSMENTS | 1,008,253 | **1,044,752** | 1,044,752 |
| DEBT DIRECT BILL | 217,708 | **62,732** | 62,732 |
| INTEREST | 0 | **0** | 0 |
| DEVELOPER FUNDING | 0 | **0** | 0 |
| OTHER REVENUES | 0 | **0** | 0 |
| BOND PREPAYMENTS | 0 | **354,868** | 354,868 |
| BOND PREPAYMENTS TO TRUSTEE | 0 | **(354,868)** | (354,868) |
| OTHER REVENUES - CAPITAL | 0 | **0** | 0 |
| CARRY OVER FUNDS / FUND BALANCE | 0 | **0** | 0 |
| **Total Revenues** | **$ 1,445,584** | **$ 1,323,383** | **$ 1,323,383** |
| **EXPENDITURES** | | | |
| INFRASTRUCTURE MAINTENANCE | 156,000 | **140,000** | 130,083 |
| ENGINEERING | 5,000 | **5,000** | 3,860 |
| MANAGEMENT | 12,005 | **12,005** | 12,005 |
| OPERATIONS MANAGER | 12,000 | **12,000** | 12,000 |
| LEGAL | 10,000 | **5,000** | 1,201 |
| ASSESSMENT ROLL | 1,500 | **1,500** | 1,500 |
| AUDIT FEES | 3,000 | **2,500** | 1,989 |
| ARBITRAGE REBATE FEE | 1,000 | **1,000** | 650 |
| RENTS & LEASES | 0 | **0** | 0 |
| INSURANCE | 0 | **0** | 0 |
| LEGAL ADVERTISING | 0 | **0** | 0 |
| MISCELLANEOUS | 5,000 | **1,000** | 0 |
| POSTAGE | 0 | **0** | 0 |
| OFFICE SUPPLIES | 0 | **0** | 0 |
| TRUSTEE FEES | 5,000 | **5,000** | 4,246 |
| CONTINUING DISCLOSURE FEE | 500 | **500** | 500 |
| WEBSITE | 0 | **0** | 0 |
| CONTINGENCY / PREV SHORTFALL | 0 | **0** | 0 |
| **Total Expenditures** | **$ 211,005** | **$ 185,505** | **$ 168,034** |
| **EXCESS OR (SHORTFALL)** | **$ 1,234,579** | **$ 1,137,878** | **$ 1,155,349** |
| PAYMENT TO TRUSTEE | (1,165,466) | **(1,053,328)** | (1,053,328) |
| **BALANCE** | **$ 69,113** | **$ 84,550** | **$ 102,021** |
| COUNTY APPRAISER & TAX COLLECTOR FEE | (23,038) | **(17,356)** | (17,356) |
| DISCOUNTS FOR EARLY PAYMENTS | (46,075) | **(44,897)** | (44,897) |
| **NET EXCESS/SHORTFALL** | **$ -** | **$ 22,297** | **$ 39,767** |

# AMENDED FINAL BUDGET
## WEST VILLAGES IMPROVEMENT DISTRICT
## UNIT TEN
## FISCAL YEAR 2025/2026
## OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| O & M ASSESSMENTS | 248,631 | **257,633** | 257,633 |
| O & M DIRECT BILL | 94,042 | **136,109** | 136,109 |
| DEBT ASSESSMENTS | 1,189,741 | **1,232,811** | 1,232,811 |
| DEBT DIRECT BILL | 188,121 | **243,689** | 243,689 |
| INTEREST | 0 | **0** | 0 |
| DEVELOPER FUNDING | 0 | **0** | 0 |
| OTHER REVENUES | 0 | **0** | 0 |
| OTHER REVENUES - CAPITAL | 0 | **0** | 0 |
| CARRY OVER FUNDS / FUND BALANCE | 0 | **0** | 0 |
| **Total Revenues** | **$ 1,720,536** | **$ 1,870,242** | **$ 1,870,242** |
| **EXPENDITURES** | | | |
| INFRASTRUCTURE MAINTENANCE | 257,250 | **257,000** | 243,750 |
| ENGINEERING | 15,000 | **11,000** | 9,790 |
| MANAGEMENT | 12,005 | **12,005** | 12,005 |
| OPERATIONS MANAGER | 12,000 | **12,000** | 12,000 |
| LEGAL | 10,000 | **5,500** | 4,249 |
| ASSESSMENT ROLL | 1,500 | **1,500** | 1,500 |
| AUDIT FEES | 3,000 | **2,000** | 1,989 |
| ARBITRAGE REBATE FEE | 1,000 | **650** | 650 |
| RENTS & LEASES | 0 | **0** | 0 |
| INSURANCE | 0 | **0** | 0 |
| LEGAL ADVERTISING | 0 | **0** | 0 |
| MISCELLANEOUS | 5,000 | **4,000** | 0 |
| POSTAGE | 0 | **0** | 0 |
| OFFICE SUPPLIES | 0 | **0** | 0 |
| TRUSTEE FEES | 10,000 | **5,000** | 4,246 |
| CONTINUING DISCLOSURE FEE | 1,000 | **1,000** | 1,000 |
| WEBSITE | 0 | **0** | 0 |
| CONTINGENCY / PREV SHORTFALL | 0 | **0** | 0 |
| **Total Expenditures** | **$ 327,755** | **$ 311,655** | **$ 291,178** |
| **EXCESS OR (SHORTFALL)** | **$ 1,392,781** | **$ 1,558,587** | **$ 1,579,063** |
| PAYMENT TO TRUSTEE | (1,306,478) | **(1,412,200)** | (1,412,200) |
| **BALANCE** | **$ 86,302** | **$ 146,386** | **$ 166,863** |
| COUNTY APPRAISER & TAX COLLECTOR FEE | (28,767) | **(21,673)** | (21,673) |
| DISCOUNTS FOR EARLY PAYMENTS | (57,535) | **(56,064)** | (56,064) |
| **NET EXCESS/SHORTFALL** | **$ -** | **$ 68,649** | **$ 89,126** |

# AMENDED FINAL BUDGET
## WEST VILLAGES IMPROVEMENT DISTRICT
## UNIT ELEVEN
## FISCAL YEAR 2025/2026
## OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| O & M ASSESSMENTS | 0 | **0** | 0 |
| O & M DIRECT BILL | 80,005 | **80,723** | 80,723 |
| DEBT ASSESSMENTS | 0 | **0** | 0 |
| DEBT DIRECT BILL | 0 | **646,130** | 646,130 |
| INTEREST | 0 | **0** | 0 |
| DEVELOPER FUNDING | 0 | **0** | 0 |
| OTHER REVENUES | 0 | **0** | 0 |
| OTHER REVENUES - CAPITAL | 0 | **0** | 0 |
| CARRY OVER FUNDS / FUND BALANCE | 0 | **0** | 0 |
| **Total Revenues** | **$ 80,005** | **$ 726,853** | **$ 726,853** |
| **EXPENDITURES** | | | |
| INFRASTRUCTURE MAINTENANCE | 25,000 | **0** | 0 |
| ENGINEERING | 5,000 | **10,000** | 9,110 |
| MANAGEMENT | 12,005 | **12,005** | 12,005 |
| OPERATIONS MANAGER | 12,000 | **12,000** | 12,000 |
| LEGAL | 10,000 | **5,000** | 2,885 |
| ASSESSMENT ROLL | 1,500 | **0** | 0 |
| AUDIT FEES | 3,000 | **2,500** | 1,989 |
| ARBITRAGE REBATE FEE | 1,000 | **0** | 0 |
| RENTS & LEASES | 0 | **0** | 0 |
| INSURANCE | 0 | **0** | 0 |
| LEGAL ADVERTISING | 0 | **0** | 0 |
| MISCELLANEOUS | 5,000 | **5,000** | 0 |
| POSTAGE | 0 | **0** | 0 |
| OFFICE SUPPLIES | 0 | **0** | 0 |
| TRUSTEE FEES | 5,000 | **0** | 0 |
| CONTINUING DISCLOSURE FEE | 500 | **500** | 500 |
| WEBSITE | 0 | **0** | 0 |
| CONTINGENCY / PREV SHORTFALL | 0 | **0** | 0 |
| **Total Expenditures** | **$ 80,005** | **$ 47,005** | **$ 38,488** |
| **EXCESS OR (SHORTFALL)** | **$ -** | **$ 679,848** | **$ 688,365** |
| PAYMENT TO TRUSTEE | - | **(646,130)** | (646,130) |
| **BALANCE** | **$ -** | **$ 33,718** | **$ 42,235** |
| COUNTY APPRAISER & TAX COLLECTOR FEE | - | **-** | - |
| DISCOUNTS FOR EARLY PAYMENTS | - | **-** | - |
| **NET EXCESS/SHORTFALL** | **$ -** | **$ 33,718** | **$ 42,235** |

# AMENDED FINAL BUDGET
## WEST VILLAGES IMPROVEMENT DISTRICT
## UNIT TWELVE
## FISCAL YEAR 2025/2026
## OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| O & M ASSESSMENTS | 0 | **0** | 0 |
| O & M DIRECT BILL | 211,005 | **196,046** | 196,046 |
| DEBT ASSESSMENTS | 0 | **0** | 0 |
| DEBT DIRECT BILL | 712,850 | **299,937** | 299,937 |
| INTEREST | 0 | **0** | 0 |
| DEVELOPER FUNDING | 0 | **0** | 0 |
| OTHER REVENUES | 0 | **17,694** | 17,694 |
| OTHER REVENUES - CAPITAL | 0 | **0** | 0 |
| CARRY OVER FUNDS / FUND BALANCE | 0 | **0** | 0 |
| **Total Revenues** | **$ 923,855** | **$ 513,677** | **$ 513,677** |
| **EXPENDITURES** | | | |
| INFRASTRUCTURE MAINTENANCE | 136,000 | **130,000** | 120,779 |
| ENGINEERING | 20,000 | **30,000** | 23,500 |
| MANAGEMENT | 12,005 | **12,005** | 12,005 |
| OPERATIONS MANAGER | 12,000 | **12,000** | 12,000 |
| LEGAL | 15,000 | **5,000** | 3,662 |
| ASSESSMENT ROLL | 1,500 | **0** | 0 |
| AUDIT FEES | 3,000 | **2,000** | 1,989 |
| ARBITRAGE REBATE FEE | 1,000 | **650** | 650 |
| RENTS & LEASES | 0 | **0** | 0 |
| INSURANCE | 0 | **0** | 0 |
| LEGAL ADVERTISING | 0 | **0** | 0 |
| MISCELLANEOUS | 5,000 | **5,000** | 0 |
| POSTAGE | 0 | **0** | 0 |
| OFFICE SUPPLIES | 0 | **0** | 0 |
| TRUSTEE FEES | 5,000 | **5,000** | 4,246 |
| CONTINUING DISCLOSURE FEE | 500 | **500** | 500 |
| WEBSITE | 0 | **0** | 0 |
| CONTINGENCY / PREV SHORTFALL | 0 | **0** | 0 |
| **Total Expenditures** | **$ 211,005** | **$ 202,155** | **$ 179,330** |
| **EXCESS OR (SHORTFALL)** | **$ 712,850** | **$ 311,522** | **$ 334,348** |
| PAYMENT TO TRUSTEE | (712,850) | **(300,716)** | (300,716) |
| **BALANCE** | **$ -** | **$ 10,806** | **$ 33,632** |
| COUNTY APPRAISER & TAX COLLECTOR FEE | - | **-** | - |
| DISCOUNTS FOR EARLY PAYMENTS | - | **-** | - |
| **NET EXCESS/SHORTFALL** | **$ -** | **$ 10,806** | **$ 33,632** |

# AMENDED FINAL BUDGET
## WEST VILLAGES IMPROVEMENT DISTRICT
## UNIT THIRTEEN
## FISCAL YEAR 2025/2026
## OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| O & M ASSESSMENTS | 0 | **0** | 0 |
| O & M DIRECT BILL | 0 | **0** | 0 |
| DEBT ASSESSMENTS | 0 | **0** | 0 |
| DEBT DIRECT BILL | 0 | **36,034** | 36,034 |
| INTEREST | 0 | **0** | 0 |
| DEVELOPER FUNDING | 0 | **2,500** | 2,500 |
| OTHER REVENUES | 0 | **0** | 0 |
| OTHER REVENUES - CAPITAL | 0 | **0** | 0 |
| CARRY OVER FUNDS / FUND BALANCE | 0 | **0** | 0 |
| **Total Revenues** | **$ -** | **$ 38,534** | **$ 38,534** |
| **EXPENDITURES** | | | |
| INFRASTRUCTURE MAINTENANCE | 0 | **0** | 0 |
| ENGINEERING | 0 | **3,000** | 0 |
| MANAGEMENT | 0 | **0** | 0 |
| OPERATIONS MANAGER | 0 | **0** | 0 |
| LEGAL | 0 | **3,000** | 1,398 |
| ASSESSMENT ROLL | 0 | **0** | 0 |
| AUDIT FEES | 0 | **0** | 0 |
| ARBITRAGE REBATE FEE | 0 | **0** | 0 |
| RENTS & LEASES | 0 | **0** | 0 |
| INSURANCE | 0 | **0** | 0 |
| LEGAL ADVERTISING | 0 | **0** | 0 |
| MISCELLANEOUS | 0 | **5,000** | 0 |
| POSTAGE | 0 | **0** | 0 |
| OFFICE SUPPLIES | 0 | **0** | 0 |
| TRUSTEE FEES | 0 | **0** | 0 |
| CONTINUING DISCLOSURE FEE | 0 | **0** | 0 |
| WEBSITE | 0 | **0** | 0 |
| CONTINGENCY / PREV SHORTFALL | 0 | **0** | 0 |
| **Total Expenditures** | **$ -** | **$ 11,000** | **$ 1,398** |
| **EXCESS OR (SHORTFALL)** | **$ -** | **$ 27,534** | **$ 37,136** |
| PAYMENT TO TRUSTEE | - | **(36,034)** | (36,034) |
| **BALANCE** | **$ -** | **$ (8,500)** | **$ 1,102** |
| COUNTY APPRAISER & TAX COLLECTOR FEE | - | **-** | - |
| DISCOUNTS FOR EARLY PAYMENTS | - | **-** | - |
| **NET EXCESS/SHORTFALL** | **$ -** | **$ (8,500)** | **$ 1,102** |

# AMENDED FINAL BUDGET

**WEST VILLAGES IMPROVEMENT DISTRICT**
**UNIT 1 DEBT SERVICE FUND**
**FISCAL YEAR 2025/2026**
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| Interest Income | 0 | **59,225** | 59,225 |
| Debt Collections | 2,375,894 | **2,482,420** | 2,482,420 |
| **Total Revenues** | **$ 2,375,894** | **$ 2,541,645** | **$ 2,541,645** |
| **EXPENDITURES** | | | |
| Principal Payments | 1,355,000 | **1,345,000** | 1,345,000 |
| Interest Payments | 1,020,894 | **1,040,563** | 1,040,563 |
| Miscellaneous | 0 | **0** | 0 |
| **Total Expenditures** | **$ 2,375,894** | **$ 2,385,563** | **$ 2,385,563** |
| **Excess/Shortfall** | **$ -** | **$ 156,082** | **$ 156,082** |

| | |
|---|---|
| FUND BALANCE AS OF 9/30/25 | $1,187,922 |
| FY 2025/2026 ACTIVITY | $156,082 |
| FUND BALANCE AS OF 9/30/26 | $1,344,004 |

Notes

Reserve Fund Balances = $500,000*. Revenue Fund Balance = $844,004.*.

Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment

* Approximate Amounts

Revenue Fund Balance Is As Of 9/30/26.

**Series 2017 Bond Refunding Information**

| | | | |
|---|---|---|---|
| Original Par Amount = | $32,165,000 | Annual Principal Payment Due = | |
| Interest Rate = | 3.5% - 4.625% | May 1st | |
| Issue Date = | August 2017 | Annual Interest Payments Due = | |
| Maturity Date = | May 2038 | May 1st & November 1st | |
| Par Amount As Of 9/30/26 = | $21,740,000 | | |

# AMENDED FINAL BUDGET
**WEST VILLAGES IMPROVEMENT DISTRICT**
**UNIT 2 DEBT SERVICE FUND**
**FISCAL YEAR 2025/2026**
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| Interest Income | 0 | **49,464** | 49,464 |
| Debt Collections (2019A-1) | 1,351,822 | **1,412,446** | 1,412,446 |
| Debt Collections (2019A-2) | 1,188,107 | **11,150,597** | 11,150,597 |
| Prepaid Debt Collections (2019A-1) | 0 | **13,249** | 13,249 |
| **Total Revenues** | **$ 2,539,928** | **$ 12,625,757** | **$ 12,625,757** |
| **EXPENDITURES** | | | |
| Principal Payments (2019A-1) | 720,000 | **730,000** | 730,000 |
| Principal Payments (2019A-2) | 650,000 | **6,498,000** | 6,498,000 |
| Interest Payments (2019A-1) | 603,750 | **624,450** | 624,450 |
| Interest Payments (2019A-2) | 537,050 | **4,631,314** | 4,631,314 |
| Miscellaneous - Bond Redemption (2019A-1) | 28,072 | **0** | 0 |
| Miscellaneous - Bond Redemption (2019A-2) | 1,057 | **0** | 0 |
| **Total Expenditures** | **$ 2,539,928** | **$ 12,483,764** | **$ 12,483,764** |
| **Excess/Shortfall** | **$ -** | **$ 141,994** | **$ 141,994** |

| | |
|---|---|
| FUND BALANCE AS OF 9/30/25 | $642,211 |
| FY 2025/2026 ACTIVITY | $141,994 |
| FUND BALANCE AS OF 9/30/26 | $784,205 |

Notes

West Villages Unit 2 Series 2005 Bonds Were Bifurcated Into
(2019A-1) And (2019A-2) Bonds.
Reserve Account Balances = $201,000* Revenue Account Balances = $583,205*
Revenue Account Balances To Be Used To Make 11/1/2026 2019A-1 Interest Payment

* Approximate Amounts

**Series 2019A-1 Bond Information**

| | | |
|---|---|---|
| Original Par Amount = | $15,190,000 | Annual Principal Payment Due = |
| Interest Rate = | 5.75% | May 1st |
| Issue Date = | October 2019 | Annual Interest Payments Due = |
| Maturity Date = | May 2036 | May 1st & November 1st |
| Par Amount As Of 9/30/26 = | $10,130,000 | |

**Series 2019A-2 Bond Information**

| | | |
|---|---|---|
| Original Par Amount = | $12,830,000 | Annual Principal Payment Due = |
| Interest Rate = | 5.75% | May 1st |
| Issue Date = | October 2019 | Annual Interest Payments Due = |
| Maturity Date = | May 2036 | May 1st & November 1st |
| Par Amount As Of 9/30/26 = | $6,060,000 | |

# AMENDED FINAL BUDGET
**WEST VILLAGES IMPROVEMENT DISTRICT**
**UNIT 3 DEBT SERVICE FUND**
**FISCAL YEAR 2025/2026**
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| Interest Income | 0 | **28,967** | 28,967 |
| Debt Collections | 1,267,269 | **1,324,101** | 1,324,101 |
| Payment By Developer | 0 | **0** | 0 |
| Prepaid Debt Collections | 0 | **28,351** | 28,351 |
| **Total Revenues** | **$ 1,267,269** | **$ 1,381,419** | **$ 1,381,419** |
| **EXPENDITURES** | | | |
| Principal Payments | 725,000 | **740,000** | 740,000 |
| Interest Payments | 521,110 | **535,248** | 535,248 |
| Miscellaneous / Extra Redemption | 21,159 | **0** | 0 |
| **Total Expenditures** | **$ 1,267,269** | **$ 1,275,248** | **$ 1,275,248** |
| **Excess/Shortfall** | **$ -** | **$ 106,172** | **$ 106,172** |

| | |
|---|---|
| FUND BALANCE AS OF 9/30/25 | $558,384 |
| FY 2025/2026 ACTIVITY | $106,172 |
| FUND BALANCE AS OF 9/30/26 | $664,556 |

Notes

Reserve Fund Balance = $100,000*. Revenue Fund Balance = $533,632*.

Prepayment Account Balance = $30,924*.

Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment

* Approximate Amounts

**Series 2017 Bond Refunding Information**

| | | |
|---|---|---|
| Original Par Amount = | $16,550,000 | Annual Principal Payment Due = |
| Interest Rate = | 3.5% - 5% | May 1st |
| Issue Date = | August 2017 | Annual Interest Payments Due = |
| Maturity Date = | May 2037 | May 1st & November 1st |
| Par Amount As Of 9/30/26 = | $10,605,000 | |

# AMENDED FINAL BUDGET
**WEST VILLAGES IMPROVEMENT DISTRICT**
**UNIT 4 DEBT SERVICE FUND**
**FISCAL YEAR 2025/2026**
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| Interest Income | 0 | **44,984** | 44,984 |
| Debt Collections | 837,666 | **863,353** | 863,353 |
| Payment By Developer | 0 | **0** | 0 |
| Prepaid Debt Collections | 0 | **0** | 0 |
| **Total Revenues** | **$ 837,666** | **$ 908,337** | **$ 908,337** |
| **EXPENDITURES** | | | |
| Principal Payments | 310,000 | **295,000** | 295,000 |
| Interest Payments | 525,338 | **531,606** | 531,606 |
| Miscellaneous | 2,329 | **0** | 0 |
| **Total Expenditures** | **$ 837,666** | **$ 826,606** | **$ 826,606** |
| **Excess/Shortfall** | **$ -** | **$ 81,731** | **$ 81,731** |

| | |
|---|---|
| FUND BALANCE AS OF 9/30/25 | $1,263,167 |
| FY 2025/2026 ACTIVITY | $81,731 |
| FUND BALANCE AS OF 9/30/26 | $1,344,898 |

Notes

Reserve Fund Balance = $586,014*. Revenue Fund Balance = $754,931*.

Prepayment Account Fund Balance = $3,953*.

Revenue Fund Balance To Be Used To Make 11/1/2026 Principal & Interest Payment

* Approximate Amounts - Revenue Account Balance Is As of 9/30/26.

**Series 2016 Bond Information**

| | | | |
|---|---|---|---|
| Original Par Amount = | $13,090,000 | Annual Principal Payment Due = | |
| Interest Rate = | 3.375% - 5% | November 1st | |
| Issue Date = | November 2016 | Annual Interest Payments Due = | |
| Maturity Date = | November 2046 | May 1st & November 1st | |
| Par Amount As Of 9/30/26 = | $11,050,000 | | |

# AMENDED FINAL BUDGET
**WEST VILLAGES IMPROVEMENT DISTRICT**
**BASEBALL STADIUM DEBT SERVICE FUND**
**FISCAL YEAR 2025/2026**
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| Interest Income (Bonds) | 0 | **16,233** | 16,233 |
| Interest Income (Notes) | 0 | **218,577** | 218,577 |
| State Of Florida Pledged Revenues (Bonds) | 1,000,000 | **999,996** | 999,996 |
| Payment By Atlanta Braves (Notes) | 2,625,720 | **2,588,596** | 2,588,596 |
| **Total Revenues** | **$ 3,625,720** | **$ 3,823,402** | **$ 3,823,402** |
| **EXPENDITURES** | | | |
| Principal Payments (Bonds) | 630,000 | **630,000** | 630,000 |
| Interest Payments (Bonds) | 366,634 | **366,634** | 366,634 |
| Principal Payments (Notes) | 1,667,979 | **1,667,978** | 1,667,978 |
| Interest Payments (Notes) | 920,617 | **920,617** | 920,617 |
| Other/Extra Redemption | 40,490 | **0** | 0 |
| **Total Expenditures** | **$ 3,625,720** | **$ 3,585,230** | **$ 3,585,230** |
| **Excess/Shortfall** | **$ -** | **$ 238,172** | **$ 238,172** |

| | Bonds | Notes |
|---|---|---|
| FUND BALANCE AS OF 9/30/25 | $344,475 | $6,159,025 |
| FY 2025/2026 ACTIVITY | $ 19,595 | $218,577 |
| FUND BALANCE AS OF 9/30/26 | $364,070 | $6,377,603 |

Notes

Bond Reserve Fund Balance = $84,885*. Bond Revenue Fund Balance = $279,185*.
Bond Service Fund Balance And October 2025 Through January 2026 State Of Florida
Pledged Revenues To Be Used To Make 2/1/2025 Principal & Interest Payment

Note Reserve Fund Balance = $4,943,489*. Note Revenue Fund Balance = $1,434,113*.
Revenue Fund Balance To Be Used To Make 12/30/2026 Principal & Interest Payment

* Approximate Amounts

**Series 2017A Bond Information**

| | | |
|---|---|---|
| Original Par Amount = | $13,955,000 | Annual Principal Payment Due = |
| Interest Rate = | 3.72% | February 1st & August 1st |
| Issue Date = | December 2017 | Annual Interest Payments Due = |
| Maturity Date = | February 2038 | February 1st & August 1st |
| Par Amount As Of 9/30/26 = | $9,210,000 | |

**Series 2017B Notes Information**

| | | |
|---|---|---|
| Original Par Amount = | $27,500,000 | Annual Principal Payment Due = |
| Interest Rate = | 5.39% | June 30th & December 30th |
| Issue Date = | December 2017 | Annual Interest Payments Due = |
| Maturity Date = | December 2033 | June 30th & December 30th |
| Par Amount As Of 9/30/26 = | $15,791,931 | |

# AMENDED FINAL BUDGET
**WEST VILLAGES IMPROVEMENT DISTRICT**
**UNIT 7 DEBT SERVICE FUND (2019)**
**FISCAL YEAR 2025/2026**
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| Interest Income (Master) | 0 | **95,282** | 95,282 |
| Interest Income (Village B) | 0 | **5,641** | 5,641 |
| Debt Collections (Master) | 1,971,924 | **2,322,709** | 2,322,709 |
| Debt Collections (Village B) | 86,602 | **90,487** | 90,487 |
| **Total Revenues** | **$ 2,058,526** | **$ 2,514,119** | **$ 2,514,119** |
| **EXPENDITURES** | | | |
| Principal Payments (Master) | 610,000 | **640,000** | 640,000 |
| Principal Payments (Village B) | 25,000 | **25,000** | 25,000 |
| Interest Payments (Master) | 1,361,650 | **1,374,000** | 1,374,000 |
| Interest Payments (Village B) | 57,931 | **58,463** | 58,463 |
| Other/Extra Redemption | 3,945 | **0** | 0 |
| **Total Expenditures** | **$ 2,058,526** | **$ 2,097,463** | **$ 2,097,463** |
| **Excess/Shortfall** | **$ -** | **$ 416,656** | **$ 416,656** |

| | Master | Village B |
|---|---|---|
| FUND BALANCE AS OF 9/30/25 | $2,140,079 | $141,856 |
| FY 2025/2026 ACTIVITY | $ 403,991 | $12,665 |
| FUND BALANCE AS OF 9/30/26 | $2,544,070 | $154,521 |

Notes

Master Reserve Fund Balances = $1,974,131*. Master Revenue Fund Balances = $565,590*. Master Prepayment Fund Balances = $4,348*.

Village B Reserve Fund Balances = $86,531*. Village B Revenue Fund Balances = $67,990*.

Revenue Fund Balances To Be Used To Make 11/1/2026 Interest Payments

* Approximate Amounts - Revenue Account Balance Is As of 9/30/26.

**Series 2019 Bond Information (Master)**

| | | |
|---|---|---|
| Original Par Amount = | $31,040,000 | Annual Principal Payment Due = |
| Interest Rate = | 4.00% - 5.00% | May 1st |
| Issue Date = | April 2019 | Annual Interest Payments Due = |
| Maturity Date = | May 2050 | May 1st & November 1st |
| Par Amount As Of 9/30/26 = | $27,695,000 | |

**Series 2019 Bond Information (Village B)**

| | | |
|---|---|---|
| Original Par Amount = | $1,320,000 | Annual Principal Payment Due = |
| Interest Rate = | 4.00% - 5.00% | May 1st |
| Issue Date = | April 2019 | Annual Interest Payments Due = |
| Maturity Date = | May 2050 | May 1st & November 1st |
| Par Amount As Of 9/30/26 = | $1,180,000 | |

**AMENDED FINAL BUDGET**
**WEST VILLAGES IMPROVEMENT DISTRICT**
**UNIT 7 DEBT SERVICE FUND (2021 & 2023)**
**FISCAL YEAR 2025/2026**
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| Interest Income (2021) | 0 | **14,702** | 14,702 |
| Interest Income (2023) | 0 | **12,797** | 12,797 |
| Interest Income (2025) | 0 | **951** | 951 |
| Debt Collections (2021) | 445,884 | **567,455** | 567,455 |
| Debt Collections (2023) | 353,728 | **444,473** | 444,473 |
| Debt Collections (2025) | 0 | **65,308** | 65,308 |
| Payment By Developer (2021) | 0 | **12,477** | 12,477 |
| Payment By Developer (2023) | 0 | **0** | 0 |
| Payment By Developer (2025) | 0 | **0** | 0 |
| Bond Proceeds / Cap I | 0 | **0** | 0 |
| **Total Revenues** | **$ 799,612** | **$ 1,118,164** | **$ 1,118,164** |
| **EXPENDITURES** | | | |
| Principal Payments (2021) | 175,000 | **185,000** | 185,000 |
| Principal Payments (2023) | 65,000 | **65,000** | 65,000 |
| Principal Payments (2025) | 0 | **18,000** | 18,000 |
| Interest Payments (2021) | 266,350 | **268,455** | 268,455 |
| Interest Payments (2023) | 287,269 | **288,975** | 288,975 |
| Interest Payments (2025) | 0 | **33,708** | 33,708 |
| Other/Extra Redemption | 5,994 | **0** | 0 |
| **Total Expenditures** | **$ 799,612** | **$ 859,138** | **$ 859,138** |
| **Excess/Shortfall** | **$ -** | **$ 259,026** | **$ 259,026** |

| | 2021 | 2023 | 2025 |
|---|---|---|---|
| FUND BALANCE AS OF 9/30/25 | $84,178 | $246,124 | $21,288 |
| FY 2025/2026 ACTIVITY | $141,180 | $103,295 | $14,551 |
| FUND BALANCE AS OF 9/30/26 | $225,358 | $349,419 | $35,838 |

Notes

2021 Reserve Fund Balance = $222,881*. 2021 Revenue Fund Balance = $169,400*.

2023 Reserve Fund Balance = $176,863*. 2023 Revenue Fund Balance = $172,556*.

2025 Reserve Fund Balance = $21,928*. 2025 Revenue Fund Balance = $13,910*.

Revenue Account Balance To Be Used To Make 11/1/2026 Interest Payment

* Approximate Amounts - Revenue Account Balance Is As of 9/30/26.

**Series 2021 Bond Information**

| | | |
|---|---|---|
| Original Par Amount = | $7,975,000 | Annual Principal Payment Due = |
| Interest Rate = | 2.50% - 4.00% | May 1st |
| Issue Date = | April 2021 | Annual Interest Payments Due = |
| Maturity Date = | May 2051 | May 1st & November 1st |
| Par Amount As Of 9/30/26 = | $7,120,000 | |

**Series 2023 Bond Information**

| | | |
|---|---|---|
| Original Par Amount = | $4,805,000 | Annual Principal Payment Due = |
| Interest Rate = | 5.250% - 6.250% | May 1st |
| Issue Date = | Sep-24 | Annual Interest Payments Due = |
| Maturity Date = | May 2054 | May 1st & November 1st |
| Par Amount As Of 9/30/26 = | $4,680,000 | |

**Series 2025 Bond Information**

| | | |
|---|---|---|
| Original Par Amount = | $1,258,000 | Annual Principal Payment Due = |
| Interest Rate = | 4.000% - 5.500% | May 1st |
| Issue Date = | Oct-25 | Annual Interest Payments Due = |
| Maturity Date = | May 2055 | May 1st & November 1st |
| Par Amount As Of 9/30/26 = | $1,240,000 | |

# AMENDED FINAL BUDGET
## WEST VILLAGES IMPROVEMENT DISTRICT
## UNIT 8 DEBT SERVICE FUND
## FISCAL YEAR 2025/2026
## OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| Interest Income (Master) | 0 | **18,855** | 18,855 |
| Debt Collections (Master) | 725,308 | **715,178** | 715,178 |
| Payment By Developer (Master) | 0 | **0** | 0 |
| Interest Income (Ser 2022) | 0 | **30,241** | 30,241 |
| Debt Collections (Ser 2022) | 1,152,264 | **1,193,293** | 1,193,293 |
| Payment By Developer (Ser 2022) | 0 | **0** | 0 |
| Bond Proceeds (Ser 2022 DSR) | 0 | **0** | 0 |
| **Total Revenues** | **$ 1,877,572** | **$ 1,957,567** | **$ 1,957,567** |
| **EXPENDITURES** | | | |
| Principal Payments (Master) | 290,000 | **290,000** | 290,000 |
| Interest Payments (Master) | 434,394 | **438,019** | 438,019 |
| Principal Payments (Ser 2022) | 265,000 | **265,000** | 265,000 |
| Interest Payments (Ser 2022) | 884,328 | **890,456** | 890,456 |
| Other/Extra Redemption | 3,850 | **0** | 0 |
| **Total Expenditures** | **$ 1,877,572** | **$ 1,883,475** | **$ 1,883,475** |
| **Excess/Shortfall** | **$ -** | **$ 74,092** | **$ 74,092** |

| | Master | Series 2022 |
|---|---|---|
| FUND BALANCE AS OF 9/30/25 | $393,557 | $623,291 |
| FY 2025/2026 ACTIVITY | $6,014 | $68,078 |
| FUND BALANCE AS OF 9/30/26 | $399,571 | $691,369 |

Notes

Master Reserve Fund Balance = $362,656*. Master Revenue Fund Balance = $36,915.*

Series 2022 Reserve Fund Balance = $576,134*. Series 2022 Revenue Fund Balance = $115,235.*

Revenue Account Balances To Be Used To Make 11/1/2026 Interest Payments

* Approximate Amounts - Revenue Account Balances Is As of 9/30/26.

**Series 2021 Bond Information**

| | | |
|---|---|---|
| Original Par Amount = | $13,000,000 | Annual Principal Payment Due = |
| Interest Rate = | 2.50% - 4.00% | May 1st |
| Issue Date = | April 2021 | Annual Interest Payments Due = |
| Maturity Date = | May 2051 | May 1st & November 1st |
| Par Amount As Of 9/30/26 = | $11,625,000 | |

**Series 2022 Bond Information**

| | | |
|---|---|---|
| Original Par Amount = | $17,000,000 | Annual Principal Payment Due = |
| Interest Rate = | 4.625% - 5.500% | May 1st |
| Issue Date = | December 2022 | Annual Interest Payments Due = |
| Maturity Date = | May 2053 | May 1st & November 1st |
| Par Amount As Of 9/30/26 = | $16,240,000 | |

# AMENDED FINAL BUDGET
## WEST VILLAGES IMPROVEMENT DISTRICT
## UNIT 9 DEBT SERVICE FUND
## FISCAL YEAR 2025/2026
## OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| Interest Income (Master) | 0 | **36,429** | 36,429 |
| Debt Collections (Master) | 1,165,466 | **1,269,388** | 1,269,388 |
| Payment By Developer (Master) | 0 | **0** | 0 |
| Other/Prepayment Revenue | 0 | **354,868** | 354,868 |
| **Total Revenues** | **$ 1,165,466** | **$ 1,660,685** | **$ 1,660,685** |
| **EXPENDITURES** | | | |
| Principal Payments (Master) | 270,000 | **270,000** | 270,000 |
| Interest Payments (Master) | 898,844 | **903,756** | 903,756 |
| Other/Extra Redemption | -3,378 | **0** | 0 |
| **Total Expenditures** | **$ 1,165,466** | **$ 1,173,756** | **$ 1,173,756** |
| **Excess/Shortfall** | **$ -** | **$ 486,929** | **$ 486,929** |

| | Master |
|---|---|
| FUND BALANCE AS OF 9/30/25 | $457,481 |
| FY 2025/2026 ACTIVITY | $486,929 |
| FUND BALANCE AS OF 9/30/26 | $944,409 |

Notes

Master Reserve Fund Balance = $584,577*. Master Revenue Fund Balance = $342,997.*

Revenue Account Balances To Be Used To Make 11/1/2026 Interest Payments

* Approximate Amounts - Revenue Account Balances Is As of 9/30/26.

**Series 2023 Bond Information**

| | | | |
|---|---|---|---|
| Original Par Amount = | $17,130,000 | Annual Principal Payment Due = | |
| Interest Rate = | 4.625% - 5.625% | May 1st | |
| Issue Date = | May-24 | Annual Interest Payments Due = | |
| Maturity Date = | May 2053 | May 1st & November 1st | |
| Par Amount As Of 9/30/26 = | $16,335,000 | | |

# AMENDED FINAL BUDGET
## WEST VILLAGES IMPROVEMENT DISTRICT
## UNIT 10 DEBT SERVICE FUND
## FISCAL YEAR 2025/2026
## OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| Interest Income (AA1) | 0 | **42,095** | 42,095 |
| Debt Collections (AA1) | 1,306,478 | **1,584,339** | 1,584,339 |
| Payment By Developer (AA1) | 0 | **0** | 0 |
| Interest Income (AA2) | 0 | **8,346** | 8,346 |
| Debt Collections (AA2) | 1,306,478 | **414,905** | 414,905 |
| Payment By Developer (AA2) | 0 | **0** | 0 |
| Bond Proceeds | 0 | **0** | 0 |
| **Total Revenues** | **$ 2,612,957** | **$ 2,049,684** | **$ 2,049,684** |
| **EXPENDITURES** | | | |
| Principal Payments (AA1) | 290,000 | **290,000** | 290,000 |
| Interest Payments (AA1) | 1,015,981 | **1,022,506** | 1,022,506 |
| Principal Payments (AA2) | 290,000 | **150,000** | 150,000 |
| Interest Payments (AA2) | 1,015,981 | **194,428** | 194,428 |
| Other/Extra Redemption | 497 | **0** | 0 |
| **Total Expenditures** | **$ 2,612,460** | **$ 1,656,934** | **$ 1,656,934** |
| **Excess/Shortfall** | **$ 497** | **$ 392,750** | **$ 392,750** |

| | AA1 | AA2 |
|---|---|---|
| FUND BALANCE AS OF 9/30/25 | $834,570 | $316,615 |
| FY 2025/2026 ACTIVITY | $313,927 | $78,823 |
| FUND BALANCE AS OF 9/30/26 | $1,148,497 | $395,438 |

Notes

AA1 Reserve Fund Balance = $657,784*. AA1 Revenue Fund Balance = $481,914.*AA1 Prepayment Fund Balance = $9,798.*

AA2 Reserve Fund Balance = $279,744*. AA2 Revenue Fund Balance = $78,823.*AA2 Prepayment Fund Balance = $36,871.*

Revenue Account Balances To Be Used To Make 11/1/2026 Interest Payments

* Approximate Amounts - Revenue Account Balances Is As of 9/30/26.

**Series 2024 Bond Information**

| | | |
|---|---|---|
| Original Par Amount = | $19,280,000 | Annual Principal Payment Due = |
| Interest Rate = | 4.500% - 5.625% | May 1st |
| Issue Date = | Mar-25 | Annual Interest Payments Due = |
| Maturity Date = | May 2054 | May 1st & November 1st |
| Par Amount As Of 9/30/26 = | $18,585,000 | |

**Series 2025 Bond Information**

| | | |
|---|---|---|
| Original Par Amount = | $8,360,000 | Annual Principal Payment Due = |
| Interest Rate = | 4.000% - 5.500% | May 1st |
| Issue Date = | Nov-25 | Annual Interest Payments Due = |
| Maturity Date = | May 2055 | May 1st & November 1st |
| Par Amount As Of 9/30/26 = | $8,210,000 | |

# AMENDED FINAL BUDGET
## WEST VILLAGES IMPROVEMENT DISTRICT
## UNIT 11 DEBT SERVICE FUND
## FISCAL YEAR 2025/2026
## OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| Interest Income (AA1) | 0 | **29,055** | 29,055 |
| Debt Collections (AA1) | 0 | **0** | 0 |
| Bond Prepayments (AA1) | 0 | **94,113** | 94,113 |
| Bond Proceeds / Cap I | 0 | **372,608** | 372,608 |
| **Total Revenues** | **$ -** | **$ 495,776** | **$ 495,776** |
| **EXPENDITURES** | | | |
| Principal Payments (AA1) | 0 | **0** | 0 |
| Interest Payments (AA1) | 0 | **372,608** | 372,608 |
| Other/Extra Redemption | 0 | **0** | 0 |
| **Total Expenditures** | **$ -** | **$ 372,608** | **$ 372,608** |
| **Excess/Shortfall** | **$ -** | **$ 123,169** | **$ 123,169** |

| | Master |
|---|---|
| FUND BALANCE AS OF 9/30/25 | $791,699 |
| FY 2025/2026 ACTIVITY | $123,169 |
| FUND BALANCE AS OF 9/30/26 | $914,868 |

Notes

AA1 Reserve Fund Balance = $822,938*. AA1 Revenue Fund Balance = $23,034.* AA1 Prepayment Fund Balance = $91,930.

Revenue Account Balances To Be Used To Make 11/1/2026 Interest Payments

* Approximate Amounts - Revenue Account Balances Is As of 9/30/26.

**Series 2025 Bond Information**

| | | | |
|---|---|---|---|
| Original Par Amount = | $17,325,000 | Annual Principal Payment Due = | |
| Interest Rate = | 4.75% | May 1st | |
| Issue Date = | Nov-25 | Annual Interest Payments Due = | |
| Maturity Date = | May 2032 | May 1st & November 1st | |
| Par Amount As Of 9/30/26 = | $17,325,000 | | |

# AMENDED FINAL BUDGET
## WEST VILLAGES IMPROVEMENT DISTRICT
## UNIT 12 DEBT SERVICE FUND
## FISCAL YEAR 2025/2026
## OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| Interest Income (AA1) | 0 | **14,950** | 14,950 |
| Debt Collections (AA1) | 712,850 | **739,907** | 739,907 |
| Bond Prepayments (AA1) | 0 | **0** | 0 |
| Interest Income (AA2) | 0 | **2,592** | 2,592 |
| Debt Collections (AA2) | 712,850 | **2,784** | 2,784 |
| Bond Prepayments (AA2) | 0 | **0** | 0 |
| Bond Proceeds | 0 | **0** | 0 |
| **Total Revenues** | **$ 1,425,700** | **$ 760,234** | **$ 760,234** |
| **EXPENDITURES** | | | |
| Principal Payments (AA1) | 135,000 | **135,000** | 135,000 |
| Interest Payments (AA1) | 574,588 | **592,412** | 592,412 |
| Principal Payments (AA2) | 135,000 | **0** | 0 |
| Interest Payments (AA2) | 574,588 | **0** | 0 |
| Other/Extra Redemption | 3,263 | **0** | 0 |
| **Total Expenditures** | **$ 1,422,438** | **$ 727,412** | **$ 727,412** |
| **Excess/Shortfall** | **$ 3,263** | **$ 32,822** | **$ 32,822** |

| | AA1 | AA2 |
|---|---|---|
| FUND BALANCE AS OF 9/30/25 | $447,754 | $255,115 |
| FY 2025/2026 ACTIVITY | $27,446 | $5,376 |
| FUND BALANCE AS OF 9/30/26 | $475,200 | $260,491 |

Notes

AA1 Reserve Fund Balance = $356,425*. AA1 Revenue Fund Balance = $118,775.*

AA2 Reserve Fund Balance = $255,115*. AA2 Revenue Fund Balance = $5,376.*

Revenue Account Balances To Be Used To Make 11/1/2026 Interest Payments

* Approximate Amounts - Revenue Account Balances Is As of 9/30/26.

**Series 2025 Bond Information**

| | | |
|---|---|---|
| Original Par Amount = | $10,045,000 | Annual Principal Payment Due = |
| Interest Rate = | 5.000% - 6.000% | May 1st |
| Issue Date = | Apr-25 | Annual Interest Payments Due = |
| Maturity Date = | May 2055 | May 1st & November 1st |
| Par Amount As Of 9/30/26 = | $9,910,000 | |

**Series 2026 Bond Information**

| | | |
|---|---|---|
| Original Par Amount = | $7,510,000 | Annual Principal Payment Due = |
| Interest Rate = | 4.000% - 5.650% | May 1st |
| Issue Date = | May-26 | Annual Interest Payments Due = |
| Maturity Date = | May 2056 | May 1st & November 1st |
| Par Amount As Of 9/30/26 = | $7,510,000 | |

# AMENDED FINAL BUDGET
## WEST VILLAGES IMPROVEMENT DISTRICT
## UNIT 13 DEBT SERVICE FUND
## FISCAL YEAR 2025/2026
## OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| **REVENUES** | | | |
| Interest Income (AA1) | 0 | **1,273** | 1,273 |
| Debt Collections (AA1) | 0 | **107,854** | 107,854 |
| Bond Prepayments (AA1) | 0 | **0** | 0 |
| Bond Proceeds | 0 | **0** | 0 |
| **Total Revenues** | **$ -** | **$ 109,127** | **$ 109,127** |
| **EXPENDITURES** | | | |
| Principal Payments (AA1) | 0 | **45,000** | 45,000 |
| Interest Payments (AA1) | 0 | **40,948** | 40,948 |
| Other/Extra Redemption | 0 | **0** | 0 |
| **Total Expenditures** | **$ -** | **$ 85,948** | **$ 85,948** |
| **Excess/Shortfall** | **$ -** | **$ 23,179** | **$ 23,179** |

| | AA1 |
|---|---|
| FUND BALANCE AS OF 9/30/25 | $35,356 |
| FY 2025/2026 ACTIVITY | $23,179 |
| FUND BALANCE AS OF 9/30/26 | $58,534 |

Notes

AA1 Reserve Fund Balance = $36,258*. AA1 Revenue Fund Balance = $22,276.*

Revenue Account Balances To Be Used To Make 11/1/2026 Interest Payments

* Approximate Amounts - Revenue Account Balances Is As of 9/30/26.

**Series 2025 Bond Information**

| | | |
|---|---|---|
| Original Par Amount = | $2,145,000 | Annual Principal Payment Due = |
| Interest Rate = | 4.000% - 5.500% | May 1st |
| Issue Date = | Dec-25 | Annual Interest Payments Due = |
| Maturity Date = | May 2055 | May 1st & November 1st |
| Par Amount As Of 9/30/26 = | $2,100,000 | |

# West Villages Master Irrigation Utility

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

# AMENDED FINAL BUDGET
**WEST VILLAGES MASTER IRRIGATION UTILITY**
**FISCAL YEAR 2025/2026**
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

| REVENUES | FISCAL YEAR 2025/2026 ANNUAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | FISCAL YEAR 2025/2026 ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| Well Availability Charge | 465,000 | **435,190** | 435,190 |
| Base Charge | 265,000 | **259,861** | 259,861 |
| Water Usage | 1,260,000 | **1,044,718** | 1,044,718 |
| Late Fee | 0 | **15,919** | 15,919 |
| Developer Contribution - New Infrastructure | 535,000 | **154,568** | 154,568 |
| Developer Contribution - Operating | 500,000 | **100,000** | 100,000 |
| New Infrastructure - Other | 0 | **459,375** | 459,375 |
| Interest / Other Income | 241,500 | **330,470** | 330,470 |
| Special Assessment | 829,787 | **809,362** | 809,362 |
| **Total Budgeted Revenues** | **4,096,287** | **3,609,462** | **3,609,462** |
| | | | |
| ERC Wasterwater | 0 | **5,349,789** | 5,349,789 |
| **Total Revenues** | **$ 4,096,287** | **$ 8,959,251** | **$ 8,959,251** |
| | | | |
| **EXPENDITURES** | | | |
| Engineering | 150,000 | **250,000** | 198,962 |
| Professional Services | 150,000 | **200,000** | 141,400 |
| Engineering - Extraordinary | 25,000 | **5,000** | 0 |
| Management | 120,000 | **120,000** | 120,000 |
| Operations Administration | 240,000 | **240,000** | 240,000 |
| Legal | 10,000 | **15,000** | 12,036 |
| Legal - Extraordinary Cost (GP Lawsuit) | 750,000 | **70,000** | 58,541 |
| Audit | 5,000 | **5,000** | 3,315 |
| Miscellaneous | 25,000 | **5,000** | 566 |
| Misc - Extraordinary Cost (GP Lawsuit) | 30,000 | **30,000** | 28,847 |
| Utility System - Repairs & Maintenance | 475,000 | **250,000** | 198,829 |
| Electricity | 230,000 | **235,000** | 228,905 |
| Water (Purchase Reclaimed Water) | 125,000 | **155,000** | 148,979 |
| Fuel & Oil | 20,000 | **30,000** | 27,748 |
| Well Availability Payment | 465,000 | **700,000** | 654,494 |
| Base Charge Payment | 265,000 | **5,000** | 0 |
| Infrastructure Improvements | 900,000 | **1,300,000** | 704,387 |
| ERC Expenses | 0 | **550,000** | 497,066 |
| PIL Extraordinary Erosion | 35,000 | **5,000** | 0 |
| Insurance | 26,500 | **40,000** | 36,293 |
| **Total Expenditures** | **$ 4,046,500** | **$ 4,210,000** | **$ 3,300,367** |
| | | | |
| County Appraiser & Tax Collector Fee | $ (16,596) | **$ -** | **$ -** |
| Discounts for Early Payments | $ (33,191) | **$ -** | **$ -** |
| | | | |
| **Excess/ (Shortfall)** | **$ -** | **$ 4,749,251** | **$ 5,658,884** |
| | | | |

| | |
|---|---|
| ERC Account - 9/30/26 | **$ 4,896,985** |

**RESOLUTION 2026-23**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the West Villages Improvement District ("District") is a local unit of special purpose government created and existing pursuant to Chapter 2004-456, *Laws of Florida*, as amended; and

**WHEREAS,** effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, *Laws of Florida* ("HB 7013") and creating Section 189.0694, Florida Statutes; and

**WHEREAS,** pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

**WHEREAS,** the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the District's Board of Supervisors ("Board"); and

**WHEREAS,** the Board finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT:**

**SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The Board hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 12th day of November 2026.

| | |
|---|---|
| ATTEST: | **WEST VILLAGES IMPROVEMENT DISTRICT** |
| _____ | _____ |
| Secretary/Assistant Secretary | Chairperson, Board of Supervisors |

**Exhibit A**: Performance Measures/Standard and Annual Reporting

**Exhibit A**
**West Villages Improvement District**
**Performance Measures/Standards and Annual Reporting Form**

**October 1, 2026- September 30, 2027**

**Program/Activity:** District Administration

**Goal:** Remain compliant with Florida Law for all district meetings

**Objectives:**

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

**Performance Measures:**

- All Meetings publicly noticed as required ☐yes ☐no
- Meeting minutes and post-meeting action completed ☐yes ☐no
- District records retained as required by law ☐yes ☐no

**Program/Activity:** District Finance
**Goal:** Remain Compliant with Florida Law for all district financing activities
**Objectives:**

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Process all District bond related financing activities
- Support District annual financial audit activities

**Performance Measures:**

- District adopted fiscal year budget ☐yes ☐no
- District amended budget at end of fiscal year ☐yes ☐no
- District accounts receivable/payable processed for the year ☐yes ☐no
- Bond requisitions/reporting/continuing disclosures processed ☐yes ☐no
- "Findings" for annual financial audit ☐yes ☐no
    - If "yes" explain;

**Program/Activity:** District Operations
**Goal:** Insure, Operate and Maintain District owned Infrastructure & assets
**Objectives:**

- Annual renewal of District insurance policy(s) ☐yes ☐no
- Contracted Services for District operations in effect ☐yes ☐no
- Capital Replacement Plan in effect ☐yes ☐no
- Compliance with all required permits ☐yes ☐no

**Performance Measures:**

- District insurance renewed and in force ☐yes ☐no
- Contracted Services in force for all District operations ☐yes ☐no
- Capital Replacement Plan in place ☐yes ☐no
- Permits in compliance ☐yes ☐no

# USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

Laura Archer
West Villages Improv Dist/Ll
2501 Burns RD
STE A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Herald-Tribune, published in Sarasota County, Florida; with circulation in Sarasota, Manatee and Charlotte Counties; that the attached copy of advertisement, being a , was published on the publicly accessible website of Sarasota, Manatee and Charlotte Counties, Florida, or in a newspaper by print in the issues of, on:

SAR Herald-Tribune 10/23/2026, 10/30/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/30/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

| | | | |
|---|---|---|---|
| Publication Cost: | $961.00 | | |
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THIS IS NOT AN INVOICE!

*Please do not use this form for payment remittance.*

VICKY FELTY
Notary Public
State of Wisconsin

**WEST VILLAGES IMPROVEMENT DISTRICT**

**NOTICE OF FILING REVISED ASSESSMENT REPORT OF BENEFITS FOR UNIT OF DEVELOPMENT NO. 1**
**NOTICE OF PUBLIC HEARING ON THE CONSIDERATION OF REVISED PLAN OF IMPROVEMENTS FOR UNIT OF DEVELOPMENT NO. 1**
**NOTICE OF PUBLIC HEARING FOR THE CONSIDERATION OF REVISED ASSESSMENT REPORT OF BENEFITS FOR UNIT OF DEVELOPMENT NO. 1**

To the owners and all persons interested in the lands corporate, and other property in and adjacent to Unit of Development No. 1 (**"Unit No. 1"**) within the West Villages Improvement District (the **"District"**):

The District previously adopted Resolution 2004-13 establishing Unit No. 1 relative to approximately 8,194 acres within the District, which was subsequently amended to add an additional 806.58 acres to such unit.

The District has recently entered into that certain *Agreement Regarding the Inclusion of Certain Real Property in Unit of Development No. 1*, dated June 12, 2026 with Winchester Florida Ranch, LLLP (the **"Boundary Amendment Agreement"**) approving the inclusion of approximately 1,256.38 additional acres to the geographical boundary of Unit No. 1 (hereinafter, the **"Boundary Amendment Property"**).

The District previously issued its West Villages Improvement District Special Assessment Revenue Refunding Bonds, Series 2017 (Unit of Development No. 1), in the aggregate principal amount of $32,165,000 (the **"Series 2017 Bonds"**), to finance the design, construction, and/or acquisition of certain master public infrastructure improvements and facilities within Unit No. 1 relating to the District's **"Series 2007 Project"** and **"Series 2017 Project"** (collectively, the **"Unit No. 1 Project"**).

The scope of the Unit No. 1 Project is described in more detail in that certain i) *Amended Unit of Development No. 1 Plan of Improvements*, dated November 20, 2015 as amended by the *Amendment to Amended Unit of Development No. 1 Plan of Improvements*, dated July 14, 2022 and the Second Amendment to *Amended Unit of Development No. 1 Plan of Improvements*, dated March 7, 2025 relative to the Series 2007 Project, and ii) *Plan of Improvements for 2017 Refinancing*, dated June 29, 2017 as amended by the *Amendment to Plan of Improvements for 2017 Refinancing*, dated July 14, 2022 and the *Second Amendment to Plan of Improvements for 2017 Refinancing*, dated March 7, 2025 relative to the Series 2017 Project (collectively, the **"Current Plan of Improvements"**).

The District has levied and imposed special assessments (the **"Series 2017 Debt Assessments"**) on all developable benefitted land within Unit No. 1, as the boundary has been amended from time to time, in order to secure the Series 2017 Bonds in accordance with that i) *Unit 1 Report of Engineer*, dated March 14, 2006 as amended by the *First Amendment*, dated April 25, 2006, the *Second Amendment to the Unit 1 Report of Engineer*, dated July 14, 2022 and the *Third Amendment to the Unit 1 Report of Engineer*, dated March 7, 2025 relative to the Series 2007 Project, and ii) *Amended and Restated Assessment Methodology Report of Benefits for 2017 Refinancing*, dated March 7, 2025 relative to the Series 2017 Project (collectively, the **"Current Assessment Report of Benefits"**).

As a result of the boundary amendment, the District now has a need to levy and impose the Series 2017 Debt Assessments on the Boundary Amendment Property in proportion to the property's benefit from the Unit No. 1 Project and to reallocate the Series 2017 Debt Assessments on the existing lands within Unit No. 1.

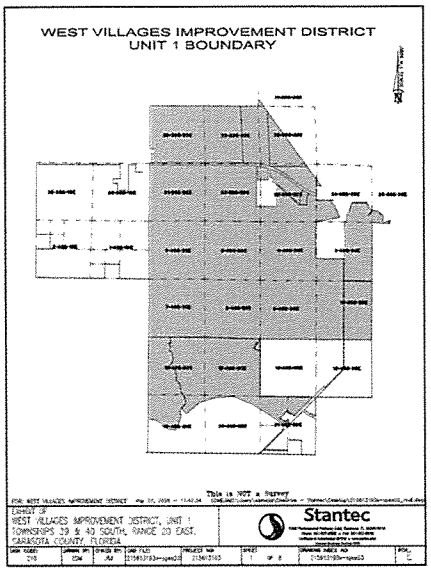
In furtherance thereof, the District has adopted Resolution Nos. 2026-10 and 2026-16, approving the consideration of the District's approval of the proposed **"Revised Plan of Improvements"** for Unit No. 1 which is as described in that certain i) *Third Amendment to Amended Unit of Development No. 1 Plan of Improvements*, dated June 12, 2026 relative to the Series 2007 Project, and the ii) *Third Amendment to the 2017 Plan of Improvements*, dated June 12, 2026 relative to the Series 2017 Project. The Revised Plan of Improvements was filed with the District Secretary on June 12, 2026.

The District has also prepared its proposed **"Revised Assessment Report of Benefits"** for Unit No. 1 which is as described in that certain i) *Fourth Amendment to the Unit 1 Report of Engineer*, dated June 12, 2026 relative to the Series 2007 Project, and ii) *Amended and Restated Assessment Methodology Report of Benefits (Series 2017 Project)*, dated June 12, 2026 relative to the Series 2017 Project.

The Revised Assessment Report of Benefits set forth the allocation of benefits within Unit No. 1 based on the number of portions of land of a half-acre or less. The Assessment Report of Benefits was filed with the District Secretary on August 13, 2026.

You may examine the Revised Assessment Report of Benefits at 10555 Sweet Pea Street, Venice, Florida 34293, (941) 244-2703, wcrosley@sdsinc.org, and file written objections with the Secretary of the District to all, or any part thereof, on or before the public hearing. Final public hearings to consider approval of the proposed Revised Plan of Improvements and the proposed Revised Assessment Report of Benefits shall be held on November 12, 2026 at 1:00 P.M. at the Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286.

**West Villages Improvement District**
**City of North Port and Sarasota County, Florida**




**WEST VILLAGES IMPROVEMENT DISTRICT**

**www.westvillagesid.org**



**PUBLISH: SARASOTA HERALD TRIBUNE on 10/23/26 & 10/30/26**

5351437103

**RESOLUTION 2026-24**

**[UNIT NO. 1 2026 BOUNDARY AMENDMENT]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT ADOPTING THE REVISED PLAN OF IMPROVEMENTS FOR UNIT OF DEVELOPMENT NO. 1 RELATIVE TO THE AMENDMENT OF THE BOUNDARY OF SUCH UNIT; ADOPTING THE REVISED ASSESSMENT REPORT OF BENEFITS RELATIVE TO THE AMENDMENT OF THE BOUNDARY OF SUCH UNIT; APPROVING THE BENEFIT CALCULATION FOR THE DISTRICT'S SERIES 2017 BONDS; PROVIDING FOR THE REALLOCATION OF SERIES 2017 DEBT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the West Villages Improvement District (the "**District**"), is a local unit of special-purpose government created and existing pursuant to Chapter 2004-456, *Laws of Florida*, as amended (the "**Act**"), and is situated in the City of North Port, Florida and unincorporated Sarasota County, Florida; and

**WHEREAS,** in accordance with Section 11 of the Act, the District previously adopted Resolution 2004-13 establishing Unit of Development No. 1 relative to approximately 8,194 acres within the District ("**Unit No. 1**") which was subsequently amended to add an additional 806.58 acres to such unit; and

**WHEREAS,** on August 3, 2006, the Circuit Court of the Twentieth Judicial Circuit of Florida, in and for Sarasota County, Florida, rendered its final judgment validating the District's proposed issuance of up to $44,905,000 aggregate principal amount of special assessment bonds, the proceeds of which bonds were to be applied to finance certain infrastructure improvements to be undertaken by the District within Unit No. 1; and

**WHEREAS,** on August 31, 2017, the District issued its West Villages Improvement District Special Assessment Revenue Refunding Bonds, Series 2017 (Unit of Development No. 1), in the aggregate principal amount of $32,165,000 (the "**Series 2017 Bonds**"), to finance the design, construction, and/or acquisition of certain master public infrastructure improvements and facilities within Unit No. 1 relating to the District's "**Series 2007 Project**" and "**Series 2017 Project**" (collectively, the "**Unit No. 1 Project**"); and

**WHEREAS,** the scope of the Unit No. 1 Project is described in more detail in that certain i) *Amended Unit of Development No. 1 Plan of Improvements,* dated November 20, 2015 as amended by the *Amendment to Amended Unit of Development No. 1 Plan of Improvements,* dated July 14, 2022 and the Second Amendment to *Amended Unit of Development No. 1 Plan of Improvements*, dated March 7, 2025 relative to the Series 2007 Project, and ii) *Plan of Improvements for 2017*

*Refinancing*, dated June 29, 2017 as amended by the *Amendment to Plan of Improvements for 2017 Refinancing*, dated July 14, 2022 and the *Second Amendment to Plan of Improvements for 2017 Refinancing*, dated March 7, 2025 relative to the Series 2017 Project (collectively, the "**Current Plan of Improvements**"); and

**WHEREAS,** the District has levied debt service special assessments (the "**Series 2017 Debt Assessments**") on all developable benefitted land within Unit No. 1, as the boundary has been amended from time to time, in order to secure the Series 2017 Bonds in accordance with that certain i) *Unit 1 Report of Engineer*, dated March 14, 2006 as amended by the *First Amendment*, dated April 25, 2006, the *Second Amendment to the Unit 1 Report of Engineer*, dated July 14, 2022 and the *Third Amendment to the Unit 1 Report of Engineer*, dated March 7, 2025 relative to the Series 2007 Project, and ii) *Amended and Restated Assessment Methodology Report of Benefits for 2017 Refinancing*, dated March 7, 2025 relative to the Series 2017 Project (collectively, the "**Current Assessment Report of Benefits**"); and

**WHEREAS,** the District has entered into that certain *Agreement Regarding the Inclusion of Certain Real Property in Unit of Development No. 1*, dated June 12, 2026 with Winchester Florida Ranch, LLLP (the "**Boundary Amendment Agreement**") approving the inclusion of approximately 1,256.38 additional acres to the geographical boundary of Unit No. 1 (hereinafter, the "**Boundary Amendment Property**"); and

**WHEREAS,** the District now has a need to levy and impose the Series 2017 Debt Assessments on the Boundary Amendment Property in proportion to the property's benefit from the Unit No. 1 Project and to reallocate the Series 2017 Debt Assessments on the existing lands within Unit No. 1; and

**WHEREAS,** the District has determined that it is in the best interest of the District and its residents and landowners to impose the Series 2017 Debt Assessments on the Boundary Amendment Property and to reallocate the Series 2017 Debt Assessments on the existing lands within Unit No. 1; and

**WHEREAS,** pursuant to the Boundary Amendment Agreement the owner of the Boundary Amendment Property has consented to the levy and imposition of the Series 2017 Debt Assessments on the Boundary Amendment Property; and

**WHEREAS,** in furtherance thereof, in order to update the Current Plan of Improvements relating to the Unit Amendment, the District prepared that certain i) *Third Amendment to Amended Unit of Development No. 1 Plan of Improvements,* dated June 12, 2026 relative to the Series 2007 Project, and ii) *Third Amendment to the 2017 Plan of Improvements*, dated June 12, 2026 relative to the Series 2017 Project (collectively, the "**Revised Plan of Improvements**"); and

**WHEREAS,** in order to properly allocate the costs of the Revised Plan of Improvements against all developable benefitted property now included within Unit No. 1, the District has also prepared that certain i) *Fourth Amendment to the Unit 1 Report of Engineer*, dated June 12, 2026 relative to the Series 2007 Project, and ii) *Amended and Restated Assessment Methodology Report*

*of Benefits (Series 2017 Project)*, dated June 12, 2026 relative to the Series 2017 Project (collectively, the "**Revised Assessment Report of Benefits**"); and

**WHEREAS,** on June 12, 2026, the Board of Supervisors of the District (the "**Board**"), adopted Resolution 2026-10 which, among other things, set a public hearing to receive written comments on the District's consideration of the adoption of the proposed Revised Plan of Improvements and filed the Revised Plan of Improvements with the District Secretary; and

**WHEREAS,** on August 13, 2026 the Board held a public hearing to receive written comments on the proposed Revised Plan of Improvements, and following discussion of comments, if any, received did thereafter, by Resolution 2026-16, confirmed its desire to proceed with the approval of the proposed Revised Plan of Improvements, filed the proposed Revised Assessment Report of Benefits with the District Secretary, and set a public hearing for final adoption of the Revised Plan of Improvements and the Revised Assessment Report of Benefits; and

**WHEREAS,** the public hearing set for September 10, 2026 pursuant to Resolution 2026-16 was reset to November 12, 2026; and

**WHEREAS**, all published and mailed notices required by the Act and Chapter 298, *Florida Statutes*, have been provided relative to the adoption of the Revised Plan of Improvements and the Revised Assessment Report of Benefits; and

**WHEREAS,** on November 12, 2026, after public hearing on the adoption of the Revised Plan of Improvements and the Revised Assessment Report of Benefits, the Board hereby desires to adopt such reports for immediate use and application.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT:**

**SECTION 1. INCORPORATION OF RECITALS.** All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

**SECTION 2. RATIFICATION OF RESETTING OF PUBLIC HEARING.** District staff's actions in resetting the public hearing originally set for September 10, 2026 pursuant to Resolution 2026-16 to November 12, 2026 is hereby ratified and confirmed.

**SECTION 3. ADOPTION OF REVISED PLAN OF IMPROVEMENTS AND REVISED ASSESSMENT REPORT OF BENEFITS.** The Board, following examination of the Revised Plan of Improvements and the Revised Assessment Report of Benefits, hereby finds that their adoption will be in the best interest of the lands within Unit No. 1, including the owners or residents of the real property located therein, including the Boundary Amendment Property. The Board hereby adopts the Revised Plan of Improvements attached hereto as **Composite Exhibit A** and the Revised Assessment Report of Benefits attached hereto as **Composite Exhibit B** for immediate use and application.

**SECTION 4. APPROVAL OF BENEFIT CALCULATION FOR THE DISTRICT'S SERIES 2017 BONDS.** The Board, following examination of the Revised Assessment Report of Benefits, finds that the estimated cost of construction and/or acquisition of the infrastructure improvements authorized in the Revised Plan of Improvements is less than the aggregate amount of benefits for the benefitted lands located within Unit No. 1 as set forth in more detail in the Revised Assessment Report of Benefits.

**SECTION 5. REALLOCATION OF SERIES 2017 DEBT ASSESSMENTS.**

**A.** Upon the adoption of this Resolution, Resolutions 2017-09, 2017-14, 2017-18, 2022-14, 2022-23, 2022-29, 2025-11, 2025-15, and 2025-22 which impose the Series 2017 Debt Assessments relative to the Series 2017 Bonds shall be supplemented by Resolutions 2026-10, 2026-16, and this Resolution (collectively, the "**Reallocated Debt Assessment Resolutions**").

**B.** Upon the adoption of this Resolution, the Series 2017 Debt Assessments securing the Series 2017 Bonds shall be reallocated in the manner set forth in the Reallocated Debt Assessment Resolutions and the Revised Assessment Report of Benefits adopted thereby.

**SECTION 6. SEVERABILITY.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**[Continued on Next Page]**

**PASSED AND ADOPTED,** this 12th day of November, 2026.

| | |
|---|---|
| **ATTEST:** | **WEST VILLAGES IMPROVEMENT DISTRICT** |
| _____ | _____ |
| **Secretary** | **Chairman/Vice-Chairman** |

**Composite Exhibit A:** Revised Plan of Improvements
**Composite Exhibit B:** Revised Assessment Report of Benefits

**Composite Exhibit A**

**Revised Plan of Improvements**

# West Villages Improvement District

## Unit of Development No. 1

## Third Amendment to Amended Unit No. 1 Plan of Improvements Engineer's Report dated November 20, 2015

June 12, 2026

Stantec

Prepared for:
West Villages Improvement District
2501 A Burns Rd
Palm Beach Gardens, FL 33410
Phone: 941.244.2703

Prepared by:
Stantec Consulting Services Inc.
777 S Harbour Island Blvd, Suite 600
Tampa, FL 33602
Phone: 813.242.9302

Submittal to: West Villages Improvement District

2501 A Burns Rd
Palm Beach Gardens, FL 33410
Phone: 941.244.2703

Project/File: 238202292

Stantec Consulting Services Inc.

# 1 Purpose and Scope

The purpose of this Third Amendment to the Amended Unit No. 1 Plan of Improvements Engineer's Report prepared by Stantec Consulting Services Inc. on November 20, 2015, as amended by the Amendment to Amended Unit 1 Plan of Improvements Engineer's Report, dated July 14, 2022 by Dewberry Engineers, as amended by Second Amendment to Amended Unit 1 Plan of Improvements Engineer's Report, dated March 7, 2025 by Dewberry Engineers is to revise and update the area and boundary. The new area will be 10,253.58 acres. An updated sketch and legal description for the revised Unit of Development No. 1 boundary is included in Appendix A1. There are no additional changes to the original Engineer's.



Giacomo Licari, P.E.

Florida Registration No. 72415

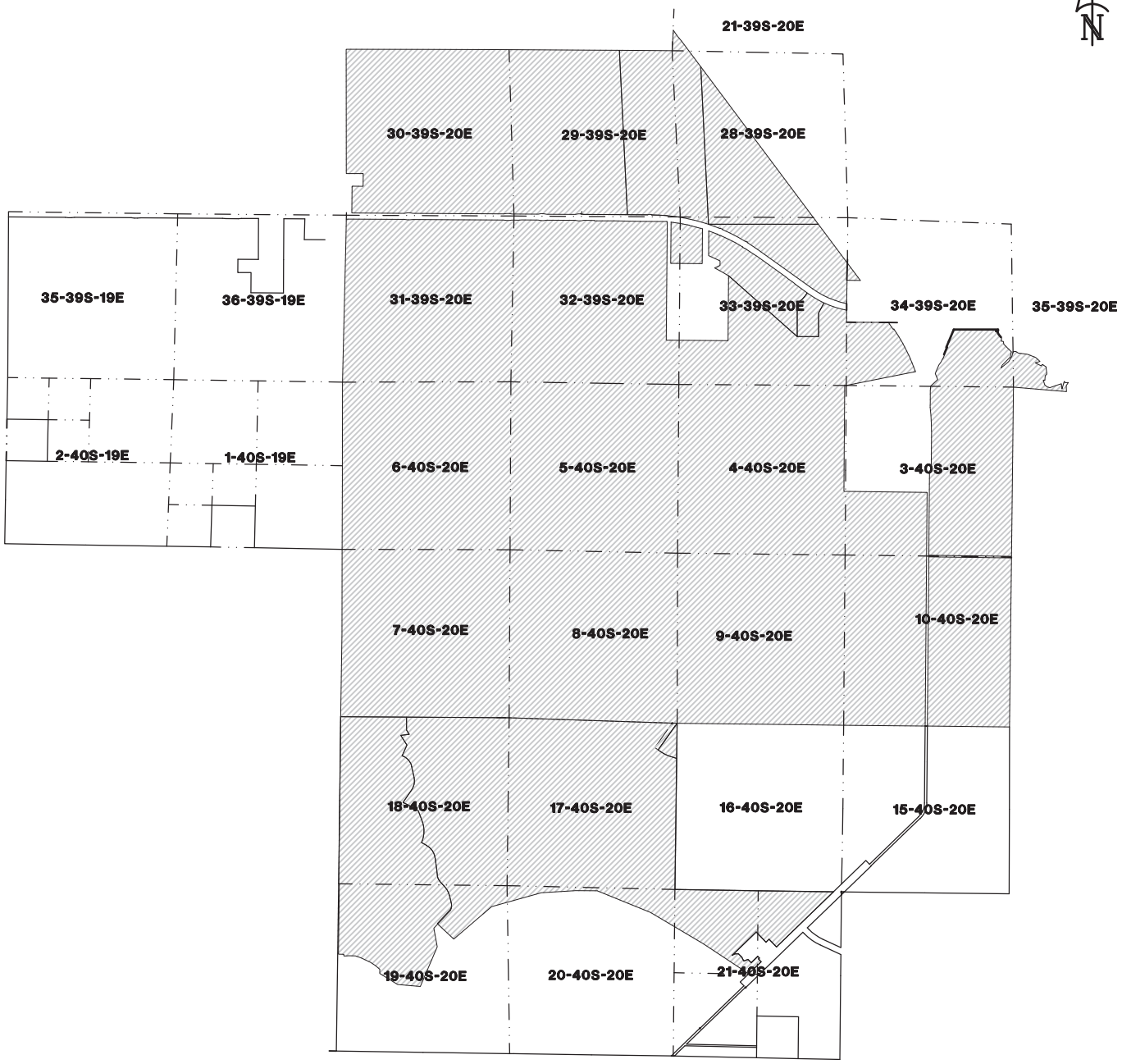
# Exhibits

# Appendix A - Exhibits

## A.1 Unit 1 – Sketch & Legal Description

# WEST VILLAGES IMPROVEMENT DISTRICT
# UNIT 1 BOUNDARY

SCALE: 1" = 5000'




This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT May 27, 2026 – 11:47:34 EDMEJIA|C:\Users\edmejia\OneDrive – Stantec\Desktop\215613193v–spex03_revE.dwg

EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA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DESCRIPTION: WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

PARCEL "A"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of the Southeast Quarter of Section 34, lying West of the Myakka River, South of the South line of lands described in Official Record Instrument No. 2000002794, Public Records of Sarasota County, Florida (River Road Office Park, Inc.), and easterly of the maintained right of way line of a paved road running from River Road to the South line of the Northeast Quarter of said Section 34, (Old River Road), less and except the following:

That portion described in Official Record Instrument No. 1999111833, Public Records of Sarasota County, Florida, (Right of Way for County Road #777).

All of Section 35 lying West of the Myakka River.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 3, lying easterly of the maintained right of way line of County Road No. 777 (South River Road), less and except the following:

That portion conveyed in Order of Taking recorded in Official Record Book 2679, Page2750–2754, of the Public Records of Sarasota County, Florida (County Road No 777);

All of Section 10, lying easterly of the maintained right of way line of County Road No. 777 (South River Road).

ALSO;

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 31, less and except the following:
Right–of–way of U. S. Highway # 41 (State Road # 45).

All of Section 32, less and except the following:
Right–of–way of U. S. Highway # 41 (State Road # 45);
A portion of lands described in Official Records Book 1571, Page 2172 of the Public Records of Sarasota County, Florida, further described as follows:

Commence at the southeast corner of Section 32; thence N.00°30'20"E. along the east line of said Section 32, a distance of 1,403.73 feet to the POINT OF BEGINNING; thence N.89°29'35"W., a distance of 410.09 feet; thence N.00°30'25"E., a distance of 3,763.88 feet to the point of curvature of a non–tangent curve to the right, having a radius of 5,603.58 feet and a central angle of 01°13'57"; thence Easterly along the arc of said curve, a distance of 120.55 feet, said curve having a chord bearing and distance of S.84°00'58"E., 120.54 feet, to the point of tangency of said curve; thence S.00°30'25"W., a distance of 1,315.78 feet; thence S.89°29'35"E., a distance of 290.03 feet to said east line of Section 32; thence S.00°30'20"W. along said east line, a distance of 2,436.60 feet to the POINT OF BEGINNING.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of Section 3, lying westerly of the maintained Right–of–way line of County Road #777 (South River Road), less and except the following:
That portion conveyed in Official Record Instrument No. 2000002794 of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.);

All of Section 4, Less and except the following:
That portion described in Official Record Instrument No. 2000002794, of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.).

All of Section 5.

All of Section 6.

All of Section 7.

All of Section 8.

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All of Section 9.

That portion of Section 10, lying westerly of the maintained right-of-way for County Road # 777 (South River Road)

ALSO;

PARCEL "C"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 29, less and except the following:

The Easterly 1670.80 feet thereof as measured perpendicular to the East line of said Section 29; Right-of-way for U.S. Highway #41 (State Road #45).

All of Section 30, less and except the following:
Right-of-way for U.S. Highway #41 (State Road #45);
That portion conveyed to Florida Power and Light Company consisting of approximately 4.66 acres in the SW1/4 as described in Official Record Book 1036, Page 802, Public Records of Sarasota County, Florida;
That portion lying West of lands described in Official Record Book 1036, Page 802, South of the westerly extension of the North line of said lands described in Official Records Book 1036, Page 802, and North of the northerly Right-of-way line of U.S. Highway #41.

ALSO;

PARCEL D-1

A Parcel of Land lying in Sections 21, 28, 29, 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.03°31'33"E., a distance of 648.44 feet to a point on the Southwesterly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502- 2902, Road Plat Book 2, Page 44; thence along said Southwesterly Right of Way Line of West River Road the following Five (5) courses and distances: (1) S.33°54'28"E., a distance of 130.46 feet; (2) thence S.36°46'13"E., a distance of 100.00 feet; (3) thence S.39°37'57"E., a distance of 200.25 feet; (4) thence S.36°46'13"E., a distance of 392.99 feet; (5) thence S.36°46'13"E., a distance of 625.17 feet to a point on the Easterly line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.02°48'38"E., along the Easterly Line of the Westerly 883.58 feet of said Section 29, and its southerly extension, a distance of 5003.37 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5791.58 feet, a central angle of 18°04'29", a chord bearing of N.80°36'08"W., and a chord length of 1819.46 feet; thence along the arc of said curve an arc length of 1827.03 feet to the end of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41 following four (4) courses and distances: (1) N.67°02'13"W., a distance of 40.90 feet; (2) thence N.89°30'05"W., a distance of 50.02 feet; (3) thence S.72°44'31"W., a distance of 52.35 feet; (4) thence N.89°38'31"W., a distance of 639.57 feet to a point on the Westerly Line of the Easterly 1670.80 feet of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.02°48'38"W., along the Westerly Line of the Easterly 1670.80 feet of said Section 29, a distance of 5223.69 feet to a point on the North Line of said Section 29, Township 39 South, Range 20 East; thence S.89°37'21"E., along said North Line of Section 29, a distance of 1673.39 feet to the POINT OF BEGINNING.

ALSO;

PARCEL D-3

A Parcel of Land lying in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°30'20"W., along the East Line of said Section 32, a distance of 200.54 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41 (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5603.58 feet, a central angle of 02°59'30", a chord bearing of N.81°54'15"W., and a chord length of 292.55 feet; thence along the arc of said curve and the Southerly Right of Way of said U.S. Highway No. 41, an arc length of 292.59 feet to the POINT OF BEGINNING, same being a point on the East Line of a 120 foot wide perpetual Non-Exclusive easement as recorded in Official Records Book 2785, Page 641, per Public Records of Sarasota County Florida; thence S.00°30'25"W., along the East Line of said 120 foot wide perpetual Non-Exclusive easement, a distance of 1315.78 feet to a point on the Northerly Line of Lands of Manatee Community College described in Official Records Book 1571, Page 2172, per Public Records of Sarasota County, Florida; thence S.89°29'35"E., along said Northerly Line of Manatee Community



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College a distance of 999.96 feet to a point on the West Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530 per Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the West Line of said 200 foot Wide Access Easement, a distance of 1109.46 feet to a point on said Southerly Right of Way of U.S. Highway No.41, same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 04°30'38", a chord bearing of N.75°11'44"W., and a chord length of 440.55 feet; thence along the arc of said curve and said Southerly Right of Way an arc length of 440.66 feet to the end of said curve; thence N.12°32'57"E., a distance of 6.00 feet to the point of curvature of a curve to the left having a radius of 5603.58 feet, a central angle of 05°56'57", a chord bearing of N.80°25'31"W., and a chord length of 581.58 feet; thence along the arc of said curve an arc length of 581.84 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "E"

A Parcel of Land lying in Sections 28 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of Section 28, Township 39 South, Range 20 East; thence S.89°44'12"E., along the South Line of said Section 28, a distance of 884.85 feet to the POINT OF BEGINNING, same being a point on the Easterly Line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet, a distance of 227.61 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010–2508; thence EAST, a distance of 3489.12 feet to a point on the Westerly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502–2902, Road Plat Book 2, Page 44; thence N.36°46'13"W., along said Westerly Right of Way Line of West River Road, a distance of 6238.56 feet; to a point on the Easterly Line of the Westerly 883.58 feet of Section 28; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet of Section 28, a distance of 4775.76 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F–1

A Parcel of Land lying in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows: COMMENCE at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 289.08 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41, (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010–2508, same being a point on a curve to the right having a radius of 3011.73 feet, a central angle of 24°58'49", a chord bearing of N.66°51'56"W., and a chord length of 1032.71 feet; thence along the arc of said curve and said Southerly Right of Way of U.S. No. 41, an arc length of 1313.08 feet to the point of tangency of said curve; thence N.54°22'31"W., along said Southerly Right of Way, a distance of 66.57 feet to the POINT OF BEGINNING, same being the Northwest corner of Lands described in Official Records Instrument #1998166153, per Public Records of Sarasota County, Florida; thence along the Westerly line of said Lands described in Official Records Instrument #1998166153 the following three (3) courses and distances: (1) S.35°37'26"W., a distance of 161.93 feet to the point of curvature of a curve to the right having a radius of 559.97 feet, a central angle of 29°49'56", a chord bearing of S.50°32'24"W., and a chord length of 288.28 feet; (2) thence along the arc of said curve an arc length of 291.56 feet to the end of said curve; (3) thence S.00°01'27"W., a distance of 1074.23 feet; thence N.48°24'50"W., leaving said Westerly Line, a distance of 2914.38 feet to the Northeast corner of Lands described as Manatee Community College per Official Records Book 1571, Page 2172, same being the point of curvature of a curve to the left having a radius of 4577.37 feet, a central angle of 06°20'23", a chord bearing of N.60°40'02"W., and a chord length of 506.22 feet; thence along the arc of said curve and Northerly Line of Lands described as Manatee Community College, an arc length of 506.48 feet to the end of said curve, same being the Southeast corner of lands described in Official Records Book 2389, Page 529, Public Records of Sarasota County, Florida; thence N.65°18'18"E., along the Easterly Line of said lands described in Official Records Book 2389, Page 529, a distance of 188.09 feet; thence continue N.00°00'19"W., along said Easterly Line, a distance of 144.96 feet to the Northeast corner of said Lands; thence N.65°21'46"W along the Northerly Line of said Lands, a distance of 400.68 feet to the Northwest corner of said Lands, same being a point on the Easterly Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530, Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the Easterly Line of said 200 foot wide Access Easement, a distance of 786.89 feet to the Southerly Right of Way of U.S. No. 41,(State Road No. 45), same being a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°08'33", a chord bearing of S.69°13'16"E., and a chord length of 306.97 feet; thence along the arc of said curve an arc length of 307.01 feet to the end of said curve; thence continue along said Southerly Right of Way Line the following fourteen (14) courses and distances: (1) S.22°19'13"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'15", a chord bearing of S.67°16'21"E., and a chord length of 73.55 feet; (2) thence along the arc of said curve an arc length of 73.55 feet to the end of said curve; (3) thence N.23°06'16"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 08°17'44", a chord bearing of S.62°44'52"E., and a chord length of 809.74 feet;(4) thence along the arc of said curve an arc length of 810.45 feet to the end of said curve; (5) thence S.31°08'57"W., a distance of 10.00 feet to a point on a curve to the right having a

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| 210 | EDM | JRJ | 215613193v–spex03 | 215613193 | 4 OF 8 | 215613193v–spex03 | E |

radius of 5587.58 feet, a central angle of 00°45'12", a chord bearing of S.58°13'22"E., and a chord length of 73.47 feet; (6) thence along the arc of said curve an arc length of 73.47 feet to the end of said curve; (7) thence N.32°24'25"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°28'13", a chord bearing of S.56°06'38"E., and a chord length of 338.98 feet; (8) thence along the arc of said curve an arc length of 339.03 feet to the end of said curve; (9) thence S.56°35'34"E.; a distance of 155.08 feet; (10) thence S.54°22'31"E., a distance of 1102.52 feet; (11) thence S.51°00'40"E., a distance of 101.66 feet; (12) thence S.54°20'43"E., a distance of 199.02 feet; (13) thence S.48°43'03"E., a distance of 100.71 feet; (14) thence S.54°22'31"E., a distance of 447.75 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-2

A Parcel of Land lying in Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 81.44 feet to a point on the Northerly Right of Way Line of U.S. Highway No.41,(State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 2807.73 feet, a central angle of 24°13'02", a chord bearing of N.66°29'02"W., and a chord length of 1177.92 feet; thence along the arc of said curve and said Northerly Right of Way Line of U.S. Highway No.41, an arc length of 1186.74 feet to the point of tangency of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41, the following Ten (10) courses and distances: (1) N.54°22'31"W., a distance of 2172.53 feet to the point of curvature of a curve to the left having a radius of 5791.58 feet, a central angle of 03°43'16", a chord bearing of N.56°14'10"W., and a chord length of 376.08 feet; (2) thence along the arc of said curve an arc length of 376.14 feet to the end of said curve; (3) thence N.31°53'06"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°30'09", a chord bearing of N.58°20'53"W., and a chord length of 50.95 feet; (4) thence along the arc of said curve an arc length of 50.95 feet to the end of said curve; (5) thence S.31°21'44"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 08°17'48", a chord bearing of N.62°44'51"W., and a chord length of 837.92 feet; (6) thence along the arc of said curve an arc length of 838.65 feet to the end of said curve; (7) thence N.23°06'15"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°45'12", a chord bearing of N.67°16'21"W., and a chord length of 76.37 feet; (8) thence along the arc of said curve an arc length of 76.37 feet to the end of said curve; (9) thence S.22°21'03"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 03°54'56", a chord bearing of N.69°36'26"W., and a chord length of 395.72 feet; (10) thence along the arc of said curve an arc length of 395.79 feet to the end of said curve; thence N.90°00'00"E., leaving said Northerly Right of Way Line of U.S. Highway No.41, a distance of 3489.12 feet to a point on the Southwesterly Right of Way Line of West River Road (County Road #777), per Florida Department of Transportation Right of Way Map, Section 17502-2902, Plat Book 2, Page 44; thence S.36°46'13"E., along the Southeasterly Right of Way Line of said River Road, a distance of 2225.56 feet; thence N.89°48'07"W., leaving said Southerly Right of Way Line, a distance of 421.78 feet to a point on the East Line of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°58'25"W., along the East Line of said Section 33, a distance of 659.46 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "H"

A portion of Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Section 32, Township 39 South, Range 20 East; thence N.00°30'20"E., along the East line of said Section 32, a distance of 1,403.73 feet to the south boundary line of lands described in Official Records Book 1571 at Page 2172, of the Public Records of Sarasota County, Florida; thence along said south boundary line and the east boundary line of said lands described in Official Records Book 1571, at Page 2172 the following two (2) courses: (1) S.89°29'35"E., a distance of 1550.12 feet; (2) thence N.00°30'25"E., a distance of 2062.70 feet to the Northeast corner of said lands; thence S.48°24'50"E., a distance of 2914.38 feet to the Southwest corner of lands described in Official Records Instrument 1998166154, of the Public Records Sarasota County, Florida; thence along the boundary of said lands described in Official Records Instrument 1998166154 the following three (3) courses: (1) S.89°58'33"E., a distance 676.50 feet; (2) thence N.00°01'27"E., a distance of 752.33 feet; (3) thence N.28°06'22"E., a distance of 362.06 feet to a point on the southerly right of way line of U.S. Highway No. 41, as per Florida Department of Transportation Right of Way Map, Section 17010-2508, said point being on a curve concave to the northeast and having a radius of 3011.73 feet, a central angle of 14°28'18", a chord bearing of S.72°07'12"E. and a chord distance of 758.67 feet; thence in an easterly direction, along the arc of said curve, an arc distance of 760.69 feet to a point on the West line of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°16'02"W., along the West line of said Section 34, and leaving said southerly right of way line, a distance of 379.82 feet; thence S.89°37'27"E., a distance of 1329.90 feet to a point on the westerly right of way line of County Road #777 (South River Road) as per Florida Department of Transportation Right of Way Map, Section 17550-2601; thence along said westerly right of way line, the following six (6) courses; (1) S.00°07'30"W., a distance of 5.48 feet; (2) thence S.89°23'52"E., a distance of 9.74 feet; (3) thence



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S.36°39'07"E., a distance of 64.18 feet to the point of curvature of a circular curve to the right, having a radius of 5599.32 feet, a central angle of 02°00'54", a chord bearing of S.35°38'40"E. and a chord distance of 196.90 feet; (4) thence southeasterly, along the arc of said curve, an arc distance of 196.91 feet to the end of said curve; (5) thence N.55°21'47"E., radial to the last described curve, a distance of 20.00 feet to a point on a curve concentric with the last described curve and having a radius of 5619.32 feet, a central angle of 15°31'30", a chord bearing of S.26°52'28"E. and a chord distance of 1517.98 feet; (6) thence in a southerly direction along the arc of said curve, an arc distance of 1522.64 feet to the Northeast corner of lands described in Official Records Instrument 2000002794, of the Public Records Sarasota County, Florida; thence S.78°41'04"W., along the northerly line of said lands described in Official Records Instrument 2000002794, a distance of 2240.20 feet to the Southeast corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.89°39'52"W., along the South line of said Section 33, a distance of 5318.90 feet to the POINT OF BEGINNING.

ALSO;

PARCEL ORI 2017060110 (aka DIOCESE PARCEL)

A portion of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the East Quarter comer of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida (DNR certified corner record #4526); thence S.00°14'28'W., along the East line of the Southeast Quarter of said Section 33, a distance of 289.02 feet to a point on the southerly right of way line of U.S. Highway No. 41 (State Road No. 45) (204 feet wide), same being a point on a curve to the right, having: a radius of 3011.73 feet, a central angle of 14°28'16", a chord bearing of N.72°08'43"W. and a chord length of 758.65 feet; thence along said southerly right of way line, along the arc of said curve, an arc length of 760.67 feet to the POINT OF BEGINNING; thence S.28°04'55"W., leaving said southerly right of way line, a distance of 362.11 feet; thence SOUTH, a distance of 752.37 feet; thence WEST, a distance of 676.53 feet; thence NORTH, a distance of 1074.28 feet to a point on a curve to the left, having: a radius of 560.00 feet, a central angle of 29°49'56", a chord bearing of N.50°30'57"E. and a chord length of 288.29 feet; thence along the arc of said curve, an arc length of 291.58 feet to the point of tangency of said curve; thence N.35°35'59"E., a distance of 161.97 feet to a point on said southerly right of way line of U.S. Highway No. 41; thence S.54°24'01"E., along said southerly right of way line, a distance of 66.57 feet to the point of curvature of a curve to the left, having: a radius of 3011.73 feet, a central angle of 10°30'33", a chord bearing of S.59°39'18"E. and a chord length of 551.64 feet; thence continue along said southerly right of way line, along the arc of said curve, an arc length of 552.42 feet to the POINT OF BEGINNING.

ALSO;

ESPLANADE AT WELLEN PARK

A parcel of land lying in Section 17, Township 40 South, Range 20 East, Sarasota County, Florida and being more particularly described as follows:

Begin at the Northwest corner of said Section 16, thence along the West boundary of said Section 16, S 00°46'22" W, a distance of 1117.01 feet; thence N 71°45'30" W, a distance of 256.95 feet; thence northwesterly, 300.60 feet along the arc of a tangent curve to the right having a radius of 1000.00 feet and a central angle of 17°13'23" (chord bearing N 63°08'49" W, 299.47 feet); thence N 54°32'07" W, a distance of 96.77 feet; thence N 35°27'53" E, a distance of 935.32 feet; thence northeasterly, 104.08 feet along the arc of a tangent curve to the right having a radius of 2135.00 feet and a central angle of 02°47'35" (chord bearing N 36°51'40" E, 104.07 feet) to the POINT OF BEGINNING.

ALSO;

BOCA ROYAL EAST

A parcel of land being a portion of those lands according to Official Records Instrument 2014062918 of the Public Records of Sarasota County, Florida, lying in Sections 18 and 19, Township 40 South, Range 20 East, Sarasota County, Florida more particularly described as follows:

Beginning at the southwest corner of Section 18, Township 40 South, Range 20 East, Sarasota County, Florida; thence North 00°45'50" East, along the west line of the Southwest 1/4 of said Section 18, a distance of 2,651.17 feet to the northwest corner of said Southwest 1/4 of Section 18; thence N.00°36'40"E., along the west line of the Northwest 1/4 of said Section 18, a distance of 2,655.20 feet to the northwest corner of said Section 18; thence S.89°38'51"E., along the north line of the Northwest 1/4 of said Section 18, a distance of 2,092.37 feet; thence leaving said north line S.00°00'00"E., a distance of 414.55 feet; thence S.32°39'24"E., a distance of 159.81 feet; thence S.83°14'28"W., a distance of 274.84 feet; thence S.32°28'34"E., a distance of 365.15 feet; thence S.24°04'44"W., a distance of 375.32 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.17°42'12"W., a radial distance of 455.00 feet; thence Southeasterly along the arc, through a central angle of 59°53'24", a distance of 475.60 feet; thence along a line non-tangent to said curve, S.12°24'13"E., a distance of 351.33 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.76°50'51"W., a radial distance of 507.03 feet; thence Southerly along the arc, through a central angle of 43°59'49", a distance of 389.34 feet; thence along a line non-tangent to said curve, S.34°12'19"W., a distance of 90.38 feet; thence S.34°55'31"W., a distance of 422.97 feet; thence S.63°22'46"E., a distance of



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454.30 feet; thence S.49°42'48"E., a distance of 101.45 feet; thence S.22°34'03"E., a distance of 101.02 feet; thence S.20°03'25"E., a distance of 232.61 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.68°10'37"W., a radial distance of 900.00 feet; thence Southerly along the arc, through a central angle of 45°23'50", a distance of 713.10 feet; thence along a line non-tangent to said curve, S.61°06'42"E., a distance of 171.47 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.28°21'20"W., a radial distance of 545.08 feet; thence Southeasterly along the arc, through a central angle of 55°06'21", a distance of 524.25 feet; thence along a line non-tangent to said curve, S.07°06'47"E., a distance of 423.04 feet; thence continue Southerly along said line, a distance of 164.03 feet to a point of curve to the left having a radius of 227.13 feet and a central angle of 37°40'01"; thence Southeasterly along the arc a distance of 149.32 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.45°39'42"W., a radial distance of 2,072.08 feet; thence Southeasterly along the arc, through a central angle of 06°01'31", a distance of 217.91 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.44°11'34"W., a radial distance of 605.00 feet; thence Southeasterly along the arc, through a central angle of 31°18'52", a distance of 330.66 feet; thence along a line non-tangent to said curve, S.14°28'39"E., a distance of 195.78 feet; thence S.11°47'01"E., a distance of 113.15 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.82°41'03"W., a radial distance of 235.00 feet; thence Southerly along the arc, through a central angle of 45°53'09", a distance of 188.20 feet; thence along a line non-tangent to said curve, S.43°00'36"W., a distance of 788.64 feet; thence S.10°26'23"E., a distance of 600.46 feet; thence S.23°03'06"W., a distance of 1,367.66 feet; thence N.84°52'31"W., a distance of 722.42 feet; thence N.58°42'27"W., a distance of 666.92 feet; thence N.00°47'09"E., a distance of 135.53 feet; thence N.49°50'04"W., a distance of 178.34 feet; thence N.56°18'11"W., a distance of 190.18 feet; thence N.64°57'23"W., a distance of 166.26 feet; thence N.65°14'22"W., a distance of 167.94 feet; thence N.70°38'32"W., a distance of 189.13 feet; thence N.88°28'31"W., a distance of 211.61 feet; thence S.86°45'40"W., a distance of 125.61 feet; thence N.89°12'51"W., a distance of 30.00 feet; thence N.00°47'09"E., a distance of 54.02 feet; thence N.89°12'51"W., to west line of Northwest 1/4 of Section 19, Township 40 South, Range 20 East, Sarasota County, Florida, a distance of 170.03 feet; thence N.00°47'09"E., along said west line, a distance of 2,227.97 feet to the POINT OF BEGINNING.

AND ALSO;

WEST VILLAGES PARKWAY EXTENSION (WINCHESTER FLORIDA)

Commence at the southeast corner of Section 8, Township 40 South, Range 20 East, Sarasota County, Florida, said point also being the southwest corner of Tract 603, as depicted and recorded in Everly at Wellen Park, subdivision, Plat Book 57, Page 66 in the Public Records of Sarasota County, Florida, said point also being the POINT OF BEGINNING lying on a curve to the left, having a radius of 2135.00 feet and a chord which bears S.36°57'00"W. 97.61 feet; thence Southwesterly along the arc of said curve, through a central angle of 02°37'11", a distance of 97.62 feet; thence S.35°27'53"W., a distance of 941.78 feet; thence N.54°32'07"W., a distance of 130.00 feet; thence N.35°27'53"E., a distance of 941.98 feet to southeast corner of Tract 603 as depicted and recorded in Wellen Park Golf and Country Club, Phase 1A, subdivision, Plat Book 56, Page 75 of said Public Records, said point also being the beginning of a non-tangent curve to the right having a radius of 2265.00 feet, a chord which bears N.41°58'19"E., 499.99 feet, and a central angle of 12°40'25"; thence Northeasterly along the southeasterly line of said Tract 603 of said Wellen Park Golf and Country Club, Phase 1A, a distance of 501.01 feet to the south line of Tract 101 as depicted and recorded in Manasota Beach Ranchlands Plat No. 1, subdivision, Plat Book 55, Page 367 in said Public Records; thence S.41°41'28"E., along said southerly line a distance of 130.00 feet to the intersection with said Tract 603 of said Everly at Wellen Park, subdivision, said point also being the beginning of a non-tangent curve to the left having a radius of 2135.00 feet, a chord which bears S.43°17'04"W., 373.97 feet, and a central angle of 10°02'56"; thence Southwesterly along the northwesterly line of said Tract 603 and the arc of said curve, a distance of 374.45 feet to the POINT OF BEGINNING, being and lying in Sections 8, 9 and 17, Township 40 South, Range 20 East, Sarasota County, Florida

LESS AND EXCEPT:

Commence at the southeast corner of Section 8, Township 40 South, Range 20 East, Sarasota County, Florida, said point also being the southwest corner of Tract 603, as depicted and recorded in Everly at Wellen Park, subdivision, Plat Book 57, Page 66 in the Public Records of Sarasota County, Florida, said point also being the POINT OF BEGINNING; thence N.88°05'49"W., along the south line of Section 8, a distance of 158.99 feet to the southeast corner of Tract 603 as depicted and recorded in Wellen Park Golf and Country Club, Phase 1A, subdivision, Plat Book 56, Page 75 of said Public Records, said point also being the beginning of a non-tangent curve to the right having a radius of 2265.00 feet, a chord which bears N.42°05'31"E. 490.57 feet, and a central angle of 12°26'02"; thence Northeasterly along the southeasterly line of said Tract 603 of said Wellen Park Golf and Country Club, Phase 1A, a distance of 491.53 feet; to the south line of Tract 101 as depicted and recorded in Manasota Bach Ranchlands Plat No. 1, subdivision, Plat Book 55, Page 367 in said Public Records; thence S.41°41'29"E., along said southerly line a distance of 130.00 feet to the intersection with said Tract 603 of said Everly at Wellen Park, subdivision, said point also being the beginning of a non-tangent curve to the left having a radius of 2135.00 feet, a chord which bears S.43°17'04"W. 373.97 feet, and a central angle of 10°02'56"; thence Southwesterly along the arc of said curve, a distance of 374.45 feet to the POINT OF BEGINNING, being and lying in Sections 8 and 9, Township 40 South, Range 20 East, Sarasota County, Florida.

AND ALSO;

A parcel of land located in Sections 17, 18, 19, 20, and 21, Township 40 South, Range 20 East, Sarasota County, Florida, more particularly described as follows:



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Commencing at the northeast corner of Section 21, Township 40 South, Range 20 East; thence North 89°08'18" West, a distance of 257.03 feet along the north line of the Northeast Quarter of said Section 21 to the POINT OF BEGINNING and a point along the westerly right of way of South River Road; thence South 45°57'10" West, a distance of 2,512.42 feet along said right of way to the southeast corner of stormwater management parcel per said Instrument No. 2000163356; thence along the boundary of said parcel for the following fifteen (15) courses: (1) North 44°02'50" West, a distance of 339.35 feet; (2) South 45°57'10" West, a distance of 134.51 feet; (3) North 44°02'50" West, a distance of 446.63 feet; (4) South 45°57'10" West, a distance of 1,065.78 feet; (5) North 61°12'33" East, a distance of 95.75 feet; (6) North 87°43'01" East, a distance of 117.40 feet; (7) South 45°00'35" East, a distance of 149.83 feet; (8) South 26°34'18" East, a distance of 89.62 feet; (9) South 34°31'02" East, a distance of 49.50 feet; (10) North 68°55'13" East, a distance of 137.11 feet; (11) South 44°02'50" east, a distance of 145.92 feet; (12) North 45°57'10" East, a distance of 289.58 feet; (13) South 44°02'50" East, a distance of 75.21 feet; (14) South 45°57'10" West, a distance of 39.98 feet; (15) South 44°02'50" East, a distance of 123.85 feet returning to last said right of way; thence South 45°57'10" West, a distance of 549.95 feet along last said right of way; thence North 56°29'30" West, a distance of 1,725.40 feet; thence North 59°19'33" West, a distance of 1,950.73 feet; thence North 67°56'40" West, a distance of 1,826.95 feet; thence North 89°35'32" West, a distance of 691.19 feet; thence South 86°34'53" West, a distance of 1,084.68 feet; thence South 74°21'30" West, a distance of 1,642.49 feet; thence South 49°22'31" West, a distance of 1,581.32 feet; thence North 46°59'24" West, a distance of 718.14 feet to the easterly line of Boca Royale East – Phase 1 per said Instrument No. 2023083466; thence along said easterly line for the following fifteen (15) courses: (1) North 43°00'36" East, a distance of 596.17 feet to a point on a non–tangent curve; (2) along said non–tangent curve to the left, having a radius of 235.00 feet, a central angle of 45°53'09", an arc length of 188.20 feet, a chord of which bears North 15°37'39" East, a chord length of 183.21 feet to a non–tangent line; (3) North 11°47'01" West, a distance of 113.15 feet; (4) North 14°28'39" West, a distance of 195.78 feet to a point on a non–tangent curve; (5) along said non–tangent curve to the left, having a radius of 605.00 feet, a central angle of 31°18'52", an arc length of 330.66 feet, a chord of which bears North 30°09'02" West, a chord length of 326.56 feet to a point of compound curvature; (6) along said compound curve to the left, having a radius of 2072.08 feet, a central angle of 06°01'32", an arc length of 217.91 feet, a chord of which bears North 41°19'32" West, a chord length of 217.81 feet to a point of reverse curvature; (7) along said reverse curve to the right, having a radius of 227.13 feet, a central angle of 37°40'01", an arc length of 149.32 feet, a chord of which bears North 25°56'48" West, a chord length of 146.64 feet to a point of tangency; (8) thence North 07°06'47" West, a distance of 587.07 feet to a point on a non–tangent curve; (9) along said non–tangent curve to the left, having a radius of 545.08 feet, a central angle of 55°06'21", an arc length of 524.25 feet, a chord of which bears North 34°05'32" West, a chord length of 504.27 feet to a non–tangent line; (10) thence North 61°06'42" West, a distance of 171.47 feet to a point on a non–tangent curve; (11) along said non–tangent curve to the left, having a radius of 900.00 feet, a central angle of 45°23'50", an arc length of 713.10 feet, a chord of which bears North 00°52'32" East, a chord length of 694.59 feet to a non–tangent line; (12) thence North 20°03'25" West, a distance of 232.61 feet; (13) thence North 22°34'03" West, a distance of 101.02 feet; (14) thence North 49°42'48" West, a distance of 101.45 feet; (15) thence North 63°22'46" West, a distance of 454.30 feet to the easterly boundary of Parcel 2 per said Instrument No. 2023083467; thence along last said easterly line for the following ten (10) courses: (1) North 34°55'31" East, a distance of 422.97 feet; (2) North 34°12'19" East, a distance of 90.38 feet to a point on a non–tangent curve; (3) along said non–tangent curve to the left, having a radius of 507.03 feet, a central angle of 43°59'49", an arc length of 389.34 feet, a chord of which bears North 08°50'45" East, a chord length of 379.85 feet to a point on a non–tangent line; (4) North 12°24'13" West, a distance of 351.33 feet to a point of tangency; (5) along said tangent curve to the left, having a radius of 455.00 feet, a central angle of 59°53'24", an arc length of 475.60 feet, a chord of which bears North 42°21'04" West, a chord length of 454.24 feet to a non–tangent line; (6) North 24°04'44" East, a distance of 375.32 feet; (7) North 32°28'34" West, a distance of 365.15 feet; (8) North 83°14'28" East, a distance of 274.84 feet; (9) North 32°39'24" West, a distance of 159.81 feet; (10) North 00°00'00" East, a distance of 414.51 feet to the north line of the Northwest Quarter of Section 18; thence South 89°38'15" East, a distance of 582.51 feet along last said north line to the North Quarter corner of Section 18; thence South 89°38'34" East, a distance of 2,674.68 feet along the north line of the Northeast Quarter to the Northwest corner of Section 17; thence South 88°05'46" East, a distance of 5,336.32 feet along the north line of said Section 17 to northeast corner of said Section 17 and the westerly boundary of deed per said Instrument No. 2024128774, being a point on a non–tangent curve; thence along last said west and south boundary line for the following five (5) courses: (1) along said non–tangent curve to the left, having a radius of 2135.00 feet, a central angle of 02°47'35", an arc length of 104.08. feet, a chord of which bears South 36°51'28" West, a chord length of 104.07 feet to a point of tangency; (2) thence South 35°27'53" West, a distance of 935.32 feet; (3) thence South 54°32'07" East, a distance of 96.77 feet to a point of curvature; (4) along said tangent curve to the left, having a radius of 1,000.00 feet, a central angle of 17°13'23", an arc length of 300.60 feet, a chord of which bears South 63°08'49" East, a chord length of 299.47 feet to a point of tangency; (5) thence South 71°45'30" East, a distance of 257.26 feet to the east line of said Section 17; thence South 00°45'27" West, a distance of 4,158.34 feet along said east line to the northwest corner of Section 21; thence South 89°08'18" East, a distance of 2,642.50 feet along the north line of the Northwest Quarter of said Section 21 to the North Quarter corner of said Section 21; thence South 89°08'18" East, a distance of 2,387.04 feet along the north line of the Northeast Quarter of said Section 21 to the POINT OF BEGINNING;

Overall Parcel contains 10,253.58 acres, more or less.

This is NOT a Survey and Not valid without all sheets.

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EXHIBIT OF
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TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA

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**Stantec Consulting Services Inc.**
777 S Harbour Island Boulevard, Suite 600
Tampa FL 33602-5729
stantec.com

# West Villages Improvement District

## Unit of Development No. 1

## Third Amendment to 2017 Plan of Improvements

June 12, 2026

Stantec

Prepared for:
West Villages Improvement District
2501 A Burns Rd
Palm Beach Gardens, FL 33410
Phone: 941.244.2703

Prepared by:
Stantec Consulting Services Inc.
777 S Harbour Island Blvd, Suite 600
Tampa, FL 33602
Phone: 813.242.9302

Submittal to: West Villages Improvement District

2501 A Burns Rd
Palm Beach Gardens, FL 33410
Phone: 941.244.2703

Project/File: 238202292

Stantec Consulting Services Inc.

# 1 Purpose and Scope

The purpose of this Third Amendment to the Unit No. 1 Plan of Improvements prepared by Stantec Consulting Services Inc. on June 19, 2017, as amended by the First Amendment by Dewberry Engineers on July 14, 2022, as amended by the Second Amendment prepared by Dewberry Engineers on March 7, 2025, is to revise and update the Unit 1 area and boundary. The new area will be 10,253.58 acres. An updated sketch and legal description for the revised Unit of Development No. 1 boundary is included in Appendix A1. There are no additional changes to the original Engineer's.



Giacomo Licari, P.E.

Florida Registration No. 72415

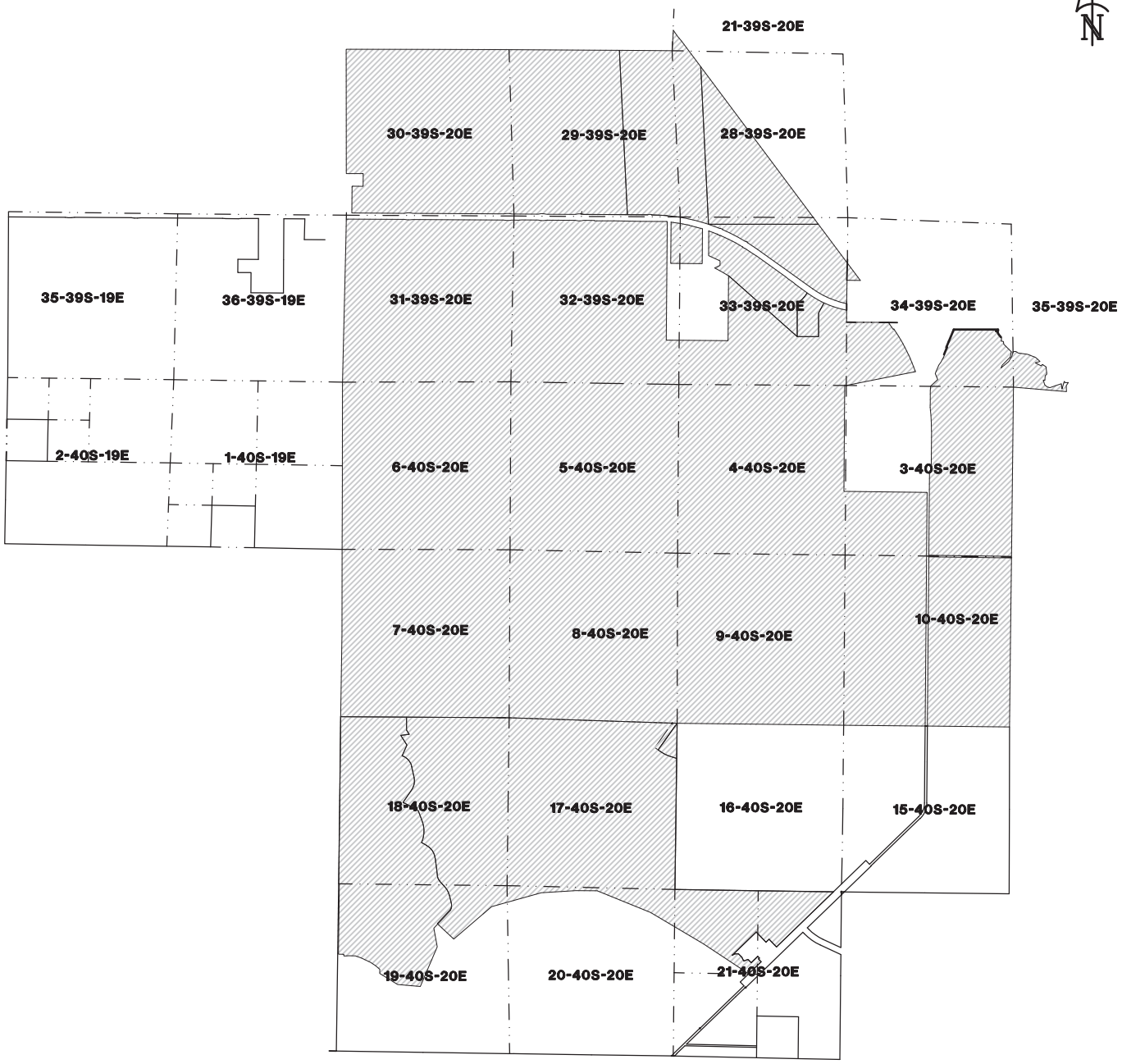
# Exhibits

# Appendix A - Exhibits

## A.1 Unit 1 – Sketch & Legal Description

# WEST VILLAGES IMPROVEMENT DISTRICT
# UNIT 1 BOUNDARY

SCALE: 1" = 5000'




This is NOT a Survey

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DESCRIPTION: WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

PARCEL "A"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of the Southeast Quarter of Section 34, lying West of the Myakka River, South of the South line of lands described in Official Record Instrument No. 2000002794, Public Records of Sarasota County, Florida (River Road Office Park, Inc.), and easterly of the maintained right of way line of a paved road running from River Road to the South line of the Northeast Quarter of said Section 34, (Old River Road), less and except the following:

That portion described in Official Record Instrument No. 1999111833, Public Records of Sarasota County, Florida, (Right of Way for County Road #777).

All of Section 35 lying West of the Myakka River.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 3, lying easterly of the maintained right of way line of County Road No. 777 (South River Road), less and except the following:

That portion conveyed in Order of Taking recorded in Official Record Book 2679, Page2750–2754, of the Public Records of Sarasota County, Florida (County Road No 777);

All of Section 10, lying easterly of the maintained right of way line of County Road No. 777 (South River Road).

ALSO;

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 31, less and except the following:
Right–of–way of U. S. Highway # 41 (State Road # 45).

All of Section 32, less and except the following:
Right–of–way of U. S. Highway # 41 (State Road # 45);
A portion of lands described in Official Records Book 1571, Page 2172 of the Public Records of Sarasota County, Florida, further described as follows:

Commence at the southeast corner of Section 32; thence N.00°30'20"E. along the east line of said Section 32, a distance of 1,403.73 feet to the POINT OF BEGINNING; thence N.89°29'35"W., a distance of 410.09 feet; thence N.00°30'25"E., a distance of 3,763.88 feet to the point of curvature of a non–tangent curve to the right, having a radius of 5,603.58 feet and a central angle of 01°13'57"; thence Easterly along the arc of said curve, a distance of 120.55 feet, said curve having a chord bearing and distance of S.84°00'58"E., 120.54 feet, to the point of tangency of said curve; thence S.00°30'25"W., a distance of 1,315.78 feet; thence S.89°29'35"E., a distance of 290.03 feet to said east line of Section 32; thence S.00°30'20"W. along said east line, a distance of 2,436.60 feet to the POINT OF BEGINNING.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of Section 3, lying westerly of the maintained Right–of–way line of County Road #777 (South River Road), less and except the following:
That portion conveyed in Official Record Instrument No. 2000002794 of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.);

All of Section 4, Less and except the following:
That portion described in Official Record Instrument No. 2000002794, of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.).

All of Section 5.

All of Section 6.

All of Section 7.

All of Section 8.

This is NOT a Survey

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EXHIBIT OF
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TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
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All of Section 9.

That portion of Section 10, lying westerly of the maintained right-of-way for County Road # 777 (South River Road)

ALSO;

PARCEL "C"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 29, less and except the following:

The Easterly 1670.80 feet thereof as measured perpendicular to the East line of said Section 29; Right-of-way for U.S. Highway #41 (State Road #45).

All of Section 30, less and except the following:
Right-of-way for U.S. Highway #41 (State Road #45);
That portion conveyed to Florida Power and Light Company consisting of approximately 4.66 acres in the SW1/4 as described in Official Record Book 1036, Page 802, Public Records of Sarasota County, Florida;
That portion lying West of lands described in Official Record Book 1036, Page 802, South of the westerly extension of the North line of said lands described in Official Records Book 1036, Page 802, and North of the northerly Right-of-way line of U.S. Highway #41.

ALSO;

PARCEL D-1

A Parcel of Land lying in Sections 21, 28, 29, 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.03°31'33"E., a distance of 648.44 feet to a point on the Southwesterly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502- 2902, Road Plat Book 2, Page 44; thence along said Southwesterly Right of Way Line of West River Road the following Five (5) courses and distances: (1) S.33°54'28"E., a distance of 130.46 feet; (2) thence S.36°46'13"E., a distance of 100.00 feet; (3) thence S.39°37'57"E., a distance of 200.25 feet; (4) thence S.36°46'13"E., a distance of 392.99 feet; (5) thence S.36°46'13"E., a distance of 625.17 feet to a point on the Easterly line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.02°48'38"E., along the Easterly Line of the Westerly 883.58 feet of said Section 29, and its southerly extension, a distance of 5003.37 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5791.58 feet, a central angle of 18°04'29", a chord bearing of N.80°36'08"W., and a chord length of 1819.46 feet; thence along the arc of said curve an arc length of 1827.03 feet to the end of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41 following four (4) courses and distances: (1) N.67°02'13"W., a distance of 40.90 feet; (2) thence N.89°30'05"W., a distance of 50.02 feet; (3) thence S.72°44'31"W., a distance of 52.35 feet; (4) thence N.89°38'31"W., a distance of 639.57 feet to a point on the Westerly Line of the Easterly 1670.80 feet of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.02°48'38"W., along the Westerly Line of the Easterly 1670.80 feet of said Section 29, a distance of 5223.69 feet to a point on the North Line of said Section 29, Township 39 South, Range 20 East; thence S.89°37'21"E., along said North Line of Section 29, a distance of 1673.39 feet to the POINT OF BEGINNING.

ALSO;

PARCEL D-3

A Parcel of Land lying in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°30'20"W., along the East Line of said Section 32, a distance of 200.54 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41 (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5603.58 feet, a central angle of 02°59'30", a chord bearing of N.81°54'15"W., and a chord length of 292.55 feet; thence along the arc of said curve and the Southerly Right of Way of said U.S. Highway No. 41, an arc length of 292.59 feet to the POINT OF BEGINNING, same being a point on the East Line of a 120 foot wide perpetual Non-Exclusive easement as recorded in Official Records Book 2785, Page 641, per Public Records of Sarasota County Florida; thence S.00°30'25"W., along the East Line of said 120 foot wide perpetual Non-Exclusive easement, a distance of 1315.78 feet to a point on the Northerly Line of Lands of Manatee Community College described in Official Records Book 1571, Page 2172, per Public Records of Sarasota County, Florida; thence S.89°29'35"E., along said Northerly Line of Manatee Community



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College a distance of 999.96 feet to a point on the West Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530 per Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the West Line of said 200 foot Wide Access Easement, a distance of 1109.46 feet to a point on said Southerly Right of Way of U.S. Highway No.41, same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 04°30'38", a chord bearing of N.75°11'44"W., and a chord length of 440.55 feet; thence along the arc of said curve and said Southerly Right of Way an arc length of 440.66 feet to the end of said curve; thence N.12°32'57"E., a distance of 6.00 feet to the point of curvature of a curve to the left having a radius of 5603.58 feet, a central angle of 05°56'57", a chord bearing of N.80°25'31"W., and a chord length of 581.58 feet; thence along the arc of said curve an arc length of 581.84 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "E"

A Parcel of Land lying in Sections 28 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of Section 28, Township 39 South, Range 20 East; thence S.89°44'12"E., along the South Line of said Section 28, a distance of 884.85 feet to the POINT OF BEGINNING, same being a point on the Easterly Line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet, a distance of 227.61 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010–2508; thence EAST, a distance of 3489.12 feet to a point on the Westerly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502–2902, Road Plat Book 2, Page 44; thence N.36°46'13"W., along said Westerly Right of Way Line of West River Road, a distance of 6238.56 feet; to a point on the Easterly Line of the Westerly 883.58 feet of Section 28; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet of Section 28, a distance of 4775.76 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F–1

A Parcel of Land lying in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows: COMMENCE at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 289.08 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41, (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010–2508, same being a point on a curve to the right having a radius of 3011.73 feet, a central angle of 24°58'49", a chord bearing of N.66°51'56"W., and a chord length of 1032.71 feet; thence along the arc of said curve and said Southerly Right of Way of U.S. No. 41, an arc length of 1313.08 feet to the point of tangency of said curve; thence N.54°22'31"W., along said Southerly Right of Way, a distance of 66.57 feet to the POINT OF BEGINNING, same being the Northwest corner of Lands described in Official Records Instrument #1998166153, per Public Records of Sarasota County, Florida; thence along the Westerly line of said Lands described in Official Records Instrument #1998166153 the following three (3) courses and distances: (1) S.35°37'26"W., a distance of 161.93 feet to the point of curvature of a curve to the right having a radius of 559.97 feet, a central angle of 29°49'56", a chord bearing of S.50°32'24"W., and a chord length of 288.28 feet; (2) thence along the arc of said curve an arc length of 291.56 feet to the end of said curve; (3) thence S.00°01'27"W., a distance of 1074.23 feet; thence N.48°24'50"W., leaving said Westerly Line, a distance of 2914.38 feet to the Northeast corner of Lands described as Manatee Community College per Official Records Book 1571, Page 2172, same being the point of curvature of a curve to the left having a radius of 4577.37 feet, a central angle of 06°20'23", a chord bearing of N.60°40'02"W., and a chord length of 506.22 feet; thence along the arc of said curve and Northerly Line of Lands described as Manatee Community College, an arc length of 506.48 feet to the end of said curve, same being the Southeast corner of lands described in Official Records Book 2389, Page 529, Public Records of Sarasota County, Florida; thence N.65°18'18"E., along the Easterly Line of said lands described in Official Records Book 2389, Page 529, a distance of 188.09 feet; thence continue N.00°00'19"W., along said Easterly Line, a distance of 144.96 feet to the Northeast corner of said Lands; thence N.65°21'46"W along the Northerly Line of said Lands, a distance of 400.68 feet to the Northwest corner of said Lands, same being a point on the Easterly Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530, Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the Easterly Line of said 200 foot wide Access Easement, a distance of 786.89 feet to the Southerly Right of Way of U.S. No. 41,(State Road No. 45), same being a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°08'33", a chord bearing of S.69°13'16"E., and a chord length of 306.97 feet; thence along the arc of said curve an arc length of 307.01 feet to the end of said curve; thence continue along said Southerly Right of Way Line the following fourteen (14) courses and distances: (1) S.22°19'13"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'15", a chord bearing of S.67°16'21"E., and a chord length of 73.55 feet; (2) thence along the arc of said curve an arc length of 73.55 feet to the end of said curve; (3) thence N.23°06'16"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 08°17'44", a chord bearing of S.62°44'52"E., and a chord length of 809.74 feet;(4) thence along the arc of said curve an arc length of 810.45 feet to the end of said curve; (5) thence S.31°08'57"W., a distance of 10.00 feet to a point on a curve to the right having a



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radius of 5587.58 feet, a central angle of 00°45'12", a chord bearing of S.58°13'22"E., and a chord length of 73.47 feet; (6) thence along the arc of said curve an arc length of 73.47 feet to the end of said curve; (7) thence N.32°24'25"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°28'13", a chord bearing of S.56°06'38"E., and a chord length of 338.98 feet; (8) thence along the arc of said curve an arc length of 339.03 feet to the end of said curve; (9) thence S.56°35'34"E.; a distance of 155.08 feet; (10) thence S.54°22'31"E., a distance of 1102.52 feet; (11) thence S.51°00'40"E., a distance of 101.66 feet; (12) thence S.54°20'43"E., a distance of 199.02 feet; (13) thence S.48°43'03"E., a distance of 100.71 feet; (14) thence S.54°22'31"E., a distance of 447.75 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-2

A Parcel of Land lying in Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 81.44 feet to a point on the Northerly Right of Way Line of U.S. Highway No.41,(State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 2807.73 feet, a central angle of 24°13'02", a chord bearing of N.66°29'02"W., and a chord length of 1177.92 feet; thence along the arc of said curve and said Northerly Right of Way Line of U.S. Highway No.41, an arc length of 1186.74 feet to the point of tangency of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41, the following Ten (10) courses and distances: (1) N.54°22'31"W., a distance of 2172.53 feet to the point of curvature of a curve to the left having a radius of 5791.58 feet, a central angle of 03°43'16", a chord bearing of N.56°14'10"W., and a chord length of 376.08 feet; (2) thence along the arc of said curve an arc length of 376.14 feet to the end of said curve; (3) thence N.31°53'06"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°30'09", a chord bearing of N.58°20'53"W., and a chord length of 50.95 feet; (4) thence along the arc of said curve an arc length of 50.95 feet to the end of said curve; (5) thence S.31°21'44"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 08°17'48", a chord bearing of N.62°44'51"W., and a chord length of 837.92 feet; (6) thence along the arc of said curve an arc length of 838.65 feet to the end of said curve; (7) thence N.23°06'15"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°45'12", a chord bearing of N.67°16'21"W., and a chord length of 76.37 feet; (8) thence along the arc of said curve an arc length of 76.37 feet to the end of said curve; (9) thence S.22°21'03"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 03°54'56", a chord bearing of N.69°36'26"W., and a chord length of 395.72 feet; (10) thence along the arc of said curve an arc length of 395.79 feet to the end of said curve; thence N.90°00'00"E., leaving said Northerly Right of Way Line of U.S. Highway No.41, a distance of 3489.12 feet to a point on the Southwesterly Right of Way Line of West River Road (County Road #777), per Florida Department of Transportation Right of Way Map, Section 17502-2902, Plat Book 2, Page 44; thence S.36°46'13"E., along the Southeasterly Right of Way Line of said River Road, a distance of 2225.56 feet; thence N.89°48'07"W., leaving said Southerly Right of Way Line, a distance of 421.78 feet to a point on the East Line of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°58'25"W., along the East Line of said Section 33, a distance of 659.46 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "H"

A portion of Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Section 32, Township 39 South, Range 20 East; thence N.00°30'20"E., along the East line of said Section 32, a distance of 1,403.73 feet to the south boundary line of lands described in Official Records Book 1571 at Page 2172, of the Public Records of Sarasota County, Florida; thence along said south boundary line and the east boundary line of said lands described in Official Records Book 1571, at Page 2172 the following two (2) courses: (1) S.89°29'35"E., a distance of 1550.12 feet; (2) thence N.00°30'25"E., a distance of 2062.70 feet to the Northeast corner of said lands; thence S.48°24'50"E., a distance of 2914.38 feet to the Southwest corner of lands described in Official Records Instrument 1998166154, of the Public Records Sarasota County, Florida; thence along the boundary of said lands described in Official Records Instrument 1998166154 the following three (3) courses: (1) S.89°58'33"E., a distance 676.50 feet; (2) thence N.00°01'27"E., a distance of 752.33 feet; (3) thence N.28°06'22"E., a distance of 362.06 feet to a point on the southerly right of way line of U.S. Highway No. 41, as per Florida Department of Transportation Right of Way Map, Section 17010-2508, said point being on a curve concave to the northeast and having a radius of 3011.73 feet, a central angle of 14°28'18", a chord bearing of S.72°07'12"E. and a chord distance of 758.67 feet; thence in an easterly direction, along the arc of said curve, an arc distance of 760.69 feet to a point on the West line of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°16'02"W., along the West line of said Section 34, and leaving said southerly right of way line, a distance of 379.82 feet; thence S.89°37'27"E., a distance of 1329.90 feet to a point on the westerly right of way line of County Road #777 (South River Road) as per Florida Department of Transportation Right of Way Map, Section 17550-2601; thence along said westerly right of way line, the following six (6) courses; (1) S.00°07'30"W., a distance of 5.48 feet; (2) thence S.89°23'52"E., a distance of 9.74 feet; (3) thence



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S.36°39'07"E., a distance of 64.18 feet to the point of curvature of a circular curve to the right, having a radius of 5599.32 feet, a central angle of 02°00'54", a chord bearing of S.35°38'40"E. and a chord distance of 196.90 feet; (4) thence southeasterly, along the arc of said curve, an arc distance of 196.91 feet to the end of said curve; (5) thence N.55°21'47"E., radial to the last described curve, a distance of 20.00 feet to a point on a curve concentric with the last described curve and having a radius of 5619.32 feet, a central angle of 15°31'30", a chord bearing of S.26°52'28"E. and a chord distance of 1517.98 feet; (6) thence in a southerly direction along the arc of said curve, an arc distance of 1522.64 feet to the Northeast corner of lands described in Official Records Instrument 2000002794, of the Public Records Sarasota County, Florida; thence S.78°41'04"W., along the northerly line of said lands described in Official Records Instrument 2000002794, a distance of 2240.20 feet to the Southeast corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.89°39'52"W., along the South line of said Section 33, a distance of 5318.90 feet to the POINT OF BEGINNING.

ALSO;

PARCEL ORI 2017060110 (aka DIOCESE PARCEL)

A portion of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the East Quarter comer of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida (DNR certified corner record #4526); thence S.00°14'28'W., along the East line of the Southeast Quarter of said Section 33, a distance of 289.02 feet to a point on the southerly right of way line of U.S. Highway No. 41 (State Road No. 45) (204 feet wide), same being a point on a curve to the right, having: a radius of 3011.73 feet, a central angle of 14°28'16", a chord bearing of N.72°08'43"W. and a chord length of 758.65 feet; thence along said southerly right of way line, along the arc of said curve, an arc length of 760.67 feet to the POINT OF BEGINNING; thence S.28°04'55"W., leaving said southerly right of way line, a distance of 362.11 feet; thence SOUTH, a distance of 752.37 feet; thence WEST, a distance of 676.53 feet; thence NORTH, a distance of 1074.28 feet to a point on a curve to the left, having: a radius of 560.00 feet, a central angle of 29°49'56", a chord bearing of N.50°30'57"E. and a chord length of 288.29 feet; thence along the arc of said curve, an arc length of 291.58 feet to the point of tangency of said curve; thence N.35°35'59"E., a distance of 161.97 feet to a point on said southerly right of way line of U.S. Highway No. 41; thence S.54°24'01"E., along said southerly right of way line, a distance of 66.57 feet to the point of curvature of a curve to the left, having: a radius of 3011.73 feet, a central angle of 10°30'33", a chord bearing of S.59°39'18"E. and a chord length of 551.64 feet; thence continue along said southerly right of way line, along the arc of said curve, an arc length of 552.42 feet to the POINT OF BEGINNING.

ALSO;

ESPLANADE AT WELLEN PARK

A parcel of land lying in Section 17, Township 40 South, Range 20 East, Sarasota County, Florida and being more particularly described as follows:

Begin at the Northwest corner of said Section 16, thence along the West boundary of said Section 16, S 00°46'22" W, a distance of 1117.01 feet; thence N 71°45'30" W, a distance of 256.95 feet; thence northwesterly, 300.60 feet along the arc of a tangent curve to the right having a radius of 1000.00 feet and a central angle of 17°13'23" (chord bearing N 63°08'49" W, 299.47 feet); thence N 54°32'07" W, a distance of 96.77 feet; thence N 35°27'53" E, a distance of 935.32 feet; thence northeasterly, 104.08 feet along the arc of a tangent curve to the right having a radius of 2135.00 feet and a central angle of 02°47'35" (chord bearing N 36°51'40" E, 104.07 feet) to the POINT OF BEGINNING.

ALSO;

BOCA ROYAL EAST

A parcel of land being a portion of those lands according to Official Records Instrument 2014062918 of the Public Records of Sarasota County, Florida, lying in Sections 18 and 19, Township 40 South, Range 20 East, Sarasota County, Florida more particularly described as follows:

Beginning at the southwest corner of Section 18, Township 40 South, Range 20 East, Sarasota County, Florida; thence North 00°45'50" East, along the west line of the Southwest 1/4 of said Section 18, a distance of 2,651.17 feet to the northwest corner of said Southwest 1/4 of Section 18; thence N.00°36'40"E., along the west line of the Northwest 1/4 of said Section 18, a distance of 2,655.20 feet to the northwest corner of said Section 18; thence S.89°38'51"E., along the north line of the Northwest 1/4 of said Section 18, a distance of 2,092.37 feet; thence leaving said north line S.00°00'00"E., a distance of 414.55 feet; thence S.32°39'24"E., a distance of 159.81 feet; thence S.83°14'28"W., a distance of 274.84 feet; thence S.32°28'34"E., a distance of 365.15 feet; thence S.24°04'44"W., a distance of 375.32 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.17°42'12"W., a radial distance of 455.00 feet; thence Southeasterly along the arc, through a central angle of 59°53'24", a distance of 475.60 feet; thence along a line non-tangent to said curve, S.12°24'13"E., a distance of 351.33 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.76°50'51"W., a radial distance of 507.03 feet; thence Southerly along the arc, through a central angle of 43°59'49", a distance of 389.34 feet; thence along a line non-tangent to said curve, S.34°12'19"W., a distance of 90.38 feet; thence S.34°55'31"W., a distance of 422.97 feet; thence S.63°22'46"E., a distance of



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454.30 feet; thence S.49°42'48"E., a distance of 101.45 feet; thence S.22°34'03"E., a distance of 101.02 feet; thence S.20°03'25"E., a distance of 232.61 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.68°10'37"W., a radial distance of 900.00 feet; thence Southerly along the arc, through a central angle of 45°23'50", a distance of 713.10 feet; thence along a line non-tangent to said curve, S.61°06'42"E., a distance of 171.47 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.28°21'20"W., a radial distance of 545.08 feet; thence Southeasterly along the arc, through a central angle of 55°06'21", a distance of 524.25 feet; thence along a line non-tangent to said curve, S.07°06'47"E., a distance of 423.04 feet; thence continue Southerly along said line, a distance of 164.03 feet to a point of curve to the left having a radius of 227.13 feet and a central angle of 37°40'01"; thence Southeasterly along the arc a distance of 149.32 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.45°39'42"W., a radial distance of 2,072.08 feet; thence Southeasterly along the arc, through a central angle of 06°01'31", a distance of 217.91 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.44°11'34"W., a radial distance of 605.00 feet; thence Southeasterly along the arc, through a central angle of 31°18'52", a distance of 330.66 feet; thence along a line non-tangent to said curve, S.14°28'39"E., a distance of 195.78 feet; thence S.11°47'01"E., a distance of 113.15 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.82°41'03"W., a radial distance of 235.00 feet; thence Southerly along the arc, through a central angle of 45°53'09", a distance of 188.20 feet; thence along a line non-tangent to said curve, S.43°00'36"W., a distance of 788.64 feet; thence S.10°26'23"E., a distance of 600.46 feet; thence S.23°03'06"W., a distance of 1,367.66 feet; thence N.84°52'31"W., a distance of 722.42 feet; thence N.58°42'27"W., a distance of 666.92 feet; thence N.00°47'09"E., a distance of 135.53 feet; thence N.49°50'04"W., a distance of 178.34 feet; thence N.56°18'11"W., a distance of 190.18 feet; thence N.64°57'23"W., a distance of 166.26 feet; thence N.65°14'22"W., a distance of 167.94 feet; thence N.70°38'32"W., a distance of 189.13 feet; thence N.88°28'31"W., a distance of 211.61 feet; thence S.86°45'40"W., a distance of 125.61 feet; thence N.89°12'51"W., a distance of 30.00 feet; thence N.00°47'09"E., a distance of 54.02 feet; thence N.89°12'51"W., to west line of Northwest 1/4 of Section 19, Township 40 South, Range 20 East, Sarasota County, Florida, a distance of 170.03 feet; thence N.00°47'09"E., along said west line, a distance of 2,227.97 feet to the POINT OF BEGINNING.

AND ALSO;

WEST VILLAGES PARKWAY EXTENSION (WINCHESTER FLORIDA)

Commence at the southeast corner of Section 8, Township 40 South, Range 20 East, Sarasota County, Florida, said point also being the southwest corner of Tract 603, as depicted and recorded in Everly at Wellen Park, subdivision, Plat Book 57, Page 66 in the Public Records of Sarasota County, Florida, said point also being the POINT OF BEGINNING lying on a curve to the left, having a radius of 2135.00 feet and a chord which bears S.36°57'00"W. 97.61 feet; thence Southwesterly along the arc of said curve, through a central angle of 02°37'11", a distance of 97.62 feet; thence S.35°27'53"W., a distance of 941.78 feet; thence N.54°32'07"W., a distance of 130.00 feet; thence N.35°27'53"E., a distance of 941.98 feet to southeast corner of Tract 603 as depicted and recorded in Wellen Park Golf and Country Club, Phase 1A, subdivision, Plat Book 56, Page 75 of said Public Records, said point also being the beginning of a non-tangent curve to the right having a radius of 2265.00 feet, a chord which bears N.41°58'19"E., 499.99 feet, and a central angle of 12°40'25"; thence Northeasterly along the southeasterly line of said Tract 603 of said Wellen Park Golf and Country Club, Phase 1A, a distance of 501.01 feet to the south line of Tract 101 as depicted and recorded in Manasota Beach Ranchlands Plat No. 1, subdivision, Plat Book 55, Page 367 in said Public Records; thence S.41°41'28"E., along said southerly line a distance of 130.00 feet to the intersection with said Tract 603 of said Everly at Wellen Park, subdivision, said point also being the beginning of a non-tangent curve to the left having a radius of 2135.00 feet, a chord which bears S.43°17'04"W., 373.97 feet, and a central angle of 10°02'56"; thence Southwesterly along the northwesterly line of said Tract 603 and the arc of said curve, a distance of 374.45 feet to the POINT OF BEGINNING, being and lying in Sections 8, 9 and 17, Township 40 South, Range 20 East, Sarasota County, Florida

LESS AND EXCEPT:

Commence at the southeast corner of Section 8, Township 40 South, Range 20 East, Sarasota County, Florida, said point also being the southwest corner of Tract 603, as depicted and recorded in Everly at Wellen Park, subdivision, Plat Book 57, Page 66 in the Public Records of Sarasota County, Florida, said point also being the POINT OF BEGINNING; thence N.88°05'49"W., along the south line of Section 8, a distance of 158.99 feet to the southeast corner of Tract 603 as depicted and recorded in Wellen Park Golf and Country Club, Phase 1A, subdivision, Plat Book 56, Page 75 of said Public Records, said point also being the beginning of a non-tangent curve to the right having a radius of 2265.00 feet, a chord which bears N.42°05'31"E. 490.57 feet, and a central angle of 12°26'02"; thence Northeasterly along the southeasterly line of said Tract 603 of said Wellen Park Golf and Country Club, Phase 1A, a distance of 491.53 feet; to the south line of Tract 101 as depicted and recorded in Manasota Bach Ranchlands Plat No. 1, subdivision, Plat Book 55, Page 367 in said Public Records; thence S.41°41'29"E., along said southerly line a distance of 130.00 feet to the intersection with said Tract 603 of said Everly at Wellen Park, subdivision, said point also being the beginning of a non-tangent curve to the left having a radius of 2135.00 feet, a chord which bears S.43°17'04"W. 373.97 feet, and a central angle of 10°02'56"; thence Southwesterly along the arc of said curve, a distance of 374.45 feet to the POINT OF BEGINNING, being and lying in Sections 8 and 9, Township 40 South, Range 20 East, Sarasota County, Florida.

AND ALSO;

A parcel of land located in Sections 17, 18, 19, 20, and 21, Township 40 South, Range 20 East, Sarasota County, Florida, more particularly described as follows:



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Commencing at the northeast corner of Section 21, Township 40 South, Range 20 East; thence North 89°08'18" West, a distance of 257.03 feet along the north line of the Northeast Quarter of said Section 21 to the POINT OF BEGINNING and a point along the westerly right of way of South River Road; thence South 45°57'10" West, a distance of 2,512.42 feet along said right of way to the southeast corner of stormwater management parcel per said Instrument No. 2000163356; thence along the boundary of said parcel for the following fifteen (15) courses: (1) North 44°02'50" West, a distance of 339.35 feet; (2) South 45°57'10" West, a distance of 134.51 feet; (3) North 44°02'50" West, a distance of 446.63 feet; (4) South 45°57'10" West, a distance of 1,065.78 feet; (5) North 61°12'33" East, a distance of 95.75 feet; (6) North 87°43'01" East, a distance of 117.40 feet; (7) South 45°00'35" East, a distance of 149.83 feet; (8) South 26°34'18" East, a distance of 89.62 feet; (9) South 34°31'02" East, a distance of 49.50 feet; (10) North 68°55'13" East, a distance of 137.11 feet; (11) South 44°02'50" east, a distance of 145.92 feet; (12) North 45°57'10" East, a distance of 289.58 feet; (13) South 44°02'50" East, a distance of 75.21 feet; (14) South 45°57'10" West, a distance of 39.98 feet; (15) South 44°02'50" East, a distance of 123.85 feet returning to last said right of way; thence South 45°57'10" West, a distance of 549.95 feet along last said right of way; thence North 56°29'30" West, a distance of 1,725.40 feet; thence North 59°19'33" West, a distance of 1,950.73 feet; thence North 67°56'40" West, a distance of 1,826.95 feet; thence North 89°35'32" West, a distance of 691.19 feet; thence South 86°34'53" West, a distance of 1,084.68 feet; thence South 74°21'30" West, a distance of 1,642.49 feet; thence South 49°22'31" West, a distance of 1,581.32 feet; thence North 46°59'24" West, a distance of 718.14 feet to the easterly line of Boca Royale East – Phase 1 per said Instrument No. 2023083466; thence along said easterly line for the following fifteen (15) courses: (1) North 43°00'36" East, a distance of 596.17 feet to a point on a non–tangent curve; (2) along said non–tangent curve to the left, having a radius of 235.00 feet, a central angle of 45°53'09", an arc length of 188.20 feet, a chord of which bears North 15°37'39" East, a chord length of 183.21 feet to a non–tangent line; (3) North 11°47'01" West, a distance of 113.15 feet; (4) North 14°28'39" West, a distance of 195.78 feet to a point on a non–tangent curve; (5) along said non–tangent curve to the left, having a radius of 605.00 feet, a central angle of 31°18'52", an arc length of 330.66 feet, a chord of which bears North 30°09'02" West, a chord length of 326.56 feet to a point of compound curvature; (6) along said compound curve to the left, having a radius of 2072.08 feet, a central angle of 06°01'32", an arc length of 217.91 feet, a chord of which bears North 41°19'32" West, a chord length of 217.81 feet to a point of reverse curvature; (7) along said reverse curve to the right, having a radius of 227.13 feet, a central angle of 37°40'01", an arc length of 149.32 feet, a chord of which bears North 25°56'48" West, a chord length of 146.64 feet to a point of tangency; (8) thence North 07°06'47" West, a distance of 587.07 feet to a point on a non–tangent curve; (9) along said non–tangent curve to the left, having a radius of 545.08 feet, a central angle of 55°06'21", an arc length of 524.25 feet, a chord of which bears North 34°05'32" West, a chord length of 504.27 feet to a non–tangent line; (10) thence North 61°06'42" West, a distance of 171.47 feet to a point on a non–tangent curve; (11) along said non–tangent curve to the left, having a radius of 900.00 feet, a central angle of 45°23'50", an arc length of 713.10 feet, a chord of which bears North 00°52'32" East, a chord length of 694.59 feet to a non–tangent line; (12) thence North 20°03'25" West, a distance of 232.61 feet; (13) thence North 22°34'03" West, a distance of 101.02 feet; (14) thence North 49°42'48" West, a distance of 101.45 feet; (15) thence North 63°22'46" West, a distance of 454.30 feet to the easterly boundary of Parcel 2 per said Instrument No. 2023083467; thence along last said easterly line for the following ten (10) courses: (1) North 34°55'31" East, a distance of 422.97 feet; (2) North 34°12'19" East, a distance of 90.38 feet to a point on a non–tangent curve; (3) along said non–tangent curve to the left, having a radius of 507.03 feet, a central angle of 43°59'49", an arc length of 389.34 feet, a chord of which bears North 08°50'45" East, a chord length of 379.85 feet to a point on a non–tangent line; (4) North 12°24'13" West, a distance of 351.33 feet to a point of tangency; (5) along said tangent curve to the left, having a radius of 455.00 feet, a central angle of 59°53'24", an arc length of 475.60 feet, a chord of which bears North 42°21'04" West, a chord length of 454.24 feet to a non–tangent line; (6) North 24°04'44" East, a distance of 375.32 feet; (7) North 32°28'34" West, a distance of 365.15 feet; (8) North 83°14'28" East, a distance of 274.84 feet; (9) North 32°39'24" West, a distance of 159.81 feet; (10) North 00°00'00" East, a distance of 414.51 feet to the north line of the Northwest Quarter of Section 18; thence South 89°38'15" East, a distance of 582.51 feet along last said north line to the North Quarter corner of Section 18; thence South 89°38'34" East, a distance of 2,674.68 feet along the north line of the Northeast Quarter to the Northwest corner of Section 17; thence South 88°05'46" East, a distance of 5,336.32 feet along the north line of said Section 17 to northeast corner of said Section 17 and the westerly boundary of deed per said Instrument No. 2024128774, being a point on a non–tangent curve; thence along last said west and south boundary line for the following five (5) courses: (1) along said non–tangent curve to the left, having a radius of 2135.00 feet, a central angle of 02°47'35", an arc length of 104.08. feet, a chord of which bears South 36°51'28" West, a chord length of 104.07 feet to a point of tangency; (2) thence South 35°27'53" West, a distance of 935.32 feet; (3) thence South 54°32'07" East, a distance of 96.77 feet to a point of curvature; (4) along said tangent curve to the left, having a radius of 1,000.00 feet, a central angle of 17°13'23", an arc length of 300.60 feet, a chord of which bears South 63°08'49" East, a chord length of 299.47 feet to a point of tangency; (5) thence South 71°45'30" East, a distance of 257.26 feet to the east line of said Section 17; thence South 00°45'27" West, a distance of 4,158.34 feet along said east line to the northwest corner of Section 21; thence South 89°08'18" East, a distance of 2,642.50 feet along the north line of the Northwest Quarter of said Section 21 to the North Quarter corner of said Section 21; thence South 89°08'18" East, a distance of 2,387.04 feet along the north line of the Northeast Quarter of said Section 21 to the POINT OF BEGINNING;

Overall Parcel contains 10,253.58 acres, more or less.

This is NOT a Survey and Not valid without all sheets.

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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA

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Stantec is a global leader in sustainable engineering, architecture, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.

**Stantec Consulting Services Inc.**
777 S Harbour Island Boulevard, Suite 600
Tampa FL 33602-5729
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**Composite Exhibit B**

**Revised Assessment Report of Benefits**

# West Villages Improvement District

## Unit of Development No. 1

## Fourth Amendment to the 2007 Engineer's Report

June 12, 2026

Stantec

Prepared for:
West Villages Improvement District
2501 A Burns Rd
Palm Beach Gardens, FL 33410
Phone: 941.244.2703

Prepared by:
Stantec Consulting Services Inc.
777 S Harbour Island Blvd, Suite 600
Tampa, FL 33602
Phone: 813.242.9302

Submittal to: West Villages Improvement District

2501 A Burns Rd
Palm Beach Gardens, FL 33410
Phone: 941.244.2703

Project/File: 238202292

Stantec Consulting Services Inc.

# 1 Purpose and Scope

The purpose of this Fourth Amendment to the Engineer's Report prepared by Kimley Horn on March 14, 2006, as amended by the First Amendment dated April 25, 2006, Second Amendment by Dewberry Engineers on July 14, 2022 and Third Amendment by Dewberry Engineers on March 20, 2025, is to revise and update the Unit 1 area and boundary. The new area will be 10,253.58 acres. The cost of the Project, as described in the approved Plan of Improvements, as amended, is $49,896,365.31. This total benefit amount divided by 17,665 of half-acre or less portions of lands that will be specially benefitted by the Project equals $2,824.59 of benefit per half-acre or less portion of land. An updated sketch and legal description for the revised Unit of Development No. 1 boundary is included in Appendix A1. There are no additional changes to the original Engineer's.



Giacomo Licari, P.E.

Florida Registration No. 72415

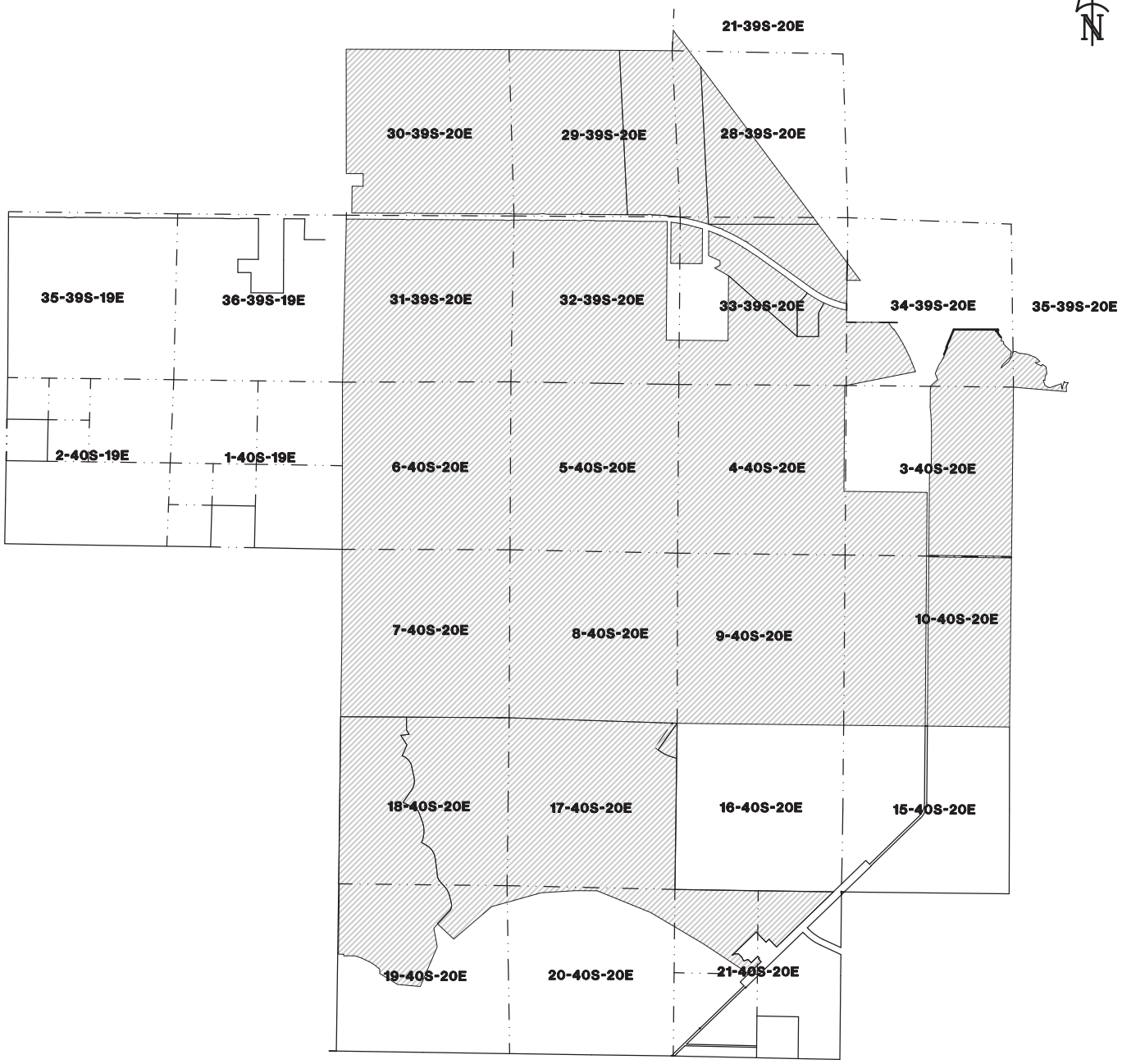
# Exhibits

# Appendix A - Exhibits

## A.1 Unit 1 – Sketch & Legal Description

# WEST VILLAGES IMPROVEMENT DISTRICT
# UNIT 1 BOUNDARY

SCALE: 1" = 5000'

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DESCRIPTION: WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

PARCEL "A"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of the Southeast Quarter of Section 34, lying West of the Myakka River, South of the South line of lands described in Official Record Instrument No. 2000002794, Public Records of Sarasota County, Florida (River Road Office Park, Inc.), and easterly of the maintained right of way line of a paved road running from River Road to the South line of the Northeast Quarter of said Section 34, (Old River Road), less and except the following:

That portion described in Official Record Instrument No. 1999111833, Public Records of Sarasota County, Florida, (Right of Way for County Road #777).

All of Section 35 lying West of the Myakka River.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 3, lying easterly of the maintained right of way line of County Road No. 777 (South River Road), less and except the following:

That portion conveyed in Order of Taking recorded in Official Record Book 2679, Page2750–2754, of the Public Records of Sarasota County, Florida (County Road No 777);

All of Section 10, lying easterly of the maintained right of way line of County Road No. 777 (South River Road).

ALSO;

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 31, less and except the following:
Right–of–way of U. S. Highway # 41 (State Road # 45).

All of Section 32, less and except the following:
Right–of–way of U. S. Highway # 41 (State Road # 45);
A portion of lands described in Official Records Book 1571, Page 2172 of the Public Records of Sarasota County, Florida, further described as follows:

Commence at the southeast corner of Section 32; thence N.00°30'20"E. along the east line of said Section 32, a distance of 1,403.73 feet to the POINT OF BEGINNING; thence N.89°29'35"W., a distance of 410.09 feet; thence N.00°30'25"E., a distance of 3,763.88 feet to the point of curvature of a non–tangent curve to the right, having a radius of 5,603.58 feet and a central angle of 01°13'57"; thence Easterly along the arc of said curve, a distance of 120.55 feet, said curve having a chord bearing and distance of S.84°00'58"E., 120.54 feet, to the point of tangency of said curve; thence S.00°30'25"W., a distance of 1,315.78 feet; thence S.89°29'35"E., a distance of 290.03 feet to said east line of Section 32; thence S.00°30'20"W. along said east line, a distance of 2,436.60 feet to the POINT OF BEGINNING.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of Section 3, lying westerly of the maintained Right–of–way line of County Road #777 (South River Road), less and except the following:
That portion conveyed in Official Record Instrument No. 2000002794 of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.);

All of Section 4, Less and except the following:
That portion described in Official Record Instrument No. 2000002794, of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.).

All of Section 5.

All of Section 6.

All of Section 7.

All of Section 8.

This is NOT a Survey

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All of Section 9.

That portion of Section 10, lying westerly of the maintained right-of-way for County Road # 777 (South River Road)

ALSO;

PARCEL "C"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 29, less and except the following:

The Easterly 1670.80 feet thereof as measured perpendicular to the East line of said Section 29; Right-of-way for U.S. Highway #41 (State Road #45).

All of Section 30, less and except the following:
Right-of-way for U.S. Highway #41 (State Road #45);
That portion conveyed to Florida Power and Light Company consisting of approximately 4.66 acres in the SW1/4 as described in Official Record Book 1036, Page 802, Public Records of Sarasota County, Florida;
That portion lying West of lands described in Official Record Book 1036, Page 802, South of the westerly extension of the North line of said lands described in Official Records Book 1036, Page 802, and North of the northerly Right-of-way line of U.S. Highway #41.

ALSO;

PARCEL D-1

A Parcel of Land lying in Sections 21, 28, 29, 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.03°31'33"E., a distance of 648.44 feet to a point on the Southwesterly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502- 2902, Road Plat Book 2, Page 44; thence along said Southwesterly Right of Way Line of West River Road the following Five (5) courses and distances: (1) S.33°54'28"E., a distance of 130.46 feet; (2) thence S.36°46'13"E., a distance of 100.00 feet; (3) thence S.39°37'57"E., a distance of 200.25 feet; (4) thence S.36°46'13"E., a distance of 392.99 feet; (5) thence S.36°46'13"E., a distance of 625.17 feet to a point on the Easterly line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.02°48'38"E., along the Easterly Line of the Westerly 883.58 feet of said Section 29, and its southerly extension, a distance of 5003.37 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5791.58 feet, a central angle of 18°04'29", a chord bearing of N.80°36'08"W., and a chord length of 1819.46 feet; thence along the arc of said curve an arc length of 1827.03 feet to the end of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41 following four (4) courses and distances: (1) N.67°02'13"W., a distance of 40.90 feet; (2) thence N.89°30'05"W., a distance of 50.02 feet; (3) thence S.72°44'31"W., a distance of 52.35 feet; (4) thence N.89°38'31"W., a distance of 639.57 feet to a point on the Westerly Line of the Easterly 1670.80 feet of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.02°48'38"W., along the Westerly Line of the Easterly 1670.80 feet of said Section 29, a distance of 5223.69 feet to a point on the North Line of said Section 29, Township 39 South, Range 20 East; thence S.89°37'21"E., along said North Line of Section 29, a distance of 1673.39 feet to the POINT OF BEGINNING.

ALSO;

PARCEL D-3

A Parcel of Land lying in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°30'20"W., along the East Line of said Section 32, a distance of 200.54 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41 (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5603.58 feet, a central angle of 02°59'30", a chord bearing of N.81°54'15"W., and a chord length of 292.55 feet; thence along the arc of said curve and the Southerly Right of Way of said U.S. Highway No. 41, an arc length of 292.59 feet to the POINT OF BEGINNING, same being a point on the East Line of a 120 foot wide perpetual Non-Exclusive easement as recorded in Official Records Book 2785, Page 641, per Public Records of Sarasota County Florida; thence S.00°30'25"W., along the East Line of said 120 foot wide perpetual Non-Exclusive easement, a distance of 1315.78 feet to a point on the Northerly Line of Lands of Manatee Community College described in Official Records Book 1571, Page 2172, per Public Records of Sarasota County, Florida; thence S.89°29'35"E., along said Northerly Line of Manatee Community


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College a distance of 999.96 feet to a point on the West Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530 per Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the West Line of said 200 foot Wide Access Easement, a distance of 1109.46 feet to a point on said Southerly Right of Way of U.S. Highway No.41, same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 04°30'38", a chord bearing of N.75°11'44"W., and a chord length of 440.55 feet; thence along the arc of said curve and said Southerly Right of Way an arc length of 440.66 feet to the end of said curve; thence N.12°32'57"E., a distance of 6.00 feet to the point of curvature of a curve to the left having a radius of 5603.58 feet, a central angle of 05°56'57", a chord bearing of N.80°25'31"W., and a chord length of 581.58 feet; thence along the arc of said curve an arc length of 581.84 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "E"

A Parcel of Land lying in Sections 28 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of Section 28, Township 39 South, Range 20 East; thence S.89°44'12"E., along the South Line of said Section 28, a distance of 884.85 feet to the POINT OF BEGINNING, same being a point on the Easterly Line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet, a distance of 227.61 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010–2508; thence EAST, a distance of 3489.12 feet to a point on the Westerly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502–2902, Road Plat Book 2, Page 44; thence N.36°46'13"W., along said Westerly Right of Way Line of West River Road, a distance of 6238.56 feet; to a point on the Easterly Line of the Westerly 883.58 feet of Section 28; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet of Section 28, a distance of 4775.76 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F–1

A Parcel of Land lying in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows: COMMENCE at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 289.08 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41, (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010–2508, same being a point on a curve to the right having a radius of 3011.73 feet, a central angle of 24°58'49", a chord bearing of N.66°51'56"W., and a chord length of 1032.71 feet; thence along the arc of said curve and said Southerly Right of Way of U.S. No. 41, an arc length of 1313.08 feet to the point of tangency of said curve; thence N.54°22'31"W., along said Southerly Right of Way, a distance of 66.57 feet to the POINT OF BEGINNING, same being the Northwest corner of Lands described in Official Records Instrument #1998166153, per Public Records of Sarasota County, Florida; thence along the Westerly line of said Lands described in Official Records Instrument #1998166153 the following three (3) courses and distances: (1) S.35°37'26"W., a distance of 161.93 feet to the point of curvature of a curve to the right having a radius of 559.97 feet, a central angle of 29°49'56", a chord bearing of S.50°32'24"W., and a chord length of 288.28 feet; (2) thence along the arc of said curve an arc length of 291.56 feet to the end of said curve; (3) thence S.00°01'27"W., a distance of 1074.23 feet; thence N.48°24'50"W., leaving said Westerly Line, a distance of 2914.38 feet to the Northeast corner of Lands described as Manatee Community College per Official Records Book 1571, Page 2172, same being the point of curvature of a curve to the left having a radius of 4577.37 feet, a central angle of 06°20'23", a chord bearing of N.60°40'02"W., and a chord length of 506.22 feet; thence along the arc of said curve and Northerly Line of Lands described as Manatee Community College, an arc length of 506.48 feet to the end of said curve, same being the Southeast corner of lands described in Official Records Book 2389, Page 529, Public Records of Sarasota County, Florida; thence N.65°18'18"E., along the Easterly Line of said lands described in Official Records Book 2389, Page 529, a distance of 188.09 feet; thence continue N.00°00'19"W., along said Easterly Line, a distance of 144.96 feet to the Northeast corner of said Lands; thence N.65°21'46"W along the Northerly Line of said Lands, a distance of 400.68 feet to the Northwest corner of said Lands, same being a point on the Easterly Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530, Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the Easterly Line of said 200 foot wide Access Easement, a distance of 786.89 feet to the Southerly Right of Way of U.S. No. 41,(State Road No. 45), same being a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°08'33", a chord bearing of S.69°13'16"E., and a chord length of 306.97 feet; thence along the arc of said curve an arc length of 307.01 feet to the end of said curve; thence continue along said Southerly Right of Way Line the following fourteen (14) courses and distances: (1) S.22°19'13"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'15", a chord bearing of S.67°16'21"E., and a chord length of 73.55 feet; (2) thence along the arc of said curve an arc length of 73.55 feet to the end of said curve; (3) thence N.23°06'16"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 08°17'44", a chord bearing of S.62°44'52"E., and a chord length of 809.74 feet;(4) thence along the arc of said curve an arc length of 810.45 feet to the end of said curve; (5) thence S.31°08'57"W., a distance of 10.00 feet to a point on a curve to the right having a



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radius of 5587.58 feet, a central angle of 00°45'12", a chord bearing of S.58°13'22"E., and a chord length of 73.47 feet; (6) thence along the arc of said curve an arc length of 73.47 feet to the end of said curve; (7) thence N.32°24'25"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°28'13", a chord bearing of S.56°06'38"E., and a chord length of 338.98 feet; (8) thence along the arc of said curve an arc length of 339.03 feet to the end of said curve; (9) thence S.56°35'34"E.; a distance of 155.08 feet; (10) thence S.54°22'31"E., a distance of 1102.52 feet; (11) thence S.51°00'40"E., a distance of 101.66 feet; (12) thence S.54°20'43"E., a distance of 199.02 feet; (13) thence S.48°43'03"E., a distance of 100.71 feet; (14) thence S.54°22'31"E., a distance of 447.75 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-2

A Parcel of Land lying in Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 81.44 feet to a point on the Northerly Right of Way Line of U.S. Highway No.41,(State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 2807.73 feet, a central angle of 24°13'02", a chord bearing of N.66°29'02"W., and a chord length of 1177.92 feet; thence along the arc of said curve and said Northerly Right of Way Line of U.S. Highway No.41, an arc length of 1186.74 feet to the point of tangency of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41, the following Ten (10) courses and distances: (1) N.54°22'31"W., a distance of 2172.53 feet to the point of curvature of a curve to the left having a radius of 5791.58 feet, a central angle of 03°43'16", a chord bearing of N.56°14'10"W., and a chord length of 376.08 feet; (2) thence along the arc of said curve an arc length of 376.14 feet to the end of said curve; (3) thence N.31°53'06"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°30'09", a chord bearing of N.58°20'53"W., and a chord length of 50.95 feet; (4) thence along the arc of said curve an arc length of 50.95 feet to the end of said curve; (5) thence S.31°21'44"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 08°17'48", a chord bearing of N.62°44'51"W., and a chord length of 837.92 feet; (6) thence along the arc of said curve an arc length of 838.65 feet to the end of said curve; (7) thence N.23°06'15"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°45'12", a chord bearing of N.67°16'21"W., and a chord length of 76.37 feet; (8) thence along the arc of said curve an arc length of 76.37 feet to the end of said curve; (9) thence S.22°21'03"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 03°54'56", a chord bearing of N.69°36'26"W., and a chord length of 395.72 feet; (10) thence along the arc of said curve an arc length of 395.79 feet to the end of said curve; thence N.90°00'00"E., leaving said Northerly Right of Way Line of U.S. Highway No.41, a distance of 3489.12 feet to a point on the Southwesterly Right of Way Line of West River Road (County Road #777), per Florida Department of Transportation Right of Way Map, Section 17502-2902, Plat Book 2, Page 44; thence S.36°46'13"E., along the Southeasterly Right of Way Line of said River Road, a distance of 2225.56 feet; thence N.89°48'07"W., leaving said Southerly Right of Way Line, a distance of 421.78 feet to a point on the East Line of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°58'25"W., along the East Line of said Section 33, a distance of 659.46 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "H"

A portion of Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Section 32, Township 39 South, Range 20 East; thence N.00°30'20"E., along the East line of said Section 32, a distance of 1,403.73 feet to the south boundary line of lands described in Official Records Book 1571 at Page 2172, of the Public Records of Sarasota County, Florida; thence along said south boundary line and the east boundary line of said lands described in Official Records Book 1571, at Page 2172 the following two (2) courses: (1) S.89°29'35"E., a distance of 1550.12 feet; (2) thence N.00°30'25"E., a distance of 2062.70 feet to the Northeast corner of said lands; thence S.48°24'50"E., a distance of 2914.38 feet to the Southwest corner of lands described in Official Records Instrument 1998166154, of the Public Records Sarasota County, Florida; thence along the boundary of said lands described in Official Records Instrument 1998166154 the following three (3) courses: (1) S.89°58'33"E., a distance 676.50 feet; (2) thence N.00°01'27"E., a distance of 752.33 feet; (3) thence N.28°06'22"E., a distance of 362.06 feet to a point on the southerly right of way line of U.S. Highway No. 41, as per Florida Department of Transportation Right of Way Map, Section 17010-2508, said point being on a curve concave to the northeast and having a radius of 3011.73 feet, a central angle of 14°28'18", a chord bearing of S.72°07'12"E. and a chord distance of 758.67 feet; thence in an easterly direction, along the arc of said curve, an arc distance of 760.69 feet to a point on the West line of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°16'02"W., along the West line of said Section 34, and leaving said southerly right of way line, a distance of 379.82 feet; thence S.89°37'27"E., a distance of 1329.90 feet to a point on the westerly right of way line of County Road #777 (South River Road) as per Florida Department of Transportation Right of Way Map, Section 17550-2601; thence along said westerly right of way line, the following six (6) courses; (1) S.00°07'30"W., a distance of 5.48 feet; (2) thence S.89°23'52"E., a distance of 9.74 feet; (3) thence



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S.36°39'07"E., a distance of 64.18 feet to the point of curvature of a circular curve to the right, having a radius of 5599.32 feet, a central angle of 02°00'54", a chord bearing of S.35°38'40"E. and a chord distance of 196.90 feet; (4) thence southeasterly, along the arc of said curve, an arc distance of 196.91 feet to the end of said curve; (5) thence N.55°21'47"E., radial to the last described curve, a distance of 20.00 feet to a point on a curve concentric with the last described curve and having a radius of 5619.32 feet, a central angle of 15°31'30", a chord bearing of S.26°52'28"E. and a chord distance of 1517.98 feet; (6) thence in a southerly direction along the arc of said curve, an arc distance of 1522.64 feet to the Northeast corner of lands described in Official Records Instrument 2000002794, of the Public Records Sarasota County, Florida; thence S.78°41'04"W., along the northerly line of said lands described in Official Records Instrument 2000002794, a distance of 2240.20 feet to the Southeast corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.89°39'52"W., along the South line of said Section 33, a distance of 5318.90 feet to the POINT OF BEGINNING.

ALSO;

PARCEL ORI 2017060110 (aka DIOCESE PARCEL)

A portion of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the East Quarter comer of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida (DNR certified corner record #4526); thence S.00°14'28'W., along the East line of the Southeast Quarter of said Section 33, a distance of 289.02 feet to a point on the southerly right of way line of U.S. Highway No. 41 (State Road No. 45) (204 feet wide), same being a point on a curve to the right, having: a radius of 3011.73 feet, a central angle of 14°28'16", a chord bearing of N.72°08'43"W. and a chord length of 758.65 feet; thence along said southerly right of way line, along the arc of said curve, an arc length of 760.67 feet to the POINT OF BEGINNING; thence S.28°04'55"W., leaving said southerly right of way line, a distance of 362.11 feet; thence SOUTH, a distance of 752.37 feet; thence WEST, a distance of 676.53 feet; thence NORTH, a distance of 1074.28 feet to a point on a curve to the left, having: a radius of 560.00 feet, a central angle of 29°49'56", a chord bearing of N.50°30'57"E. and a chord length of 288.29 feet; thence along the arc of said curve, an arc length of 291.58 feet to the point of tangency of said curve; thence N.35°35'59"E., a distance of 161.97 feet to a point on said southerly right of way line of U.S. Highway No. 41; thence S.54°24'01"E., along said southerly right of way line, a distance of 66.57 feet to the point of curvature of a curve to the left, having: a radius of 3011.73 feet, a central angle of 10°30'33", a chord bearing of S.59°39'18"E. and a chord length of 551.64 feet; thence continue along said southerly right of way line, along the arc of said curve, an arc length of 552.42 feet to the POINT OF BEGINNING.

ALSO;

ESPLANADE AT WELLEN PARK

A parcel of land lying in Section 17, Township 40 South, Range 20 East, Sarasota County, Florida and being more particularly described as follows:

Begin at the Northwest corner of said Section 16, thence along the West boundary of said Section 16, S 00°46'22" W, a distance of 1117.01 feet; thence N 71°45'30" W, a distance of 256.95 feet; thence northwesterly, 300.60 feet along the arc of a tangent curve to the right having a radius of 1000.00 feet and a central angle of 17°13'23" (chord bearing N 63°08'49" W, 299.47 feet); thence N 54°32'07" W, a distance of 96.77 feet; thence N 35°27'53" E, a distance of 935.32 feet; thence northeasterly, 104.08 feet along the arc of a tangent curve to the right having a radius of 2135.00 feet and a central angle of 02°47'35" (chord bearing N 36°51'40" E, 104.07 feet) to the POINT OF BEGINNING.

ALSO;

BOCA ROYAL EAST

A parcel of land being a portion of those lands according to Official Records Instrument 2014062918 of the Public Records of Sarasota County, Florida, lying in Sections 18 and 19, Township 40 South, Range 20 East, Sarasota County, Florida more particularly described as follows:

Beginning at the southwest corner of Section 18, Township 40 South, Range 20 East, Sarasota County, Florida; thence North 00°45'50" East, along the west line of the Southwest 1/4 of said Section 18, a distance of 2,651.17 feet to the northwest corner of said Southwest 1/4 of Section 18; thence N.00°36'40"E., along the west line of the Northwest 1/4 of said Section 18, a distance of 2,655.20 feet to the northwest corner of said Section 18; thence S.89°38'51"E., along the north line of the Northwest 1/4 of said Section 18, a distance of 2,092.37 feet; thence leaving said north line S.00°00'00"E., a distance of 414.55 feet; thence S.32°39'24"E., a distance of 159.81 feet; thence S.83°14'28"W., a distance of 274.84 feet; thence S.32°28'34"E., a distance of 365.15 feet; thence S.24°04'44"W., a distance of 375.32 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.17°42'12"W., a radial distance of 455.00 feet; thence Southeasterly along the arc, through a central angle of 59°53'24", a distance of 475.60 feet; thence along a line non-tangent to said curve, S.12°24'13"E., a distance of 351.33 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.76°50'51"W., a radial distance of 507.03 feet; thence Southerly along the arc, through a central angle of 43°59'49", a distance of 389.34 feet; thence along a line non-tangent to said curve, S.34°12'19"W., a distance of 90.38 feet; thence S.34°55'31"W., a distance of 422.97 feet; thence S.63°22'46"E., a distance of



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454.30 feet; thence S.49°42'48"E., a distance of 101.45 feet; thence S.22°34'03"E., a distance of 101.02 feet; thence S.20°03'25"E., a distance of 232.61 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.68°10'37"W., a radial distance of 900.00 feet; thence Southerly along the arc, through a central angle of 45°23'50", a distance of 713.10 feet; thence along a line non-tangent to said curve, S.61°06'42"E., a distance of 171.47 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.28°21'20"W., a radial distance of 545.08 feet; thence Southeasterly along the arc, through a central angle of 55°06'21", a distance of 524.25 feet; thence along a line non-tangent to said curve, S.07°06'47"E., a distance of 423.04 feet; thence continue Southerly along said line, a distance of 164.03 feet to a point of curve to the left having a radius of 227.13 feet and a central angle of 37°40'01"; thence Southeasterly along the arc a distance of 149.32 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.45°39'42"W., a radial distance of 2,072.08 feet; thence Southeasterly along the arc, through a central angle of 06°01'31", a distance of 217.91 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.44°11'34"W., a radial distance of 605.00 feet; thence Southeasterly along the arc, through a central angle of 31°18'52", a distance of 330.66 feet; thence along a line non-tangent to said curve, S.14°28'39"E., a distance of 195.78 feet; thence S.11°47'01"E., a distance of 113.15 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.82°41'03"W., a radial distance of 235.00 feet; thence Southerly along the arc, through a central angle of 45°53'09", a distance of 188.20 feet; thence along a line non-tangent to said curve, S.43°00'36"W., a distance of 788.64 feet; thence S.10°26'23"E., a distance of 600.46 feet; thence S.23°03'06"W., a distance of 1,367.66 feet; thence N.84°52'31"W., a distance of 722.42 feet; thence N.58°42'27"W., a distance of 666.92 feet; thence N.00°47'09"E., a distance of 135.53 feet; thence N.49°50'04"W., a distance of 178.34 feet; thence N.56°18'11"W., a distance of 190.18 feet; thence N.64°57'23"W., a distance of 166.26 feet; thence N.65°14'22"W., a distance of 167.94 feet; thence N.70°38'32"W., a distance of 189.13 feet; thence N.88°28'31"W., a distance of 211.61 feet; thence S.86°45'40"W., a distance of 125.61 feet; thence N.89°12'51"W., a distance of 30.00 feet; thence N.00°47'09"E., a distance of 54.02 feet; thence N.89°12'51"W., to west line of Northwest 1/4 of Section 19, Township 40 South, Range 20 East, Sarasota County, Florida, a distance of 170.03 feet; thence N.00°47'09"E., along said west line, a distance of 2,227.97 feet to the POINT OF BEGINNING.

AND ALSO;

WEST VILLAGES PARKWAY EXTENSION (WINCHESTER FLORIDA)

Commence at the southeast corner of Section 8, Township 40 South, Range 20 East, Sarasota County, Florida, said point also being the southwest corner of Tract 603, as depicted and recorded in Everly at Wellen Park, subdivision, Plat Book 57, Page 66 in the Public Records of Sarasota County, Florida, said point also being the POINT OF BEGINNING lying on a curve to the left, having a radius of 2135.00 feet and a chord which bears S.36°57'00"W. 97.61 feet; thence Southwesterly along the arc of said curve, through a central angle of 02°37'11", a distance of 97.62 feet; thence S.35°27'53"W., a distance of 941.78 feet; thence N.54°32'07"W., a distance of 130.00 feet; thence N.35°27'53"E., a distance of 941.98 feet to southeast corner of Tract 603 as depicted and recorded in Wellen Park Golf and Country Club, Phase 1A, subdivision, Plat Book 56, Page 75 of said Public Records, said point also being the beginning of a non-tangent curve to the right having a radius of 2265.00 feet, a chord which bears N.41°58'19"E., 499.99 feet, and a central angle of 12°40'25"; thence Northeasterly along the southeasterly line of said Tract 603 of said Wellen Park Golf and Country Club, Phase 1A, a distance of 501.01 feet to the south line of Tract 101 as depicted and recorded in Manasota Beach Ranchlands Plat No. 1, subdivision, Plat Book 55, Page 367 in said Public Records; thence S.41°41'28"E., along said southerly line a distance of 130.00 feet to the intersection with said Tract 603 of said Everly at Wellen Park, subdivision, said point also being the beginning of a non-tangent curve to the left having a radius of 2135.00 feet, a chord which bears S.43°17'04"W., 373.97 feet, and a central angle of 10°02'56"; thence Southwesterly along the northwesterly line of said Tract 603 and the arc of said curve, a distance of 374.45 feet to the POINT OF BEGINNING, being and lying in Sections 8, 9 and 17, Township 40 South, Range 20 East, Sarasota County, Florida

LESS AND EXCEPT:

Commence at the southeast corner of Section 8, Township 40 South, Range 20 East, Sarasota County, Florida, said point also being the southwest corner of Tract 603, as depicted and recorded in Everly at Wellen Park, subdivision, Plat Book 57, Page 66 in the Public Records of Sarasota County, Florida, said point also being the POINT OF BEGINNING; thence N.88°05'49"W., along the south line of Section 8, a distance of 158.99 feet to the southeast corner of Tract 603 as depicted and recorded in Wellen Park Golf and Country Club, Phase 1A, subdivision, Plat Book 56, Page 75 of said Public Records, said point also being the beginning of a non-tangent curve to the right having a radius of 2265.00 feet, a chord which bears N.42°05'31"E. 490.57 feet, and a central angle of 12°26'02"; thence Northeasterly along the southeasterly line of said Tract 603 of said Wellen Park Golf and Country Club, Phase 1A, a distance of 491.53 feet; to the south line of Tract 101 as depicted and recorded in Manasota Bach Ranchlands Plat No. 1, subdivision, Plat Book 55, Page 367 in said Public Records; thence S.41°41'29"E., along said southerly line a distance of 130.00 feet to the intersection with said Tract 603 of said Everly at Wellen Park, subdivision, said point also being the beginning of a non-tangent curve to the left having a radius of 2135.00 feet, a chord which bears S.43°17'04"W. 373.97 feet, and a central angle of 10°02'56"; thence Southwesterly along the arc of said curve, a distance of 374.45 feet to the POINT OF BEGINNING, being and lying in Sections 8 and 9, Township 40 South, Range 20 East, Sarasota County, Florida.

AND ALSO;

A parcel of land located in Sections 17, 18, 19, 20, and 21, Township 40 South, Range 20 East, Sarasota County, Florida, more particularly described as follows:



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Commencing at the northeast corner of Section 21, Township 40 South, Range 20 East; thence North 89°08'18" West, a distance of 257.03 feet along the north line of the Northeast Quarter of said Section 21 to the POINT OF BEGINNING and a point along the westerly right of way of South River Road; thence South 45°57'10" West, a distance of 2,512.42 feet along said right of way to the southeast corner of stormwater management parcel per said Instrument No. 2000163356; thence along the boundary of said parcel for the following fifteen (15) courses: (1) North 44°02'50" West, a distance of 339.35 feet; (2) South 45°57'10" West, a distance of 134.51 feet; (3) North 44°02'50" West, a distance of 446.63 feet; (4) South 45°57'10" West, a distance of 1,065.78 feet; (5) North 61°12'33" East, a distance of 95.75 feet; (6) North 87°43'01" East, a distance of 117.40 feet; (7) South 45°00'35" East, a distance of 149.83 feet; (8) South 26°34'18" East, a distance of 89.62 feet; (9) South 34°31'02" East, a distance of 49.50 feet; (10) North 68°55'13" East, a distance of 137.11 feet; (11) South 44°02'50" east, a distance of 145.92 feet; (12) North 45°57'10" East, a distance of 289.58 feet; (13) South 44°02'50" East, a distance of 75.21 feet; (14) South 45°57'10" West, a distance of 39.98 feet; (15) South 44°02'50" East, a distance of 123.85 feet returning to last said right of way; thence South 45°57'10" West, a distance of 549.95 feet along last said right of way; thence North 56°29'30" West, a distance of 1,725.40 feet; thence North 59°19'33" West, a distance of 1,950.73 feet; thence North 67°56'40" West, a distance of 1,826.95 feet; thence North 89°35'32" West, a distance of 691.19 feet; thence South 86°34'53" West, a distance of 1,084.68 feet; thence South 74°21'30" West, a distance of 1,642.49 feet; thence South 49°22'31" West, a distance of 1,581.32 feet; thence North 46°59'24" West, a distance of 718.14 feet to the easterly line of Boca Royale East – Phase 1 per said Instrument No. 2023083466; thence along said easterly line for the following fifteen (15) courses: (1) North 43°00'36" East, a distance of 596.17 feet to a point on a non–tangent curve; (2) along said non–tangent curve to the left, having a radius of 235.00 feet, a central angle of 45°53'09", an arc length of 188.20 feet, a chord of which bears North 15°37'39" East, a chord length of 183.21 feet to a non–tangent line; (3) North 11°47'01" West, a distance of 113.15 feet; (4) North 14°28'39" West, a distance of 195.78 feet to a point on a non–tangent curve; (5) along said non–tangent curve to the left, having a radius of 605.00 feet, a central angle of 31°18'52", an arc length of 330.66 feet, a chord of which bears North 30°09'02" West, a chord length of 326.56 feet to a point of compound curvature; (6) along said compound curve to the left, having a radius of 2072.08 feet, a central angle of 06°01'32", an arc length of 217.91 feet, a chord of which bears North 41°19'32" West, a chord length of 217.81 feet to a point of reverse curvature; (7) along said reverse curve to the right, having a radius of 227.13 feet, a central angle of 37°40'01", an arc length of 149.32 feet, a chord of which bears North 25°56'48" West, a chord length of 146.64 feet to a point of tangency; (8) thence North 07°06'47" West, a distance of 587.07 feet to a point on a non–tangent curve; (9) along said non–tangent curve to the left, having a radius of 545.08 feet, a central angle of 55°06'21", an arc length of 524.25 feet, a chord of which bears North 34°05'32" West, a chord length of 504.27 feet to a non–tangent line; (10) thence North 61°06'42" West, a distance of 171.47 feet to a point on a non–tangent curve; (11) along said non–tangent curve to the left, having a radius of 900.00 feet, a central angle of 45°23'50", an arc length of 713.10 feet, a chord of which bears North 00°52'32" East, a chord length of 694.59 feet to a non–tangent line; (12) thence North 20°03'25" West, a distance of 232.61 feet; (13) thence North 22°34'03" West, a distance of 101.02 feet; (14) thence North 49°42'48" West, a distance of 101.45 feet; (15) thence North 63°22'46" West, a distance of 454.30 feet to the easterly boundary of Parcel 2 per said Instrument No. 2023083467; thence along last said easterly line for the following ten (10) courses: (1) North 34°55'31" East, a distance of 422.97 feet; (2) North 34°12'19" East, a distance of 90.38 feet to a point on a non–tangent curve; (3) along said non–tangent curve to the left, having a radius of 507.03 feet, a central angle of 43°59'49", an arc length of 389.34 feet, a chord of which bears North 08°50'45" East, a chord length of 379.85 feet to a point on a non–tangent line; (4) North 12°24'13" West, a distance of 351.33 feet to a point of tangency; (5) along said tangent curve to the left, having a radius of 455.00 feet, a central angle of 59°53'24", an arc length of 475.60 feet, a chord of which bears North 42°21'04" West, a chord length of 454.24 feet to a non–tangent line; (6) North 24°04'44" East, a distance of 375.32 feet; (7) North 32°28'34" West, a distance of 365.15 feet; (8) North 83°14'28" East, a distance of 274.84 feet; (9) North 32°39'24" West, a distance of 159.81 feet; (10) North 00°00'00" East, a distance of 414.51 feet to the north line of the Northwest Quarter of Section 18; thence South 89°38'15" East, a distance of 582.51 feet along last said north line to the North Quarter corner of Section 18; thence South 89°38'34" East, a distance of 2,674.68 feet along the north line of the Northeast Quarter to the Northwest corner of Section 17; thence South 88°05'46" East, a distance of 5,336.32 feet along the north line of said Section 17 to northeast corner of said Section 17 and the westerly boundary of deed per said Instrument No. 2024128774, being a point on a non–tangent curve; thence along last said west and south boundary line for the following five (5) courses: (1) along said non–tangent curve to the left, having a radius of 2135.00 feet, a central angle of 02°47'35", an arc length of 104.08. feet, a chord of which bears South 36°51'28" West, a chord length of 104.07 feet to a point of tangency; (2) thence South 35°27'53" West, a distance of 935.32 feet; (3) thence South 54°32'07" East, a distance of 96.77 feet to a point of curvature; (4) along said tangent curve to the left, having a radius of 1,000.00 feet, a central angle of 17°13'23", an arc length of 300.60 feet, a chord of which bears South 63°08'49" East, a chord length of 299.47 feet to a point of tangency; (5) thence South 71°45'30" East, a distance of 257.26 feet to the east line of said Section 17; thence South 00°45'27" West, a distance of 4,158.34 feet along said east line to the northwest corner of Section 21; thence South 89°08'18" East, a distance of 2,642.50 feet along the north line of the Northwest Quarter of said Section 21 to the North Quarter corner of said Section 21; thence South 89°08'18" East, a distance of 2,387.04 feet along the north line of the Northeast Quarter of said Section 21 to the POINT OF BEGINNING;

Overall Parcel contains 10,253.58 acres, more or less.

This is NOT a Survey and Not valid without all sheets.

FOR: WEST VILLAGES IMPROVEMENT DISTRICT May 27, 2026 – 11:47:34 EDMEJIA|C:\Users\edmejia\OneDrive – Stantec\Desktop\215613193v–spex03_revE.dwg

EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
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777 S Harbour Island Boulevard, Suite 600
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# WEST VILLAGES IMPROVEMENT DISTRICT
# UNIT 1
# Series 2017 Refunding Bonds

## Amended and Restated Assessment Methodology Report of Benefits for 2017 Refinancing

JUNE 12, 2026

Submitted by:


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

Toll Free: 877.737.4922
Fax: 561.630.4923
www.sdsinc.org

## 1.0 INTRODUCTION

The West Villages is a development consisting of residential Neighborhoods and Villages with associated Neighborhood and Village Centers, and a proposed mixed-use Town Center containing approximately 12,440 acres located in the City of North Port, Florida. The West Villages is contained within the West Villages Improvement District (the "District"). The West Villages Improvement District ("WVID") was created by and operates under Chapter 2004-456, Laws of Florida (the "Act") and operates pursuant to the Act and applicable provisions of Chapter 298, Florida Statutes. Unit of Development No. 1 ("Unit 1") was designated to provide for Master Planning, Standards Development, plus the construction, financing, long-term administration, and management of certain public infrastructure required for the District.

The purpose of this Amended and Restated Report is to revise the acreage and half-acre or less calculations for Unit 1 after a boundary amendment adding an additional approximately 1,256.38 acres to Unit 1.

In accordance with that certain *Report of Engineer*, dated March 14, 2006, the *First Amendment to the Report of Engineer*, dated April 26, 2006, each prepared by the then-current District Engineer, Kimley-Horn and Associates, Inc., and the *Second Amendment to the Report of Engineer*, dated July 14, 2022, and the *Third Amendment to the 2007 Engineer's Report*, dated March 7, 2025, each prepared by Dewberry Engineers, Inc. (the "Original Reports"), along with other associated reports, the District levied and imposed special assessments securing its $34,895,000 in Special Assessment Bonds, Series 2007 (Unit of Development No. 1) (the "Series 2007 Bonds"), which bonds are refunded by its $32,165,000 in Special Assessment Revenue Refunding Bonds, Series 2017 (Unit of Development No. 1) (the "Series 2017 Bonds").

In such reports, the District Engineer specifically determined:

> *"The new area will be 8,997.2 acres. The cost of the Project, as described in the approved Plan of Improvements, as amended, is $49,896,365.31. This total benefit amount divided by 15,404 of half-acre or less portions of lands that will be specially benefitted by the Project equals $3,239.18 of benefit per half-acre or less portion of land.*
>
> *For purposes of this Report, the District Engineer has determined that the calculation of the half-acre portions of land shall be as follows:*
>
> *a) Each parcel of land not subject to a legally constituted condominium and having an area less than or equal to one-half acre shall represent one "Half-Acre Portion of Land"*
> *b) Each parcel of land not subject to a legally constituted condominium and having an area (the "Total Area") equal to or greater than one acre shall*

*constitute a number of "Half-Acre Portions of Land" equal to the sum of (i) 2 times the number of whole acres (the "Whole Acres") included within the Total Area, plus (ii) that number of Half Acre Portions of Land equal to the result of (x) the Total Area minus the Whole Acres divided by (y) 0.50, rounded up to the next higher whole number.*

c) *Any land that is subject to a legally constituted condominium shall not be allocated benefits pursuant to (a) or (b) above, but each condominium unit shall constitute one Half Acre Portion of Land.*

d) *The Determined Benefits allocated to each parcel of land or condominium unit in the Unit shall equal the total Determined Benefit multiplied by the number of Half-Acre Portions of Land represented by such parcel or condominium divided by the total Half-Acre Portions of Land for all parcels and condominium in the Unit.*

e) *The allocation of benefits shall be performed annually based upon the final tax roll for the Unit."*

The District has refunded the Series 2007 Bonds with the Series 2017 Bonds to, among other things, take advantage of interest rate savings which will result in new capital to be used for newly-contemplated infrastructure improvements while maintaining the same per parcel annual debt assessment. The purpose of this report is to memorialize this refinancing and provide assurance there will be no change in the non-ad valorem assessments to secure the Series 2017 Bonds (the "Series 2017 Assessments").

Table 1 provides a computation of the annual non-ad valorem assessments assessed, imposed and levied against and peculiar to each assessable residential unit subject to the Series 2017 Assessments and demonstrates that the Series 2017 Assessments provide sufficient revenue to meet the maximum annual debt service requirement for the Series 2017 Bonds. The anticipated effect of the refunding of the Series 2007 Bonds will result in an increased par debt amount of outstanding District debt. However, due to the reduced interest rate associated with the re-issuance, the annual payment of debt assessments will stay the same and the new capital will be used for newly-contemplated infrastructure improvements.

In order to ensure that there is sufficient special assessment revenue to pay the Series 2017 Bonds, the District is required to perform an analysis which requires a determination of the amount of non-ad valorem assessments assessed, imposed and levied against and peculiar to each product type in order to meet the required debt service on the Series 2017 Bonds. Based on a Series 2017 refunding bond size of $32,165,000, the maximum annual debt service for the Series 2017 Bonds is $2,377,180, which has not been adjusted to include a 4% discount for early payment of assessments, a 1% fee for the Tax Collector, and a 1% service fee for the Property Appraiser (see attached Table 1).

Since the total amount of the Series 2007 Bonds and the Series 2017 Bonds new capital do not exceed $44,906,755.77, which is 90% of the total benefits number of $49,896,365.31 as described in the Original Reports, the benefit findings discussed in the report and Exhibit D as well as the 15,404 units (the estimated and projected number half-acre or less portions of land in the Unit) and methodology described in the Original Reports do not change and are incorporated herein by reference relative to the Series 2017 Bonds. In that regard, it is concluded that the allocation of special benefits remain unchanged as they flow peculiar to each acre, lot or unit within the District and that the apportionment of the special benefits for the Series 2017 Assessments remains fair and reasonable. It is also concluded that the Series 2017 Assessments remain not in excess of the special benefits peculiar to the property as apportioned.

Please note that Special District Services, Inc. is a management company and does not hold a certificate of authorization to perform engineering services in Florida. As such, this report is not the Report of Engineer as referenced in Florida Statutes 298.

## Table 1

**Series 2017 Bonds Summary – Note: Total Est. Annual Assessment Per Unit Does NOT Change Due to the Refunding**

| Product Type | Number of Units | Series 2007 Bonds Est. Annual Assessment per Unit* | Total Est. Annual Assessment | Series 2007 Existing Par Amount | Series 2007 Existing Par Amount Per Unit | Series 2017 Future Par Amount | Series 2017 Future Par Amount Per Unit | Series 2017 Bonds Est. Annual Assessment per Unit* |
|---|---|---|---|---|---|---|---|---|
| All | 17,665 | $144.95 | $2,377,180 | $29,575,000 | $1,920 | $32,165,000 | $1,821 | $134.57 |

**Does not include discounts and fees; annual assessment per Unit fluctuates each given based on the number of assessable units*

**DEVELOPER FUNDING AGREEMENT FOR THE MANASOTA BEACH ROADWAY EXTENSION PROJECT**

This **Developer Funding Agreement** (the "Agreement") is made and entered into this 12th day of November, 2026, by and between:

**WEST VILLAGES IMPROVEMENT DISTRICT,** a local unit of special-purpose government located in the City of North Port, Florida and unincorporated Sarasota County, Florida with a mailing address of 2501-A Burns Road, Palm Beach Gardens, Florida 33410 (the "District"); and

**WELLEN PARK CONSTRUCTION, LLLP,** a Florida limited liability limited partnership with a mailing address of 3600 Midtown Drive, Suite 1050, Tampa, Florida 33607 (the "Developer").

**RECITALS**

**WHEREAS,** the District is a local unit of special-purpose government created and existing pursuant to Chapter 2004-456, *Laws of Florida*, as amended for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS,** the District has designed and permitted the extension of East Manasota Beach Road, consisting of approximately 5,561 linear feet of a 2-lane divided roadway and associated irrigation main improvements, drainage and stormwater improvements, and other related improvements (the "Project"); and

**WHEREAS,** the District intends to fund and undertake the construction of the Project, the costs of which shall ultimately be paid from the proceeds of bonds, impact fee reimbursements, or any other legally available funds of the District (hereinafter the "District Funding"), however the District may not currently have sufficient District Funding available to provide for the entirety of such costs; and

**WHEREAS,** the Developer desires to fund the costs of the Project to the extent the District does not have sufficient District Funding available for such purposes, subject to reimbursement by the District from District Funding as provided herein; and

**WHEREAS,** due to economies of scale and other cost and time efficiencies, the parties desire for the Developer to fund and undertake the as-built and construction staking services and the construction/installation of certain landscaping, electrical, and irrigation improvements relative to the Project (collectively, the "Excluded Services and Improvements"), which work product and improvements shall be conveyed to the District upon completion, subject to reimbursement from District Funding as provided herein; and

**WHEREAS,** additionally the Developer has previously procured 14" irrigation main pipe construction materials (the "Irrigation Main Materials") at or below current fair market

value for such materials, which it agrees to provide to the District for use in the Project, subject to reimbursement from District Funding as provided herein; and

**WHEREAS,** further the District anticipates the possibility that the excavation work performed in connection with the excavation of Ponds 1 and 2 of the Project may yield more suitable fill dirt than is required to complete the Project, as determined by the District Engineer (the "Excess Fill"); and

**WHEREAS**, as consideration for i) providing deficit funding for the Project in advance of receipt of the District Funding to ensure the timely and expeditious completion of the Project, ii) its undertaking of the Excluded Services and Improvements which helps facilitate the expeditious delivery of the Project, and iii) providing the Irrigation Main Materials necessary to complete the Project which results in a construction cost savings to the District, the Developer desires to acquire any Excess Fill that may remain after the completion of the Project, and the District desires to grant the Developer a right of first refusal to purchase any Excess Fill generated by the Project pursuant to the terms set forth herein; and

**WHEREAS**, the Developer and the District accordingly desire to enter into this Agreement to set forth the right, duties, and obligations of the parties relative to same.

**NOW, THEREFORE,** based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

**1. PROVISION OF FUNDS.** Developer agrees to make available to the District such monies as are reasonably necessary to proceed with the design, permitting, and construction of the Project (excluding the Excluded Services and Improvements) prior to its receipt of District Funding for such purposes. The Developer and the District acknowledge and agree that expenses related to the Project shall first be paid from District Funding, and to the extent that a deficiency exists, the funds necessary to proceed with the Project shall be provided by Developer pursuant to this Agreement.

**A.** The Developer agrees to provide to the District any such monies within fifteen (15) days of receipt of an invoice from the District requesting such funds. Such funds, and all future funds provided pursuant to this Agreement, may be supplied by check, cash, wire transfer or other form of payment deemed satisfactory in the sole discretion of the District as determined by the District Manager. The District agrees to authorize District staff, including but not limited to the District Engineer, District Manager, and District Counsel to proceed with the completion of the Project.

**B.** The Developer and the District agree that all fees, costs, or other expenses incurred by the District for the services of the District's Engineer, Counsel, Manager, or other professionals, for the work contemplated by this Agreement shall, to the extent not paid from District Funding, be paid from the funds provided by Developer pursuant to this Agreement. Such payments shall be made in accordance with the District's normal invoice and payment

procedures. The District agrees that any funds provided by Developer pursuant to this Agreement shall be used solely for fees, costs, and expenses arising from or related to the work contemplated by this Agreement.

**C.** The District agrees to provide to Developer, on a monthly basis, copies of all invoices, requisitions, or other bills for which payment is to be made from the funds provided by Developer. The District agrees to provide to Developer, monthly, a statement from the District Manager showing funds on deposit prior to payment, payments made, and funds remaining on deposit with the District.

**D.** In the event that Developer fails to provide any such funds pursuant to this Agreement, the Developer and the District agree the portion of the Project for which funds are presently needed may be halted until such time as sufficient funds are provided by Developer to ensure payment of the costs, fees or expenses which may be incurred in the performance of such work.

**2. EXCLUDED SERVICES AND IMPROVEMENTS.** The District acknowledges that the Developer will provide, construct and/or install the Excluded Services and Improvements at its own initial expense, in accordance with plans and specifications approved by the District Engineer and in coordination with the District's contractor for the Project so as not to interfere with or delay the Project, and the District agrees to acquire the work product and improvements comprising the Excluded Services and Improvements from the Developer upon completion in accordance with this Section. The cost of the Excluded Services and Improvements as determined by the District Engineer shall be reimbursable to the Developer from District Funding in accordance with Section 4 of this Agreement, and interest shall not accrue on any amounts owed for the Excluded Services and Improvements.

**A.** When a portion of the Excluded Services and Improvements is ready for conveyance by the Developer to the District, the Developer shall notify the District in writing, describing the nature of the services or the improvement, its general location (if applicable), and its estimated cost. The Developer agrees to provide, at or prior to the date of acquisition, the following: (i) documentation of actual costs paid; (ii) instruments of conveyance such as special warranty bills of sale or such other instruments as may be reasonably requested by the District; and (iii) any other releases, indemnifications, or documentation as may be reasonably requested by the District.

**B.** All documentation of any acquisition (e.g., bills of sale, receipts, maintenance bonds, as-builts, evidence of costs, deeds or easements, etc.) shall be to the reasonable satisfaction of the District. The Developer agrees to cooperate in the transfer of any permits to the District or another governmental entity with maintenance obligations for any Excluded Services and Improvements conveyed pursuant to this Agreement.

**C.** The District Engineer shall certify as to the actual cost of the Excluded Services and Improvements, and the District shall pay no more than the actual cost incurred, or the reasonable fair market value of the improvement, whichever is less, as determined by the

District Engineer. In the event that the Developer disputes the District Engineer's opinion as to cost, the District and the Developer agree to use good faith efforts to resolve such dispute. If the parties are unable to resolve any such dispute, the parties agree to jointly select a third party engineer whose decision as to any such dispute shall be binding upon the parties.

**D.** Nothing herein shall require the District to accept any work product or improvements comprising the Excluded Services and Improvements unless the District Engineer, in its professional opinion, is able to certify that, in addition to any other requirements of law: (i) the price for such Excluded Services and Improvements is equal to or less than each of (a) the cost actually paid to develop and/or install the Excluded Services and Improvements by the Developer or (b) the reasonable fair market value of the Excluded Services and Improvements; (ii) the Excluded Services and Improvements were provided or installed in accordance with their specifications, and are capable of performing the functions for which they were intended; and (iii) all known plans, permits and specifications necessary for the operation and maintenance of the Excluded Services and Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

**3. IRRIGATION MAIN MATERIALS.** The Developer agrees to provide the Irrigation Main Materials to the District for use in the Project, and shall deliver the Irrigation Main Materials to the Project site, or such other location within the District as the District Engineer may reasonably designate, at such time as reasonably requested by the District and in coordination with the District's contractor for the Project so as not to interfere with or delay the Project. Nothing herein shall require the District to accept the Irrigation Main Materials unless the District Engineer, in its professional opinion, is able to certify that the Irrigation Main Materials conform to the plans and specifications for the Project. The cost of the Irrigation Main Materials as determined by the District Engineer shall be reimbursable to the Developer from District Funding in accordance with Section 4 of this Agreement, and interest shall not accrue on any amounts owed for the Irrigation Main Materials.

**4. CAPITALIZATION.** The parties agree that all funds provided by Developer pursuant to this Agreement, including i) funds provided by the Developer due to deficiencies in District Funding, ii) the cost of the Excluded Services and Improvements, and iii) the cost of the Irrigation Main Materials, may be reimbursable from District Funding relative to the Project, and that within forty-five (45) days of receipt by the District of District Funding obtained for such purposes, the District shall reimburse Developer in full, exclusive of interest, for these advances; provided, however, that in the event the District issues tax-exempt bonds for which it plans to repay the Developer, the District's Bond Counsel shall first determine that any such monies are properly reimbursable from the proceeds of such bonds.

**5. EXCESS FILL.** In the event that the excavation work performed relative to Ponds 1 and 2 in connection with the Project yields Excess Fill, as determined by the District Engineer, the Developer shall have a right of first refusal to purchase all or any portion of the Excess Fill at fair market value, as determined by the District Engineer. Prior to selling or otherwise disposing of any Excess Fill, the District shall notify the Developer of the estimated

quantity of Excess Fill and its fair market value, and the Developer shall have thirty (30) days following receipt of such notice to elect in writing to purchase the Excess Fill. The Developer shall be responsible for all costs of loading, hauling, and removing any Excess Fill it purchases, and shall coordinate such removal with the District and its contractor so as not to interfere with or delay the Project. Any Excess Fill that the Developer does not timely elect to purchase may be used or disposed of by the District in its discretion.

**6. TERMINATION.** Developer and District agree that Developer may terminate this Agreement without cause by providing ten (10) days written notice of termination to the District. Any such termination by Developer is contingent upon Developer's provision of sufficient funds to cover any and all fees, costs or expenses incurred by the District in connection with the work to be performed under this Agreement as of the date of such termination, and, if the Developer has commenced the provision or construction of any Excluded Services and Improvements, upon the Developer either completing such Excluded Services and Improvements in accordance with Section 2 or leaving the affected areas in a safe condition that does not interfere with or delay the Project, as determined by the District Engineer. Developer and the District agree that the District may terminate this Agreement due to a failure of Developer to provide funds in accordance with Section 1 of this Agreement, by providing ten (10) days written notice of termination to Developer; provided, however, that the Developer shall be provided a reasonable opportunity to cure any such failure. Upon any termination of this Agreement, the Developer's right of first refusal under Section 5 shall terminate; provided, however, that termination shall not affect (i) the District's obligation to reimburse the Developer pursuant to Section 4 for funds advanced and Irrigation Main Materials provided prior to the effective date of termination, or (ii) the District's obligation to pay for any Excluded Services and Improvements conveyed to and accepted by the District prior to the effective date of termination.

**7. DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

**8. ENFORCEMENT OF AGREEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney's fees, paralegal fees, expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**9. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

**10. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**11. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**12. NOTICES.** All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

**A. If to District:** West Villages Improvement District
2501-A Burns Road
Palm Beach Gardens, Florida 33410
Attn: District Manager

**With a copy to:** Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

**B. If to Developer:** Wellen Park Construction, LLLP
3600 Midtown Drive, Suite 1050
Tampa, Florida 33607
Attn: Rick Severance
Attn: Nicole Swartz

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

**13. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants, and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors, and assigns.

**14. ASSIGNMENT.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

**15. CONTROLLING LAW; VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Sarasota County, Florida.

**16. EFFECTIVE DATE.** The Agreement shall be effective as of the date hereof and shall remain in effect unless terminated by either of the parties hereto.

**17. PUBLIC RECORDS.** The Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement are public records and are treated as such in accordance with Florida law.

[SIGNATURE BLOCKS ON THE NEXT PAGE]

**IN WITNESS WHEREOF**, the parties execute this Agreement to be effective the day and year first written above.

**ATTEST:**

_____
Secretary / Assistant Secretary

**WEST VILLAGES IMPROVEMENT DISTRICT**

_____
Chairman Board of Supervisors

**WELLEN PARK CONSTRUCTION, LLLP,** a Florida limited liability limited partnership

**WITNESS:**

_____
Print Name: _____

_____
By: _____
Its: _____

| Section/Area | Description | Artistree | Brightview | Impact | Juniper | Sunnygrove | Yellowstone |
|---|---|---|---|---|---|---|---|
| Area 1 | WVP 1 | | $275,324.00 | | $275,862.36 | | |
| Area 2 | US41 | | $668,385.00 | | $569,092.37 | | |
| Area 3 | Down Town WP | | $260,696.00 | | $242,904.37 | $114,962.23 | |
| Area 4 | WVP 2 | | $147,414.00 | $157,552.50 | $120,904.24 | $87,958.14 | |
| Area 5 | Playmoore | | $208,361.00 | | $215,866.76 | $175,526.00 | |
| Area 6 | Mezzo\Merlott | | $162,362.00 | | $129,275.41 | $159,027.00 | |
| Area 7 | Preto 2 | | $132,321.00 | $124,110.00 | $91,808.10 | | |
| Area 8 | WVP 3 | | $231,578.00 | | $128,620.44 | | |
| Area 9 | MBR | | $572,007.00 | $340,290.00 | $728,961.27 | | |
| Area 10 | S WVP 4 | | $143,040.00 | $117,150.00 | $174,480.07 | $108,467.26 | |
| Area 11 | Preto 3 | | $92,862.00 | | $108,989.73 | | |
| Area 12 | Preto 1 | | $176,906.00 | | $221,816.34 | $181,085.68 | |
| Area 13 | Village K Town Homes | | $65,481.00 | | $56,597.19 | | |
| Area 14 Trail A | Greenway | | $60,309.00 | | $47,168.34 | $77,311.13 | |
| Area 14 Trail B | Oakheart | | $103,262.00 | | $55,181.84 | $95,462.86 | |
| Area 14 Trail C | Butonwood | | $29,527.00 | | $51,338.22 | | |
| Area 14 Trail D | Grand Lake | | $83,915.00 | | $68,456.89 | $79,022.00 | |

# OVERALL MAP

N

0' 150' 300' 600'

SCALE: 1" = 600'

PRESTIGIO BLVD
RENAISSANCE BLVD
RENAISSANCE BLVD
N. RIVER RD.
N. WEST VILLAGES PKWY
DOG PARK (BLUE HARON)
TAMIAMI TRAIL (US 41)
SPRINGTIDE WAY
MARKET WAY
RADIANT WAY
WELLEN PARK BLVD
MARKET WAY
BRIGHTLAND WAY
SUNGLOW BLVD
GRAN LAKE
DOG PARK (FETCH)
PRETO BLVD
S. WEST VILLAGES PKWY
MEZZO DRIVE
MEZZO DRIVE
PINOT BLVD
WWTP ACCESS
MERLOT AVE
GREEN WAY TRAIL
PLAYMORE ROAD
PLAYMORE ROAD
PLAYMORE ROAD
PLAYMORE ROAD
PRETO BLVD
S. WEST VILLAGES PKWY
OAKHEART TRAIL
MANASOTA BEACH ROAD
BOTTONWOOD TRAIL
PRETO BLVD
MANASOTA BEACH ROAD
FIRE STATION PLAYGROUND
MANASOTA BEACH ROAD
LUMINOUS AVE
S. WEST VILLAGES PKWY
S. RIVER RD.

1 2 3 4a 4b 4c 5 5a 6 8 9a 9b 10 10a 11a 11b 13 14 15a 15b 16a 16b 18 19 25 25a 25b 26 27a 27b 28a 28b 29a 29b 32

| Segment Number | Roadway Name | Segment Length (ft) | Segment Length (miles) |
|---|---|---|---|
| 1 | West Villages Pkwy | 4,812 | 0.91 |
| 2 | West Villages Pkwy | 1,148 | 0.22 |
| 3 | West Villages Pkwy | 4,040 | 0.77 |
| 4a | West Villages Pkwy | 2,320 | 0.44 |
| 4b | West Villages Pkwy | 4,580 | 0.87 |
| 4c | West Villages Pkwy | 1,630 | 0.31 |
| 5 | West Villages Pkwy | 3,500 | 0.66 |
| 6 | West Villages Pkwy(**) | 4,770 | 0.90 |
| 7 | Wincester Blvd(**) | 7,750 | 1.47 |
| 8 | Manasota Beach Rd(**) | 5,520 | 1.05 |
| 9a | Manasota Beach Rd | 890 | 0.17 |
| 9b | Manasota Beach Rd | 1,830 | 0.35 |
| 10 | Manasota Beach Rd | 2,480 | 0.47 |
| 10a | Manasota Beach Rd | 2,950 | 0.56 |
| 11a | Manasota Beach Rd | 3,430 | 0.65 |
| 11b | Manasota Beach Rd(**) | 4,970 | 0.94 |
| 12 | East River Road | Future | |
| 13 & 14 | Preto Blvd | 6,612 | 1.25 |
| 15a | Preto Blvd | 5,291 | 1.00 |
| 15b | Preto Blvd | 1,066 | 0.20 |
| 16a | Preto Blvd | 3,545 | 0.67 |
| 16b | Preto Blvd(**) | 2,550 | 0.48 |
| 18 | Preto Blvd(**) | 2,565 | 0.49 |
| 19 | Preto Blvd(**) | 3,025 | 0.57 |
| 19a | Preto Blvd(**) | 500 | 0.09 |
| 20 | Preto Blvd(**) | 5,340 | 1.01 |
| 25 | Mezzo Drive | 1,934 | 0.37 |
| 25a | Merlot Ave | 2,886 | 0.55 |
| 25b | Mezzo Drive | 2,360 | 0.45 |
| 26 | Playmore Road | 1,093 | 0.21 |
| 27a | Playmore Road | 1,430 | 0.27 |
| 27b | Playmore Road | 1,250 | 0.24 |
| 28a | Playmore Road | 1,320 | 0.25 |
| 28b | Playmore Road | 337 | 0.06 |
| 29a | Playmore Road | 3,070 | 0.58 |
| 29b | Playmore Road(***) | 3,000 | 0.57 |
| 32 | Keyway Rd | 3,610 | 0.68 |
| 33 | TBD | 5,700 | 1.08 |
| | WWTP Access | 350 | 0.07 |
| | Pinot Blvd | 280 | 0.05 |
| | Luminous Ave | 1,085 | 0.21 |
| | Everglow Dr | 1,300 | 0.25 |
| | Sunglow Blvd | 3,840 | 0.73 |
| | Radiant Way | 550 | 0.10 |
| | Wellen Park Blvd | 3,677 | 0.70 |
| | Wellen Park Blvd (*) | 1,155 | 0.22 |
| | Springtide Way | 550 | 0.10 |
| | Springtide Way (*) | 650 | 0.12 |
| | Market Way | 620 | 0.12 |
| | Market Way | 1,100 | 0.21 |
| | Brightland Way | 1,300 | 0.25 |
| | Renaissance Blvd (*) | 9,950 | 1.88 |
| | Prestigio Blvd (*) | 11,850 | 2.24 |
| | Tamiami Trail (US 41)(***) | 16,373 | 3.10 |
| **TOTAL** | | **169,734** | **32.15** |

(*) Landscape and Irrigation Maintenace by others
(**) Future Right-of-Way
(***) Right-of-Way not owned by WVID

## WEST VILLAGES IMPROVEMENT DISTRICT LANDSCAPE MAINTENANCE

- AREA 1
- AREA 2
- AREA 3
- AREA 4
- AREA 5
- AREA 6
- AREA 7
- AREA 8
- AREA 9
- AREA 10
- AREA 11
- AREA 12
- AREA 13
- GREENWAY TRAIL
- OAKHEART TRAIL
- BUTTONWOOD TRAIL
- GRAN LAKE
- FUTURE RIGHT-OF-WAY IMPROVEMENTS
- WVID BOUNDARY
- WELL/POC/SPILLWAY
- PUMP

Stantec

Dewberry

Dewberry Engineers Inc.
800 N. Magnolia Ave, Suite 1000
Orlando, FL 32803

407.843.5120
407.649.8664 fax
www.dewberry.com

**Sent Via Email: wcrosley@sdsinc.org**

October 15, 2026

Mr. William Crosley, District Manager
West Villages Improvement District
c/o Special District Services, Inc.
10555 Sweet Pea St.
North Port, Florida 34293

Subject : **Modification Request: Work Authorization Number 2026-5**
**West Villages Improvement District**
**Updates to Irrigation System Master Plan, Irrigation System Model, Water Use Reporting Automation and Intelligence Dashboard**

Dear Mr. Crosley:

Dewberry Engineers Inc. requests an additional $5,000 for this work authorization provision, resulting in a revised total not-to-exceed budget of $26,000.

The primary reason for exceeding the original projected budget is the number of additional plan considerations that have been incorporated into the project. These considerations require substantial analysis and evaluation, including the development of associated cost estimates and supporting technical documentation.

Most recently, additional effort has been necessary to evaluate and coordinate options for irrigation well consolidation and to develop detailed cost estimates associated with each individual alternative. This work has also included integrating recently available construction plans and irrigation main routing information, as well as assessing and incorporating the potential use of additional water storage features and ponds into the overall plan.

## II. Update Irrigation System Master Plan

We will update the 2024 Irrigation System Master Plan to reflect existing 2026 conditions and future 2036 conditions, as well as the final build-out scenario. This revision will incorporate necessary changes to the narrative, including updated supply sources, irrigation demands, and irrigation assets. It will also include revised figures depicting the updated irrigation system WaterGEMS hydraulic model including irrigation main sizes, simulated system pressures, and customer locations. We will supply a draft of the revised irrigation system master plan to the District for review. Dewberry, in collaboration with the District, will finalize the draft irrigation system master plan. We will also perform a quality assurance/quality control (QA/QC) review of the report. The deliverable for this task will be the final irrigation system master plan and an updated WaterGEMS hydraulic model file.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. We estimate a budget not-to-exceed $21,000, plus other direct costs. The estimated time to complete a draft report is within 2 months after the completion of Task I and a final report within 1 month after district review and reception of comments.

All other Work Authorization provisions remain in-force with regard to the referenced project. If you wish to accept this Work Authorization Modification, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator, in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for choosing Dewberry Engineers Inc. We look forward to continuing to work with you and your staff.

Sincerely,

Shawn Hamilton
Associate, Department Manager

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
West Villages Improvement District

Date: 10/16/26

**AGREEMENT BETWEEN THE WEST VILLAGES IMPROVEMENT DISTRICT AND ECO-LOGIC SERVICES LLC FOR POND MAINTENANCE SERVICES**

**THIS AGREEMENT** (the "Agreement") is made and entered into this 12th day of November, 2026, (the "Effective Date"), by and between:

**West Villages Improvement District,** a local unit of special-purpose government established pursuant to Chapter 2004-456, Laws of Florida, as amended, and located within the City of North Port and Sarasota County, Florida, with a mailing address of 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District"); and

**Eco-Logic Services LLC,** a Florida limited liability company, with a mailing address of P.O. Box 18204, Sarasota, Florida 34276 (the "Contractor", and together with the District, the "Parties").

**RECITALS**

**WHEREAS,** the District is a local unit of special-purpose government created and existing pursuant to Chapter 2004-456, *Laws of Florida*, as amended; and

**WHEREAS,** the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS,** the District owns, operates and maintains certain stormwater ponds and associated outfall structures within the Avelina, Wysteria, and Solstice communities within the boundary of the District (the "**Ponds**"); and

**WHEREAS,** the District desires to enter into an agreement with an independent contractor to provide maintenance in and around the Ponds; and

**WHEREAS,** the Contractor represents that it is qualified to provide such services and has agreed to provide to the District the services identified in **Exhibit A**, attached hereto and incorporated by reference herein (the "**Services**"); and

**WHEREAS,** the District and the Contractor accordingly desire to enter into this Agreement to set forth the rights, duties, and obligations of the parties relative to same; and

**WHEREAS,** the District and the Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS**. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. DESCRIPTION OF CONTRACTOR'S SERVICES.**

**A.** The Contractor shall provide professional environmental maintenance services within presently accepted professional standards and in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto. The Services related to maintenance of the Ponds, littoral shelves, and outfall structures shall be provided on a monthly basis, as set forth in more detail in **Exhibit A**.

**B.** The Contractor agrees, as an independent contractor, to perform the Services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of the Services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

**C.** This Agreement grants to the Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and the Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

**D.** Contractor shall perform all Services in a neat and professional manner reasonably acceptable to the District. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. In the event the District in its sole determination, finds that the work of the Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of the Services satisfactorily completed and for materials actually incorporated into the Services.

**E.** The Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

**F.** The Contractor agrees that the District shall not be liable for the payment of any work or services not included in this **Section 2** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

**G.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

**(1)** The District hereby designates the District's Operations Manager to act as its representative.

**(2)** Upon request, the Contractor shall meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement and other items.

**H.** The Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. The Contractor agrees to repair any damage resulting from the Contractor's activities and work within twenty-four (24) hours.

**SECTION 3. COMPENSATION; TERM.**

**A.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor **Two Thousand Eight Hundred Dollars and Zero Cents ($2,800.00)** per month, for a total of **Thirty-Three Thousand Six Hundred Dollars and Zero Cents ($33,600.00)** per year, in accordance with the terms set forth in **Exhibit A**. The initial term of this Agreement shall be from December 1, 2026 through September 30, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. Thereafter, the Agreement shall be automatically renewed for four (4) one (1)-year terms, followed by a final renewal term from October 1, 2031, through August 31, 2032.

**B.** If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

**C.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to

services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

**D.** The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within forty-five (45) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within forty-five (45) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

**SECTION 4. INSURANCE.**

**A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:

**1.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.

**2.** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars ($1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:

**i.** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

**3.** Employer's Liability Coverage with limits of at least One Million Dollars ($1,000,000) per accident or disease.

**4.** Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars ($1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

**5.** Herbicide and Pesticide Applicators Coverage of at least One Million Dollars ($1,000,000).

**B.** The District, its staff, consultants, officers, and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be

acceptable to the District 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.

**C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the 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.

**SECTION 5. INDEMNIFICATION.**

**A.** The Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by the Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto.

**B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

**SECTION 6. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement 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 this Agreement 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.

**SECTION 7. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5)

days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

**SECTION 8. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**SECTION 9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**SECTION 10. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**SECTION 11. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

**SECTION 12. TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

**SECTION 13. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

**SECTION 14. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

**SECTION 15. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 16. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 17. ENFORCEMENT OF AGREEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 18. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

**SECTION 19. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

**SECTION 20. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 21. NOTICES.** All notices, requests, consents and other communications under this Agreement (the "**Notice**" or "**Notices**") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

| | | |
|---|---|---|
| **A.** | **If to the District:** | West Villages Improvement District<br>2501A Burns Road<br>Palm Beach Gardens, Florida 33410<br>Attn: District Manager |
| | **With a copy to:** | Kutak Rock LLP<br>107 West College Avenue<br>Tallahassee, Florida 32301<br>Attn: District Counsel |
| **B.** | **If to the Contractor:** | Eco-Logic Services LLC<br>P.O. Box 18204<br>Sarasota, Florida 34276<br>Attn: Matt Nabor |

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth in this Agreement.

**SECTION 22. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

**SECTION 23. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Sarasota County, Florida.

**SECTION 24. COMPLIANCE WITH PUBLIC RECORDS LAWS.** The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section

119.0701, *Florida Statutes*. The Contractor acknowledges that the designated public records custodian for the District is **William Crosley** (the "**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which 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 the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in the Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (941) 244-2805; WCROSLEY@SDSINC.ORG; OR 2501A BURNS ROAD, PALM BEACH GARDENS, FLORIDA 33410.**

**SECTION 25. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 26. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**SECTION 27. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

**SECTION 28. E-VERIFY REQUIREMENTS.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required

by Florida Statute, the Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Services, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**SECTION 29. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*.** The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes.*

**SECTION 30. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS.** Contractor acknowledges that, in addition to all laws and regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- **A.** Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- **B.** Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- **C.** Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- **D.** Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- **E.** Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain

criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

**SECTION 31. ANTI-HUMAN TRAFFICKING STATEMENT**. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes.*

*[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]*

**IN WITNESS WHEREOF**, the Parties hereto have executed this Agreement on the day and year first written above.

**WEST VILLAGES IMPROVEMENT DISTRICT**

_____
Chairperson, Board of Supervisors

**ECO-LOGIC SERVICES LLC**

_____
By:_____
Its:_____

**Exhibit A:** Scope of Services

# Exhibit A

## Scope of Services

**SOLSTICE**

Land Stewardship Solutions

### 1.0 Maintenance of Lakes and Littoral Shelves

Eco-Logic Services will perform necessary management services at the five stormwater retention ponds ("lakes") within the Solstice community (shaded blue on Figure 1). Targets of the treatment efforts include algae (filamentous and planktonic), invasive underwater vegetation (such as hydrilla and naiad), and perimeter growth (grasses and turf-weeds growing out from shore). Undesirable growth will be selectively treated with approved herbicides. The goal of this maintenance is to ensure a "clean" look to these aquatic features on the site, as is reasonable and practical. Eco-Logic Services guarantees a prompt response to any complaint or problem encountered with the lakes on the site (i.e., an algae bloom) and will make every reasonable effort to correct the situation in a timely manner. Additionally, Eco-Logic Services will use selective herbicide applications to ensure invasive species are not allowed to become established on the planted littoral shelves (shaded green on Figure 1).

The treatment areas detailed above will be aggressively maintained to enhance growth of beneficial native species (where required or desired) and to preclude growth of invasive species which would affect permit compliance or aesthetics of the treatment areas. This effort will also help to ensure that these areas meet or exceed design specifications and permit requirements (where applicable) and help to ensure that the areas provide pleasant vistas for the homesites and roadways. Target species include those species listed in the Florida Invasive Species Council's (FISC) Invasive Plant List in effect as of the date of this Agreement. Eco-Logic Services will perform maintenance services using selective applications of appropriate herbicides specifically designed and labeled for such use. All herbicide treatments will be supervised by a state-certified aquatic herbicide applicator. Unless specifically stated otherwise above, because the amount of vegetation treated should be minimal or herbaceous in nature, the treated vegetation will be left standing in place to naturally decompose. If directed by the Client, manual cutting and/or removal of treated material may be provided and billed based on an estimated additional fee under the Additional Services task or as an addendum to this Agreement.

### 2.0 Maintenance of Outfall Structures

Eco-Logic Services will perform ongoing monthly maintenance of the 17 outfall structures within the Solstice community (indicated by a red star on Figure 1). Maintenance efforts will focus on keeping the structures free of trash and weedy growth, and preventing vegetation from becoming established within the structures. An approximately six-foot vegetation-free area will be maintained around each outfall structure to preserve access, keep the structures visible, and help prevent vegetation from interfering with the intended flow of water. Removal of sediment from the structure or culverts is not included in this effort. Should any significant sedimentation be observed, the Client will be notified so corrective actions may be scheduled.

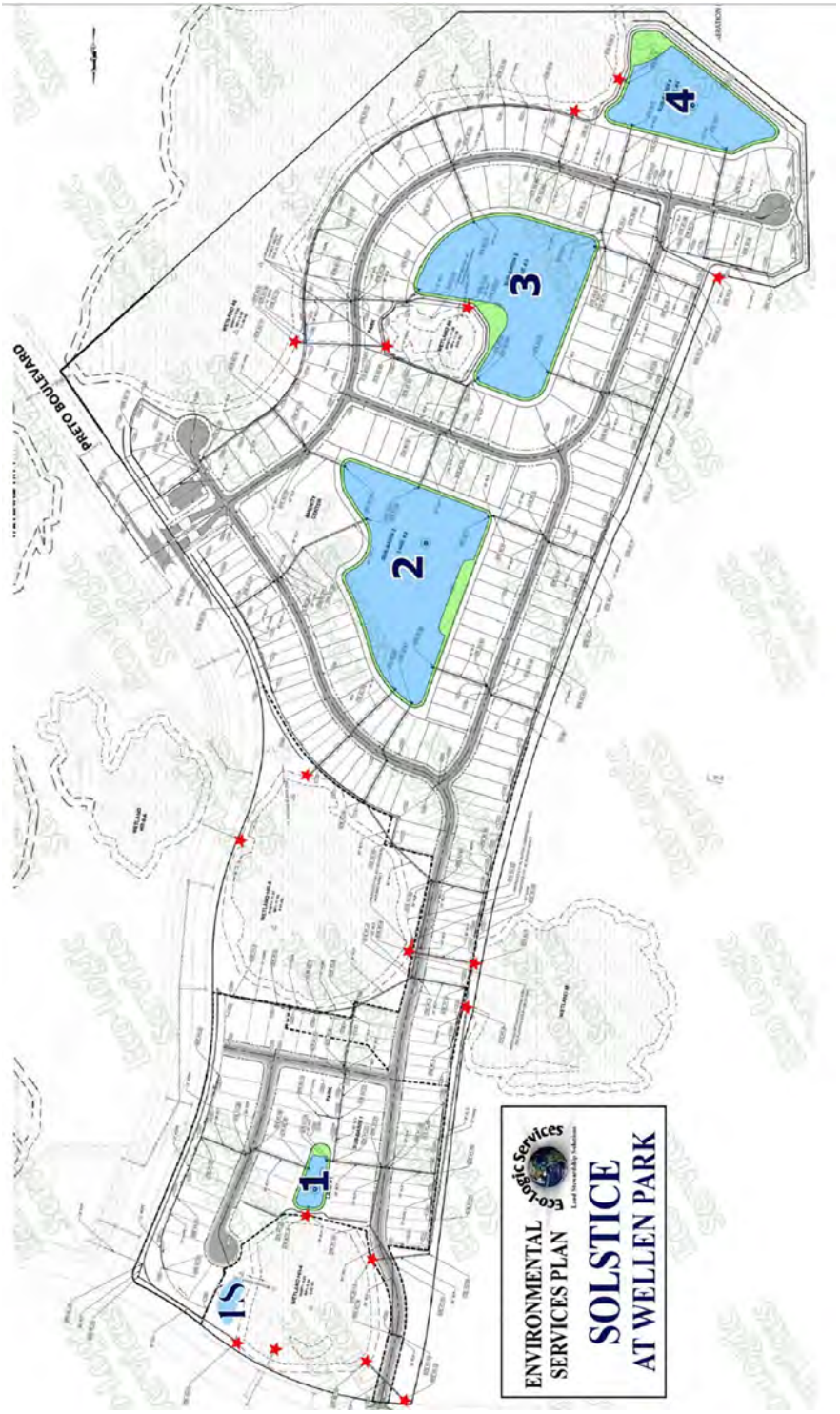
### 3.0 Additional Services

Additional services requested by the Client will be provided and billed as agreed to in writing (including email) under this task. Significant items will be performed under an addendum to this Agreement. Additional Services may include other services not specifically detailed in this Scope of Services. Eco-Logic Services is pleased to provide these services, and any fees associated with this task will be incurred only at the request of, or with prior authorization of the Client.

### 4.0 Cost

Compensation for services rendered pursuant to this Agreement will be paid based on the following:

**1.0 Lake Management Services ..... $1,025/month**
**2.0 Maintenance of Outfall Structures ..... $225/month**
**3.0 Additional Services ..... to be billed as requested**


PRETO BOULEVARD
1S
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2
3
4
ENVIRONMENTAL SERVICES PLAN
Eco-Logic Services
SOLSTICE
AT WELLEN PARK

# WYSTERIA

## 1.0 Maintenance of Lakes and Littoral Shelves

Eco-Logic Services will perform necessary management services at the five stormwater retention ponds ("lakes") within the Wysteria community (shaded blue on Figure 1). Targets of the treatment efforts include algae (filamentous and planktonic), invasive underwater vegetation (such as hydrilla and naiad), and perimeter growth (grasses and turf-weeds growing out from shore). Undesirable growth will be selectively treated with approved herbicides. The goal of this maintenance is to ensure a "clean" look to these aquatic features on the site, as is reasonable and practical. Eco-Logic Services guarantees a prompt response to any complaint or problem encountered with the lakes on the site (i.e., an algae bloom) and will make every reasonable effort to correct the situation in a timely manner. Additionally, Eco-Logic Services will use selective herbicide applications to ensure invasive species are not allowed to become established on the planted littoral shelves (shaded yellow on Figure 1).

Additionally, Eco-Logic Services will perform ongoing monthly maintenance of the three outfall structures within the Wysteria community (indicated by a red star on Figure 1). Maintenance efforts will focus on keeping the structures free of trash and weedy growth, and preventing vegetation from becoming established within the structures. An approximately six-foot vegetation-free area will be maintained around each outfall structure to preserve access, keep the structures visible, and help prevent vegetation from interfering with the intended flow of water. Removal of sediment from the structure or culverts is not included in this effort. Should any significant sedimentation be observed, the Client will be notified so corrective actions may be scheduled.

The treatment areas detailed above will be aggressively maintained to enhance growth of beneficial native species (where required or desired) and to preclude growth of invasive species which would affect permit compliance or aesthetics of the treatment areas. This effort will also help to ensure that these areas meet or exceed design specifications and permit requirements (where applicable) and help to ensure that the areas provide pleasant vistas for the homesites and roadways. Target species include those species listed in the Florida Invasive Species Council's (FISC) Invasive Plant List in effect as of the date of this Agreement. Eco-Logic Services will perform maintenance services using selective applications of appropriate herbicides specifically designed and labeled for such use. All herbicide treatments will be supervised by a state-certified aquatic herbicide applicator. Unless specifically stated otherwise above, because the amount of vegetation treated should be minimal or herbaceous in nature, the treated vegetation will be left standing in place to naturally decompose. If directed by the Client, manual cutting and/or removal of treated material may be provided and billed based on an estimated additional fee under the Additional Services task or as an addendum to this Agreement.

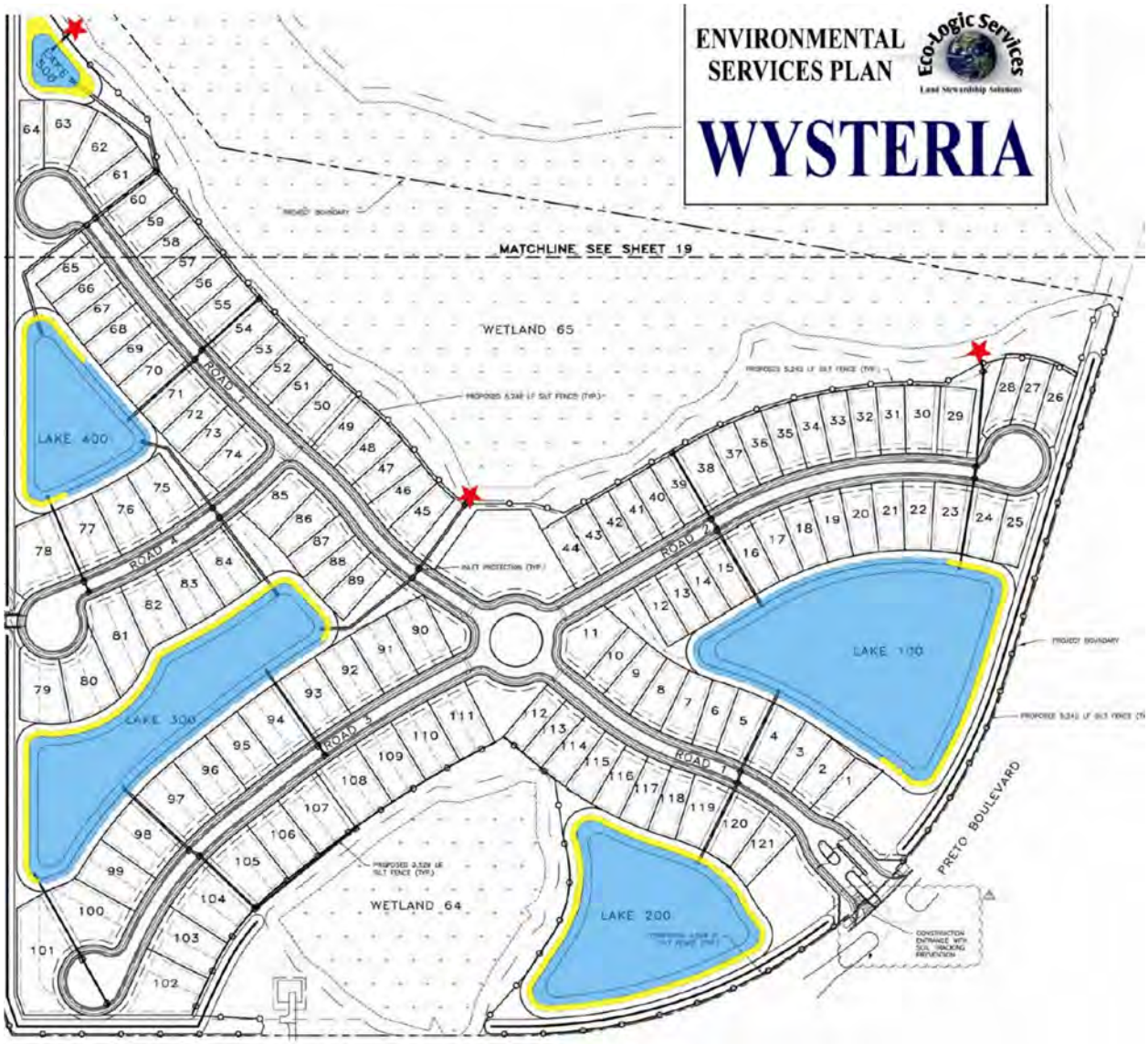
## 2.0 Additional Services

Additional services requested by the Client will be provided and billed as agreed to in writing (including email) under this task. Significant items will be performed under an addendum to this Agreement. Additional Services may include water testing, manual removal of undesirable material, triploid grass carp permitting and stocking, midge and mosquito larvae control, meetings, coordination or negotiation with the regulatory agencies regarding permit compliance, or other services not specifically detailed in this Scope of Services. Eco-Logic Services is pleased to provide these services, and any fees associated with this task will be incurred only at the request of, or with prior authorization of the Client.

## 3.0 Cost

Compensation for services rendered pursuant to this Agreement will be paid based on the following:

**1.0 Maintenance of Lakes and Littoral Shelves ..... $775/month**
**2.0 Additional Services..... to be billed as requested**


ENVIRONMENTAL SERVICES PLAN
Eco-Logic Services
Land Stewardship Solutions
WYSTERIA
MATCHLINE SEE SHEET 19
WETLAND 65
WETLAND 64
LAKE 400
LAKE 300
LAKE 100
LAKE 200
ROAD 1
ROAD 2
ROAD 3
ROAD 4
PRETO BOULEVARD

# AVELINA

## 1.0 Maintenance of Lakes and Littoral Shelves

Eco-Logic Services will perform necessary management services at the five stormwater retention ponds ("lakes") within the Avelina community (shaded blue on Figure 1). Targets of the treatment efforts include algae (filamentous and planktonic), invasive underwater vegetation (such as hydrilla and naiad), and perimeter growth (grasses and turf-weeds growing out from shore). Undesirable growth will be selectively treated with approved herbicides. The goal of this maintenance is to ensure a "clean" look to these aquatic features on the site, as is reasonable and practical. Eco-Logic Services guarantees a prompt response to any complaint or problem encountered with the lakes on the site (i.e., an algae bloom) and will make every reasonable effort to correct the situation in a timely manner. Additionally, Eco-Logic Services will use selective herbicide applications to ensure invasive species are not allowed to become established on the planted littoral shelves (shaded green on Figure 1).

The treatment areas detailed above will be aggressively maintained to enhance growth of beneficial native species (where required or desired) and to preclude growth of invasive species which would affect permit compliance or aesthetics of the treatment areas. Target species include those species listed in the Florida Exotic Pest Plant Council's 2019 Invasive Plant List. Eco-Logic Services will perform maintenance services using selective applications of appropriate herbicides specifically designed and labeled for such use. All herbicide treatments will be supervised by a state-certified aquatic herbicide applicator. Because the amount of vegetation treated should be minimal or herbaceous in nature, the treated vegetation will be left standing in place to naturally decompose. If directed by the Client, manual cutting and/or removal of treated material may be provided and billed based on an estimated additional fee under the Additional Services task or as an addendum to this Agreement.

## 2.0 Maintenance of Outfall Structures

Eco-Logic Services will perform ongoing monthly maintenance of the 7 outfall structures within the Avelina community (indicated by a red star on Figure 1). Maintenance efforts will focus on keeping the structures free of trash and weedy growth, and preventing vegetation from becoming established within the structures. An approximately six-foot vegetation-free area will be maintained around each outfall structure to preserve access, keep the structures visible, and help prevent vegetation from interfering with the intended flow of water. Removal of sediment from the structure or culverts is not included in this effort. Should any significant sedimentation be observed, the Client will be notified so corrective actions may be scheduled.

## 3.0 Additional Services

Additional services requested by the Client will be provided and billed as agreed to in writing (including email) under this task. Significant items will be performed under an addendum to this Agreement. Additional Services may include water testing, manual removal of undesirable material, triploid grass carp permitting and stocking, midge and mosquito larvae control, meetings, coordination or negotiation with the regulatory agencies regarding permit compliance, or other services not specifically detailed in this Scope of Services. Eco-Logic Services is pleased to provide these services, and any fees associated with this task will be incurred only at the request of, or with prior authorization of the Client.

## 4.0 Cost

Compensation for services rendered pursuant to this Agreement will be paid based on the following:

**1.0 Maintenance of Lakes and Littoral Shelves ..... $650/month**
**2.0 Maintenance Outfall Structures..... $125/month**
**3.0 Additional Services.....to be billed as requested**


PLAYMORE ROAD
P1
100
200
400
P2
300
PRETO BLVD
TOULON AVE
MARIBEL ST
VALLEJA AVE
ENVIRONMENTAL
SERVICES PLAN
Eco-Logic Services
AVELINA

# USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

Laura Archer
West Villages Improv Dist/Ll
2501 Burns RD
STE A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Herald-Tribune, published in Sarasota County, Florida; with circulation in Sarasota, Manatee and Charlotte Counties; that the attached copy of advertisement, being a , was published on the publicly accessible website of Sarasota, Manatee and Charlotte Counties, Florida, or in a newspaper by print in the issues of, on:

SAR Herald-Tribune 10/23/2026, 10/30/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/30/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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VICKY FELTY
Notary Public
State of Wisconsin

**NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS ON BOUNDARY AMENDMENT PROPERTY PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE WEST VILLAGES IMPROVEMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL FOR BOUNDARY AMENDMENT PROPERTY PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE WEST VILLAGES IMPROVEMENT DISTRICT**

**NOTICE OF MEETING OF THE WEST VILLAGES IMPROVEMENT DISTRICT**

The Board of Supervisors (the "Board") of the West Villages Improvement District (the "District") will hold a public hearing on **November 12, 2026, at 1:00 P.M.** at the Commission Chambers of the City of North Port, 4970 City Hall Boulevard, North Port, Florida 34286.

The public hearing is being held to consider the adoption of an assessment roll for certain lands being added to Unit of Development No. 10 within the District ("Unit No. 10") pursuant to a boundary amendment (the "Boundary Amendment Property"), the imposition of special assessments on the Boundary Amendment Property to secure proposed bonds, a depiction of which Boundary Amendment Property to be assessed is shown below, and to provide for the levy, collection and enforcement of such special assessments. The special assessments previously imposed on lands within Unit No. 10 are not being amended or otherwise affected by this hearing.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at the office of the District Manager located at 2501A Burns Road, Palm Beach Gardens, Florida 33410, by calling the District Manager at (561) 630-4922, or by visiting the District's website, www.westvillagesid.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

The streets and areas to be improved are depicted below and in the District's *Unit of Development No. 10 Master Engineer's Report,* dated January 11, 2024, as amended by the preliminary *First Amendment to Unit of Development No. 10 Master Engineer's Report,* dated August 13, 2026 (collectively, the "Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170 and 197, *Florida Statutes*, and Chapter 2004-456, *Laws of Florida*, as amended. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained by contacting the District Manager, Special District Services, Inc., at 2501A Burns Road, Palm Beach Gardens, Florida 33410, (561) 630-4922 and/or at 10555 Sweet Pea Street, Venice, Florida 34293, (941) 244-2703.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements (the "Improvements") planned for Unit No. 10 are currently expected to include, but are not limited to, roadways, sidewalks, and streetlighting improvements, earthwork and stormwater management improvements, water distribution improvements (including a water treatment plant), sewer distribution improvements (including a wastewater treatment plant), parks, irrigation facilities, landscaping, hardscaping, entry features, and other improvements, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the address provided above.

The District intends to impose special assessments on the Boundary Amendment Property in the manner set forth in the District's preliminary *Amended and Restated Unit of Development No. 10 Master Special Assessment Methodology Report,* dated August 13, 2026 (the "Assessment Report"), which is on file and available during normal business hours at the address provided above. The annual principal assessment levied against each parcel within the Boundary Amendment Property will be based on repayment over a maximum of thirty (30) years for the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than $120,000,000, in debt to be assessed by the District, inclusive of the estimated cost of the Improvements, plus financing-related costs, capitalized interest, and debt service reserve. The proposed schedule of assessments for the Boundary Amendment Property is as follows:

| Product | Number of Units by Type | ERU Factor* | Total ERUs | Project Cost Allocation Per Type | Project Cost Allocation Per Unit* |
|---|---|---|---|---|---|
| Coach | 132 | 0.50 | 66.00 | $ 5,529,912 | $ 41,893 |
| Townhouse | 37 | 0.60 | 22.20 | $ 1,860,061 | $ 50,272 |
| 50' | 648 | 1.00 | 648.00 | $ 54,293,678 | $ 83,787 |
| 65' | 287 | 1.10 | 373.10 | $ 31,269,758 | $ 108,923 |
| 75' | 45 | 1.50 | 67.50 | $ 5,655,591 | $ 125,680 |
| Total | 1,149 | N/A | 1,176.80 | $ 98,600,000 | N/A |

*Rounded

The assessments on the Boundary Amendment Property may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the Improvements. These annual assessments will be collected on the Sarasota County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners within the Boundary Amendment Property have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, on November 12, 2026, at the same time and location as referenced above, the Board will hold a public meeting to consider business that may lawfully be considered by the District. A copy of the agenda may be obtained by contacting the office of the District Manager, Special District Services, Inc., located at 2501A Burns Road, Palm Beach Gardens, Florida 33410, (561) 630-4922, during normal business hours. The meeting and public hearing is open to the public and will be conducted in accordance with the provisions of Florida law.

There may be occasions when one or more Supervisors and staff will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The public hearing and/or meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

**RESOLUTION 2026-18**

**A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT DECLARING SPECIAL ASSESSMENTS RELATIVE TO CERTAIN PROPERTIES ADDED TO UNIT OF DEVELOPMENT NO. 10 WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the District is a local unit of special-purpose government created and existing pursuant to Chapter 2004-456, *Laws of Florida*, as amended (the "Special Act") for the purpose of constructing, acquiring, and maintaining infrastructure improvements and services; and

**WHEREAS**, in accordance with Section 11 of the Special Act, the District previously established Unit of Development No. 10 ("Unit No. 10"); and

**WHEREAS**, the District previously levied debt service special assessments on all developable land within Unit No. 10 in order to secure proposed bonds to be issued to finance the construction and acquisition of public infrastructure improvements (the "Improvements") within Unit No. 10 (hereinafter, the "Debt Assessments"); and

**WHEREAS**, the Debt Assessments were levied and imposed in accordance with that certain *Unit of Development No. 10 Master Special Assessment Methodology Report*, dated January 11, 2024; and

**WHEREAS**, concurrent with the adoption of this Resolution, the District has entered into that certain *Agreement Regarding the Inclusion of Certain Real Property in Unit of Development No. 10,* dated August 13, 2026 approving the inclusion of certain acreage to the boundary of Unit No. 10 (hereinafter, the "Boundary Amendment Property"); and

**WHEREAS**, the District now has a need to levy and impose the Debt Assessments on the Boundary Amendment Property in proportion to the property's benefit from such Improvements; and

**WHEREAS**, the Board of Supervisors (the "Board") of the District accordingly hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the Improvements within the Boundary Amendment Property as described in the District's *Unit of Development No. 10 Master Engineer's Report*, dated January 11, 2024, as amended by the *First Amendment to Unit of Development No. 10 Master Engineer's Report*, dated August 13, 2026, attached hereto as **Composite Exhibit A** and incorporated herein by reference; and

**WHEREAS**, it is in the best interest of the District to pay the cost of the Improvements by imposing, levying, and collecting the non-ad valorem Debt Assessments among the benefitted properties within Unit No. 10, including the Boundary Amendment Property, pursuant to Chapters 170 and 197, *Florida Statutes*, and Chapter 2004-456, *Laws of Florida*, as amended; and

**WHEREAS**, the District is empowered by Chapters 170 and 197, *Florida Statutes*, and Chapter 2004-456, *Laws of Florida*, as amended, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Debt Assessments; and

**WHEREAS**, the District hereby determines that benefits will accrue to the assessable real property located within the Boundary Amendment Property, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the District's *Preliminary Amended and Restated Unit of Development No. 10 Master Special Assessment Methodology Report*, dated August 13, 2026, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2501-A Burns Road, Palm Beach Gardens, Florida and 10555 Sweet Pea Street, Venice, Florida 34293 (collectively, the "District Records Office"); and

**WHEREAS**, the District hereby determines that the Debt Assessments to be levied will not exceed the benefit to the Boundary Amendment Property.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT:**

**1.** Debt Assessments shall be levied to defray the cost of the Improvements.

**2.** The nature and general location of, and plans and specifications for, the Improvements planned for Unit No. 10, including for the Boundary Amendment Property, are described in **Composite Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

**3.** The total estimated cost of the Improvements is $98,600,000.00 (the "Estimated Cost").

**4.** The Debt Assessments will defray approximately $120,000,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.

**5.** The manner in which the Debt Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

**6.** The Debt Assessments shall be levied on all lots and lands within the Boundary Amendment Property adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

**7.** There is on file, at the District Records Office, an assessment plat showing the Boundary Amendment Property, which is to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.

**8.** Commencing with the year in which the Debt Assessments are certified for collection, the Debt Assessments shall be paid in not more than thirty (30) annual installments. The Debt Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Debt Assessments may be collected as is otherwise permitted by law.

**9.** The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands within the Boundary Amendment Property to be assessed, the amount of benefit to and the Debt Assessments against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

**10.** The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Debt Assessments relative to the Boundary Amendment Property or the making of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against the Boundary Amendment Property as improved.

**11.** The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Sarasota County and to provide such other notice as may be required by law or desired in the best interests of the District.

**12.** Nothing herein shall affect the Debt Assessments previously levied and imposed by the District.

**13.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 13th day of August, 2026.

**ATTEST:**

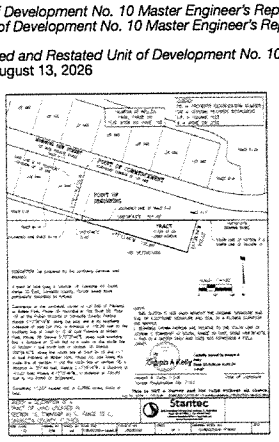
**WEST VILLAGES IMPROVEMENT DISTRICT**

*/X/*_____
Secretary/Assistant Secretary

*/X/*_____
Chairman, Board of Supervisors

**Composite Exhibit A:** *Unit of Development No. 10 Master Engineer's Report,* dated January 11, 2024, and *First Amendment to Unit of Development No. 10 Master Engineer's Report,* dated August 13, 2026

**Exhibit B:** *Preliminary Amended and Restated Unit of Development No. 10 Master Special Assessment Methodology Report*, dated August 13, 2026



**WEST VILLAGES IMPROVEMENT DISTRICT – UNIT NO. 10**

**www.westvillagesid.org**

# WEST VILLAGES IMPROVEMENT DISTRICT

## Unit of Development No. 10
## Master Engineer's Report

**JANUARY 11, 2024**


**SUBMITTED BY**
Dewberry Engineers Inc.
2201 Cantu Court
Suite 107
Sarasota, Florida
Phone: 813.327.7044
Contact: Giacomo Licari

**SUBMITTED TO**
West Villages Improvement District
19503 S. West Villages Parkway Suite #A3
Venice, Florida 34293
Phone: 941.244.2703

# Master Engineer's Report

## Table of Contents

1. GENERAL 2

2. PURPOSE AND SCOPE 2

3. LANDS IN UNIT OF DEVELOPMENT NO. 10 2

4. EXISTING CONDITIONS 2

4.1 Topography 2

4.2 Soil and Vegetation 2

4.3 Land Use and Zoning 3

5. INFRASTRUCTURE PLANS 3

5.1 Public Infrastructure Improvements 3

5.2 Permitting 3

5.3 Estimated Costs of Improvements 5

6. MAINTENANCE RESPONSIBILITIES 5

6.1 Public Infrastructure Improvements 6

7. SUMMARY AND CONCLUSION 6

8. ENGINEER'S CERTIFICATION 6

## Table of Tables

Table 5.1 Permitting Status ..... 4

Table 5.2 Estimated Costs of Improvements ..... 5

## Table of Exhibits

Unit 10 Sketch & Legal Description ..... Exhibit A

Aerial Location Map ..... Exhibit B

# 1. GENERAL

The West Villages Improvement District ("WVID") was created by and operates under Chapter 2004-456, Laws of Florida, as amended (the "Act") and operates pursuant to the Act and applicable provisions of Chapter 298, Florida Statutes and other Florida law. WVID was created to construct, operate, and maintain public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreational facilities, roadway, or related activities, as more particularly described in Chapter 2004-456, Laws of Florida.

# 2. PURPOSE AND SCOPE

The purpose of this Master Engineer's Report ("Report") is to present the nature and extent of the improvements that may be constructed or acquired by WVID for and on behalf of the Unit of Development No. 10 ("Unit No. 10" or "Project"). These improvements will thereafter be owned, operated, and/or maintained by either WVID or another legally empowered governmental entity.

The text of this Report generally describes the existing land within Unit No. 10 and the proposed improvements and recommendations. This Report is not intended to be used for exact representation or for construction purposes since detailed construction documents for all of the proposed improvements have not yet been finalized.

# 3. LANDS IN UNIT OF DEVELOPMENT NO. 10

An Aerial Location Map showing the location of Unit No. 10 is included as Exhibit B. The legal description(s) and sketch(es) are included as Exhibit A and reflect the lands included in Unit No. 10. These lands total approximately 878.3 acres.

# 4. EXISTING CONDITIONS

## 4.1 Topography

The area within Unit No. 10 is relatively flat with site elevations ranging from approximately nine (9) feet to fifteen (15) feet. The land within Unit No. 10 is primarily undeveloped pasture and rangelands, upland pine flatwood, and wetlands.

## 4.2 Soil and Vegetation

Based on the 1991 Soil Survey of Sarasota County, Florida, prepared by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), the predominant surficial soil types within Unit No. 10 are identified as SCS Soil No. 10, EauGallie and Myakka Fine Sands, SCD Soils No. 22, Holopaw fine sand, SCS Soils No. 31, Pineda Fine Sand, and Pople Fine Sands. SCS Soil No. 10 is a nearly level, poorly drained soil that can be made up entirely of EauGallie and similar soils, entirely Myakka and similar soils, or a combination of EauGallie, Myakka and other soils. Typically, the EauGallie soil has a surface layer of black fine sand with a subsurface layer of gray fine sand to a depth of about 22 inches. The surface layer of the Myakka soil is typically dark grayish brown fine sand about 6 inches thick while the subsurface layer is light gray fine sand about 18 inches thick. Pineda Fine Sand is a nearly level, poorly drained soil. Typically, the surface and subsurface layers are grey fine sands totaling approximately 22 inches thick. The subsoil consists of an upper layer of 14 inches of brown fine sand and a lower layer of 12 inches of mottled, light brownish gray fine sandy loam. Pople Fine Sand is nearly level, poorly drained soil on low hammocks and in poorly defined drainageways and broad sloughs. Typically, the surface layer is very dark grayish brown fine sand approximately four (4) inches thick. The subsurface layer is light brownish gray fine sand approximately three (3) inches thick. The subsoil is brown and brownish yellow fine sand in the upper 21-inches and gray fine sandy loam in the lower 28-inches.

The property within Unit No. 10 currently consists of various vegetative communities comprised of both upland and wetland habitats. Several of the vegetation communities have been modified as a result of onsite agricultural activities including ditching and fire suppression. Areas that were historically extensive open forests or wiregrass prairies have since become heavily forested or have been cleared for cattle

grazing and commercial nursery. Extensive ditching has also altered the hydrology of several of the wetland systems onsite, particularly where the ditches bisect wetlands or are adjacent to wetlands.

### 4.3 Land Use and Zoning

Unit No. 10 is located within the City of North Port, Florida ("City"). The land within the boundary of Unit No. 10 is currently being designed and prepared for development review and approval with the City. It is expected that the City will approve uses compatible with the adopted Comprehensive Land Use Plan ("CLUP").

## 5. INFRASTRUCTURE PLANS

### 5.1 Public Infrastructure Improvements

WVID has formed Unit No. 10 to finance infrastructure design and construction to provide public infrastructure for Unit No. 10 and its ultimate property owners.

The improvements for Unit No. 10 will be consistent with the CLUP and implementing ordinances, studies, plans, and may include:

- Public roadways, including thoroughfares, arterial, collector, or local streets;
- Drainage and stormwater improvements;
- Water and sewer facilities;
- Irrigation facilities;
- Public roadway landscape, lighting, signage, and furnishings;
- Entry features; and
- Consulting and contingencies.

Access to the Project will be provided via River Road, US 41, West Villages Parkway, Preto Boulevard, Manasota Beach Road, and Playmore Drive. Potable water and sanitary sewer services will be provided by the City.

### 5.2 Permitting

Required permits, approved and proposed, are summarized in Table 5.1. It is our opinion that there are no technical reasons existing at this time that would prohibit the permitting and construction of the planned infrastructure, subject to continued compliance with agency criteria and conditions of the already approved plans and permits.

Permits necessary to complete the Project have either been obtained as described below, or in our opinion, are obtainable from the permitting agencies, subject to reasonable, normal, and customary permit conditions.

*The remainder of this page has been left intentionally blank.*

Table 5.1 Permitting Status

| Permitting Status | | |
|---|---|---|
| PERMIT | PERMIT NUMBERS | DATE APPROVED |
| Manasota Beach Rd – From Preto Boulevard to River Road, including sections of Preto Boulevard and West Villages Parkway | INF 20-036 | 06/16/2020 |
| Wastewater Treatment Plant | FDEP FLA B07114-001-DWIR MAS 17-168 | 3/17/2020 |
| Water Treatment Plant | FDEP FLA 984841-001-DWIP | 09/20/2017 |
| Parks/Government | TBD | TBD |
| Various Water Management Improvements | INF-15-153/ SCP-15-122 | 10/04/2016 |
| Manasota Beach Rd. Extension | | |
| SWFWMD ERP | 864613 / 43032522.114 | 06/26/2023 |
| CONP INF - Construction Permit | INF-23-034 | 06/16/2023 |
| CONP SCP - Construction Permit | SCP-23-035 | 06/16/2023 |
| FDEP Water Permit | 0208589-255-DSGP | 05/23/2023 |
| FDEP Wastewater Permit | CS58-435524 | 06/01/2023 |
| Preto Boulevard South Extension | | |
| SWFWMD ERP | 857117 / 43032522.102 | 01/10/2023 |
| CONP INF - Construction Permit | INF-22-222 | 01/28/2023 |
| CONP SCP - Construction Permit | SCP-22-224 | 01/28/2023 |
| FDEP Water Permit | 0208589-252-DSGP | 03/31/2023 |
| FDEP Wastewater Permit | CS58-432586 | |
| Village I Neighborhood Improvements Phase 1 | | |
| SWFWMD ERP - Mass Grading | 867347 / 43032522.112 | 10/04/2023 |
| CONP INF - Construction Permit | INF-23-067 | 08/17/2023 |
| CONP SCP - Construction Permit | SCP-23-068 | 08/17/2023 |
| SWFWMD ERP - Construction Plans | 867347 / 43032522.112 | 10/04/2023 |
| FDEP Water Permit | 0208589-265-DGSP | 10/04/2023 |
| FDEP Wastewater Permit | CS58-440364 | 10/16/2023 |
| Village I Neighborhood Improvements Phase 2 | | |
| SWFWMD ERP - Mass Grading | 867347 / 43032522.112 | 10/04/2023 |
| CONP Mass Grading INF Permit | TBD | TBD |
| CONP INF - Construction Permit | TBD | TBD |
| SWFWMD ERP - Construction Plans | TBD | TBD |
| FDEP Water Permit | TBD | TBD |
| FDEP Wastewater Permit | TBD | TBD |

## 5.3 Estimated Costs of Improvements

Table 5.2 lists the components of the planned improvements for Unit No. 10, together with their estimated costs of design and construction. The table also includes an estimate of administrative, consulting, engineering, legal and other fees, and contingencies associated with the improvements.

Table 5.2 Estimated Costs of Improvements

| Estimated Costs of Improvements (2023 Dollars) | |
|---|---|
| IMPROVEMENTS | ESTIMATED COSTS |
| Collector and Arterial Roads (See Note 1) | $21,100,000.00 |
| Wastewater Treatment Plant (Pro Rata Share – See Notes 2 and 3) | $6,700,000.00 |
| Water Treatment Plant (Pro Rata Share – See Notes 2 and 3) | $4,800,000.00 |
| Master Water Management | $200,000.00 |
| Parks/Government | $200,000.00 |
| Consultants and Administration (15%) | $5,000,000.00 |
| Subtotal | $38,000,000.00 |
| Village I Phase 1 Neighborhood Improvements | |
| Earthwork | $10,700,000.00 |
| Drainage and Stormwater | $8,000,000.00 |
| Potable Water | $2,800,000.00 |
| Wastewater | $4,500,000.00 |
| Master Irrigation | $1,600,000.00 |
| Consultants and Administration (15%) | $4,100,000.00 |
| Subtotal | $31,700,000.00 |
| Village I Phase 2 Neighborhood Improvements | |
| Earthwork | $9,800,000.00 |
| Drainage and Stormwater | $7,200,000.00 |
| Potable Water | $2,600,000.00 |
| Wastewater | $4,100,000.00 |
| Master Irrigation | $1,400,000.00 |
| Consultants and Administration (15%) | $3,800,000.00 |
| Subtotal | $28,900,000.00 |
| Total | $98,600,000.00 |
| | |

Note 1 – Roadway costs include roads, potable water, sanitary sewer, irrigation, drainage, landscaping, and street lighting.

Note 2 – Costs of the wastewater treatment plant and water treatment plant are Unit No. 10's estimated pro rata share of the plant's usage.

Note 3 – Costs are rounded to the nearest $1 million.

# 6. MAINTENANCE RESPONSIBILITIES

## 6.1 Public Infrastructure Improvements

Maintenance and operational responsibilities of the Project will include the following:

1. Maintenance and operation of the potable water and sanitary sewer systems will be the responsibility of the City;
2. Maintenance and operation of the stormwater management system will be the responsibility of the WVID;
3. Maintenance and operation of the collector and arterial roadway, sidewalk, and landscaping improvements will be the responsibility of WVID, City, or FDOT depending on the ownership of the road; and
4. Maintenance of parks or government projects will be the responsibility of the WVID or City.

# 7. SUMMARY AND CONCLUSION

The improvements, as outlined, are necessary for the functional development of the Project, which is being designed in accordance with current governmental regulatory requirements. The Project will serve its intended function provided the construction is in substantial compliance with the design. Items of construction for the Project are based upon current development plans.

# 8. ENGINEER'S CERTIFICATION

It is our professional opinion that the infrastructure costs provided herein for the WVID improvements for the Project are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the WVID. These estimated costs are based upon prices currently being experienced for similar items of work in southwest Florida and expected inflation in the future. Actual costs may vary based on final engineering, planning, and approvals from regulatory agencies.

I hereby certify that the foregoing is a true and correct copy of the Master Engineer's Report for the WVID.



Giacomo Licari, P.E.
Florida Registration No. 72415

# EXHIBIT A
## (Not A Survey)

**DESCRIPTION**:

A parcel of land lying in Sections 5, 6, 7, and 8, Township 40 South, Range 20 East, Sarasota County, Florida, and being more particularly described as follows:

**BEGIN** at the Southwest corner of said Section 7; run thence along the West boundary thereof the following two (2) courses: 1) N.00°54'18"E., a distance of 2622.54 feet; 2) N.00°05'37"E., a distance of 2689.29 feet to the Southwest corner of said Section 6; thence along the West boundary thereof, N.00°08'44"E., a distance of 2164.18 feet to the Southwest corner of lands described in Official Records Instrument Number 2004012753, of the Public Records of Sarasota County, Florida; thence along the Southerly boundary of said lands described in Official Records Instrument Number 2004012753, the following twenty-one (21) courses: 1) Easterly, 250.26 feet along the arc of a non-tangent curve to the right having a radius of 633.03 feet and a central angle of 22°39'03" (chord bearing N.80°07'10"E., 248.63 feet) to a point of compound curvature; 2) Easterly, 108.46 feet along the arc of a compound curve to the right having a radius of 174.77 feet and a central angle of 35°33'31" (chord bearing S.70°46'33"E., 106.73 feet) to a point of compound curvature; 3) Southeasterly, 152.31 feet along the arc of a compound curve to the right having a radius of 280.04 feet and a central angle of 31°09'43" (chord bearing S.37°24'56"E., 150.44 feet) to a point of reverse curvature; 4) Easterly, 284.27 feet along the arc of a reverse curve to the left having a radius of 103.32 feet and a central angle of 157°38'36" (chord bearing N.79°20'38"E., 202.72 feet) to a point of reverse curvature; 5) Northeasterly, 286.87 feet along the arc of a reverse curve to the right having a radius of 206.41 feet and a central angle of 79°37'44" (chord bearing N.40°20'12"E., 264.33 feet) to a point of compound curvature; 6) Easterly, 224.87 feet along the arc of a compound curve to the right having a radius of 255.42 feet and a central angle of 50°26'37" (chord bearing S.74°37'38"E., 217.68 feet); 7) S.79°48'26"E., a distance of 101.21 feet; 8) N.69°47'28"E., a distance of 238.17 feet to a point of non-tangent curvature; 9) Easterly, 327.48 feet along the arc of a non-tangent curve to the left having a radius of 565.61 feet and a central angle of 33°10'24" (chord bearing N.76°20'49"E., 322.92 feet) to a point of reverse curvature; 10) Easterly, 232.70 feet along the arc of a reverse curve to the right having a radius of 224.35 feet and a central angle of 59°25'43" (chord bearing N.89°28'28"E., 222.41 feet); 11) S.59°49'31"E., a distance of 155.45 feet to a point of non-tangent curvature; 12) Easterly, 154.51 feet along the arc of a non-tangent curve to the left having a radius of 238.12 feet and a central angle of 37°10'44" (chord bearing S.79°24'02"E., 151.82 feet) to a point of non-tangent curvature; 13) Southeasterly, 454.31 feet along the arc of a non-tangent curve to the right having a radius of 912.50 feet and a central angle of 28°31'33" (chord bearing S.29°07'59"E., 449.63 feet); 14) S.71°12'24"E., a distance of 151.95 feet to a point of curvature; 15) Easterly, 224.43 feet along the arc of a tangent curve to the left having a radius of 407.21 feet and a central angle of 31°34'41" (chord bearing S.86°59'44"E., 221.60 feet) to a point of compound curvature; 16) Northeasterly, 103.45 feet along the arc of a compound curve to the left having a radius of 100.00 feet and a central angle of 59°16'15" (chord bearing N.47°34'48"E., 98.90 feet) to a point of reverse curvature; 17) Easterly, 394.90 feet along the arc of a reverse curve to the right having a radius of 202.10 feet and a central angle of 111°57'19" (chord bearing N.73°55'20"E., 335.01 feet); 18) N.86°22'25"E., a distance of 63.92 feet; 19) S.09°41'57"E., a distance of 205.89 feet; 20) S.69°24'57"E., a distance of 583.03 feet; 21) S.89°13'11"E., a distance of 1512.38 feet to the Southeast corner of aforesaid lands described in Official Records Instrument Number 2004012753, also being a point on the West boundary of SOLSTICE PHASE ONE, according to the plat thereof, recorded in Plat Book 55, Page 380, of the Public Records of Sarasota County, Florida; thence along said West boundary of SOLSTICE PHASE ONE, S.01°26'06"E., a distance of 257.85 feet to the Southwest corner thereof; thence S.38°34'47"W., a distance of 130.00 feet; thence S.51°25'13"E., a distance of 1592.03 feet; thence S.38°34'47"W., a distance of 370.81 feet; thence southerly, 356.49 feet along the arc of a tangent curve to the left having a radius of 300.00 feet and a central angle of 68°05'06" (chord bearing S.04°32'15"W., 335.88 feet); thence southeasterly, 866.02 feet along the arc of a reverse curve to the right having a radius of 8635.45 feet and a central angle of 05°44'46" (chord bearing S.26°20'26"E., 865.66 feet) to a point on the Northerly boundary of PRETO BOULEVARD SOUTH EXTENSION, PLAT No.1, according to the plat thereof, recorded in Plat Book 57, Page 282, of the Public Records of Sarasota County, Florida;

NOTES:
1) See sheet 2 for continued description and surveyors' notes.
2) See sheet 3 for overall.
3) See sheets 4-11 for sketch detail.

David A. Williams LS6423

JOB : Wellen Park Village I
DRAWN: NMV DATE: 09/07/23 CHECKED: MC
Prepared For: Mattamy Homes

Revisions

| DATE | DESCRIPTION | DRAWN |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768
GeoPoint Surveying, Inc.

# EXHIBIT A
# (Not A Survey)

**DESCRIPTION CONTINUED**:
thence along said Northerly boundary and the Westerly boundary thereof the following ten (10) courses: 1) southwesterly, 254.34 feet along the arc of a non-tangent curve to the right having a radius of 2135.00 feet and a central angle of 06°49'32" (chord bearing S.63°25'17"W., 254.19 feet); 2) S.66°50'03"W., a distance of 467.65 feet; 3) westerly, 510.02 feet along the arc of a tangent curve to the right having a radius of 2085.00 feet and a central angle of 14°00'55" (chord bearing S.73°50'31"W., 508.75 feet); 4) southwesterly, 1648.37 feet along the arc of a reverse curve to the left having a radius of 1215.00 feet and a central angle of 77°43'55" (chord bearing S.41°59'01"W., 1524.83 feet); 5) S.03°07'03"W., a distance of 574.98 feet; 6) southerly, 1135.41 feet along the arc of a tangent curve to the left having a radius of 2315.00 feet and a central angle of 28°06'04" (chord bearing S.10°55'59"E., 1124.06 feet); 7) southerly, 429.50 feet along the arc of a reverse curve to the right having a radius of 960.00 feet and a central angle of 25°38'03" (chord bearing S.12°09'59"E., 425.93 feet); 8) S.00°39'02"W., a distance of 21.74 feet; 9) southerly, 359.76 feet along the arc of a tangent curve to the left having a radius of 1090.00 feet and a central angle of 18°54'39" (chord bearing S.08°48'17"E., 358.13 feet); 10) S.18°15'37"E., a distance of 103.58 feet to a point on the South boundary of said Section 7; thence along said South boundary the following two (2) courses: 1) N.89°38'43"W., a distance of 2161.34 feet; 2) N.89°38'12"W., a distance of 2674.87 feet to the **POINT OF BEGINNING**.

Containing 878.304 acres, more or less.

**SURVEYORS NOTES:**
1) Bearings shown hereon are based on the West boundary of Section 6, Township 40 South, Range 20 East, Sarasota County, Florida, having a Grid bearing of N.00°08'44"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.

2) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by the signing surveyor. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

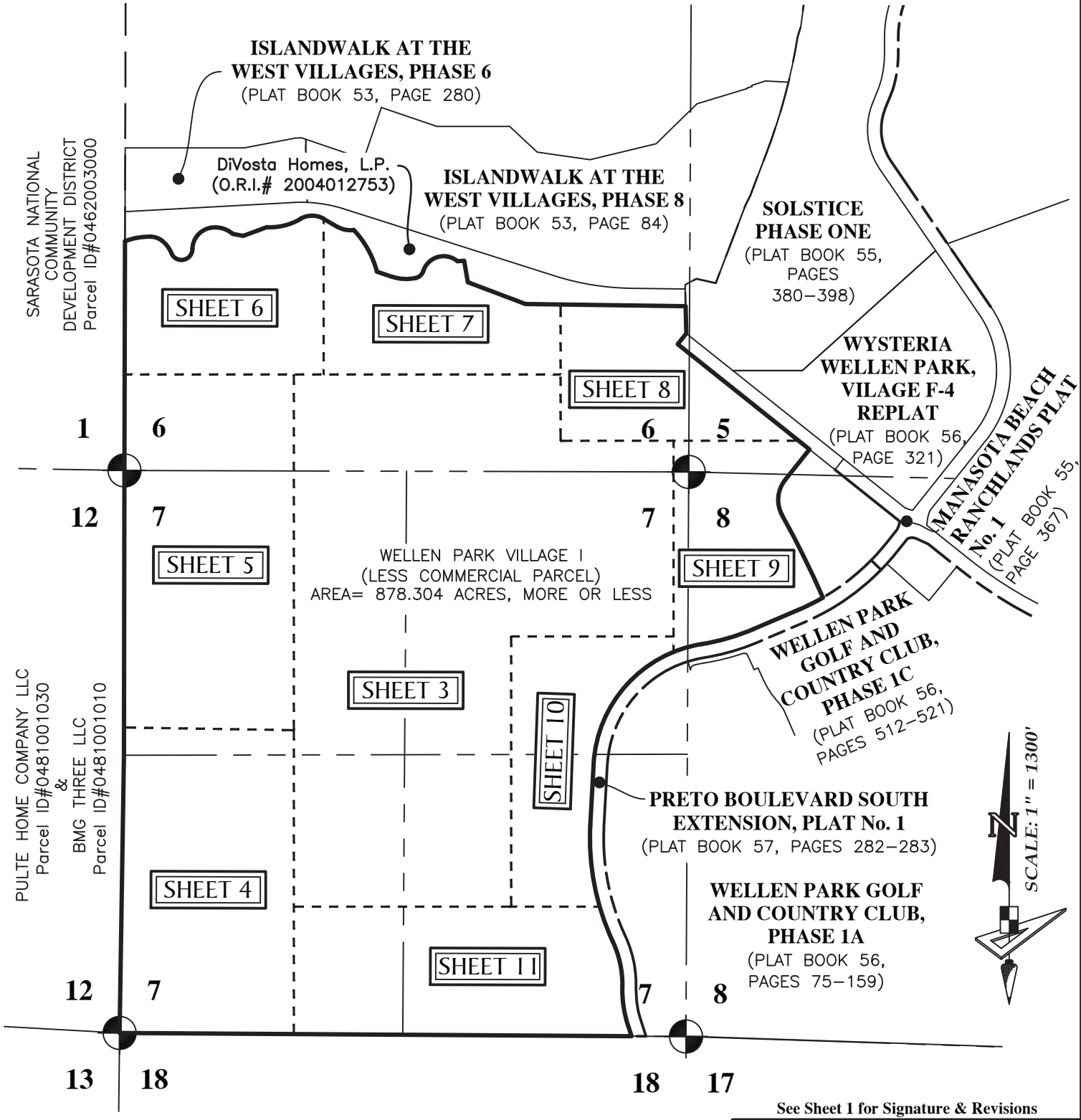
3) See sheet 3 for overall.

4) See sheets 4-11 for sketch details.

**See Sheet 1 for Signature & Revisions**

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768
GeoPoint Surveying, Inc.

# EXHIBIT A
## (Not A Survey)




See Sheet 1 for Signature & Revisions

NOTES:
1) See sheet 1 for description.
2) See sheet 2 for continued description and surveyors' notes.
3) See sheets 4-11 for sketch detail.

LEGEND:
ID ------- Identification
O.R.I. ------- Official Records Instrument

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# EXHIBIT A
## (Not A Survey)




MATCH LINE SEE SHEET 5

N00°05'37"E
2689.29'

SOUTH BOUNDARY OF THE
NORTHWEST 1/4 OF SECTION 17

MATCH LINE SEE SHEET 3

SECTION 12-40S-19E
SECTION 7-40S-20E

WELLEN PARK VILLAGE I
(LESS COMMERCIAL PARCEL)
AREA= 878.304 ACRES,
MORE OR LESS

PULTE HOME COMPANY LLC
Parcel ID#0481001030
&
BMG THREE LLC
Parcel ID#0481001010

WEST BOUNDARY OF SECTION 7

2622.54'

N00°54'18"E

MATCH LINE SEE SHEET 11

**POINT OF BEGINNING**
SOUTHWEST CORNER OF SECTION 7

12 7

13 18

SOUTH BOUNDARY
OF SECTION 7

N89°38'12"W 2674.87'

WINCHESTER FLORIDA RANCH LLLP
Parcel ID#0827001000
&
BOCA ROYALE PROPERTIES LLC
Parcel ID#0827002000

NOTES:
1) See sheet 1 for description.
2) See sheet 2 for continued description and surveyors' notes.
3) See sheet 3 for overall.
4) See sheets 4-11 for sketch detail.

LEGEND:
ID ------- Identification
O.R.I. ------- Official Records Instrument

See Sheet 1 for Signature & Revisions

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768
GeoPoint Surveying, Inc.

# EXHIBIT A
## (Not A Survey)




MATCH LINE SEE SHEET 6

SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT
Parcel ID#0462003000

2164.18'
N00°08'44"E

WEST BOUNDARY OF SECTION 6

SOUTHWEST CORNER OF SECTION 6

1 6

12 7

NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 17

MATCH LINE SEE SHEET 3

WELLEN PARK VILLAGE I
(LESS COMMERCIAL PARCEL)
AREA= 878.289 ACRES, MORE OR LESS

PULTE HOME COMPANY LLC
Parcel ID#0481001030
&
BMG THREE LLC
Parcel ID#0481001010

2689.29'
N00°05'37"E

WEST BOUNDARY OF SECTION 7

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 4

See Sheet 1 for Signature & Revisions

NOTES:
1) See sheet 1 for description.
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3) See sheet 3 for overall.
4) See sheets 4-11 for sketch detail.

LEGEND:
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# EXHIBIT A
## (Not A Survey)




SECTION 1-40S-19E
SECTION 6-40S-20E

**ISLANDWALK AT THE WEST VILLAGES, PHASE 6**
(PLAT BOOK 53, PAGE 280)

**ISLANDWALK AT THE WEST VILLAGES, PHASE 8**
(PLAT BOOK 53, PAGE 84)

DiVosta Homes, L.P.
(O.R.I.# 2004012753)

SOUTHWEST CORNER OF OFFICIAL RECORDS INSTRUMENT NUMBER 2004012753

C1 C2 C3 C4 C5 C6 L1 C7 C8

N69°47'28"E
238.17'

SOUTHERLY BOUNDARY OF OFFICIAL RECORDS INSTRUMENT NUMBER 2004012753

WELLEN PARK VILLAGE I
(LESS COMMERCIAL PARCEL)
AREA= 878.304 ACRES,
MORE OR LESS

SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT
Parcel ID#0462003000

N00°08'44"E 2164.18'

WEST BOUNDARY OF SECTION 6

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 5

CURVE DATA TABLE

| NO. | RADIUS | CENTRAL ANGLE | ARC | CHORD | CHORD BEARING |
|---|---|---|---|---|---|
| C1 | 633.03' | 22°39'03" | 250.26' | 248.63' | N80°07'10"E |
| C2 | 174.77' | 35°33'31" | 108.46' | 106.73' | S70°46'33"E |
| C3 | 280.04' | 31°09'43" | 152.31' | 150.44' | S37°24'56"E |
| C4 | 103.32' | 157°38'36" | 284.27' | 202.72' | N79°20'38"E |
| C5 | 206.41' | 79°37'44" | 286.87' | 264.33' | N40°20'12"E |
| C6 | 255.42' | 50°26'37" | 224.87' | 217.68' | S74°37'38"E |
| C7 | 565.61' | 33°10'24" | 327.48' | 322.92' | N76°20'49"E |
| C8 | 224.35' | 59°25'43" | 232.70' | 222.41' | N89°28'28"E |

LINE DATA TABLE

| NO. | BEARING | LENGTH |
|---|---|---|
| L1 | S79°48'26"E | 101.21' |

See Sheet 1 for Signature & Revisions

NOTES:
1) See sheet 1 for description.
2) See sheet 2 for continued description and surveyors' notes.
3) See sheet 3 for overall.
4) See sheets 4-11 for sketch detail.

LEGEND:
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# EXHIBIT A
## (Not A Survey)




**ISLANDWALK AT THE WEST VILLAGES, PHASE 8**
(PLAT BOOK 53, PAGE 84)

DiVosta Homes, L.P.
(O.R.I.# 2004012753)

L2
C9
C10
C11
C12
C13
L3
S71°12'24"E
151.95'
S09°41'57"E
205.89'
583.03'
S69°24'57"E
S89°13'11"E
1512.38'

SOUTHERLY BOUNDARY OF OFFICIAL RECORDS INSTRUMENT NUMBER 2004012753

WELLEN PARK VILLAGE I
(LESS COMMERCIAL PARCEL)
AREA= 878.304 ACRES,
MORE OR LESS

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 3

| CURVE DATA TABLE | | | | | |
|---|---|---|---|---|---|
| NO. | RADIUS | CENTRAL ANGLE | ARC | CHORD | CHORD BEARING |
| C9 | 238.12' | 37°10'44" | 154.51' | 151.82' | S79°24'02"E |
| C10 | 912.50' | 28°31'33" | 454.31' | 449.63' | S29°07'59"E |
| C11 | 407.21' | 31°34'41" | 224.43' | 221.60' | S86°59'44"E |
| C12 | 100.00' | 59°16'15" | 103.45' | 98.90' | N47°34'48"E |
| C13 | 202.10' | 111°57'19" | 394.90' | 335.01' | N73°55'20"E |

| LINE DATA TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| L2 | S59°49'31"E | 155.45' |
| L3 | N86°22'25"E | 63.92' |

NOTES:
1) See sheet 1 for description.
2) See sheet 2 for continued description and surveyors' notes.
3) See sheet 3 for overall.
4) See sheets 4-11 for sketch detail.

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# EXHIBIT A
## (Not A Survey)




**ISLANDWALK AT THE WEST VILLAGES, PHASE 8**
(PLAT BOOK 53, PAGE 84)

SOUTHERLY BOUNDARY OF OFFICIAL RECORDS INSTRUMENT NUMBER 2004012753

DiVosta Homes, L.P.
(O.R.I.# 2004012753)

SOUTHEAST CORNER OF OFFICIAL RECORDS INSTRUMENT NUMBER

**SOLSTICE PHASE ONE**
(PLAT BOOK 55, PAGES 380–398)

WEST BOUNDARY OF SOLSTICE PHASE ONE

SOUTHWEST CORNER OF SOLSTICE PHASE ONE

S89°13'11"E 1512.38'

S01°26'06"E 257.85'

L4

MATCH LINE SEE SHEET 7

WELLEN PARK VILLAGE I
(LESS COMMERCIAL PARCEL)
AREA= 878.304 ACRES,
MORE OR LESS

MANASOTA BEACH RANCHLANDS LLLP
Parcel ID#0801001100

S51°25'13"E 1592.03'

**WYSTERIA WELLEN PARK, VILAGE F-4 REPLAT**
(PLAT BOOK 56, PAGE 321)

SECTION 6-40S-20E
SECTION 5-40S-20E

| LINE DATA TABLE | | |
|---|---|---|
| **NO.** | **BEARING** | **LENGTH** |
| L4 | S38°34'47"W | 130.00' |

**MATCH LINE SEE SHEET 3**

**MATCH LINE SEE SHEET 9**

**See Sheet 1 for Signature & Revisions**

NOTES:
1) See sheet 1 for description.
2) See sheet 2 for continued description and surveyors' notes.
3) See sheet 3 for overall.
4) See sheets 4-11 for sketch detail.

LEGEND:
*ID* – – – – – – – *Identification*
*O.R.I.* – – – – – – – *Official Records Instrument*

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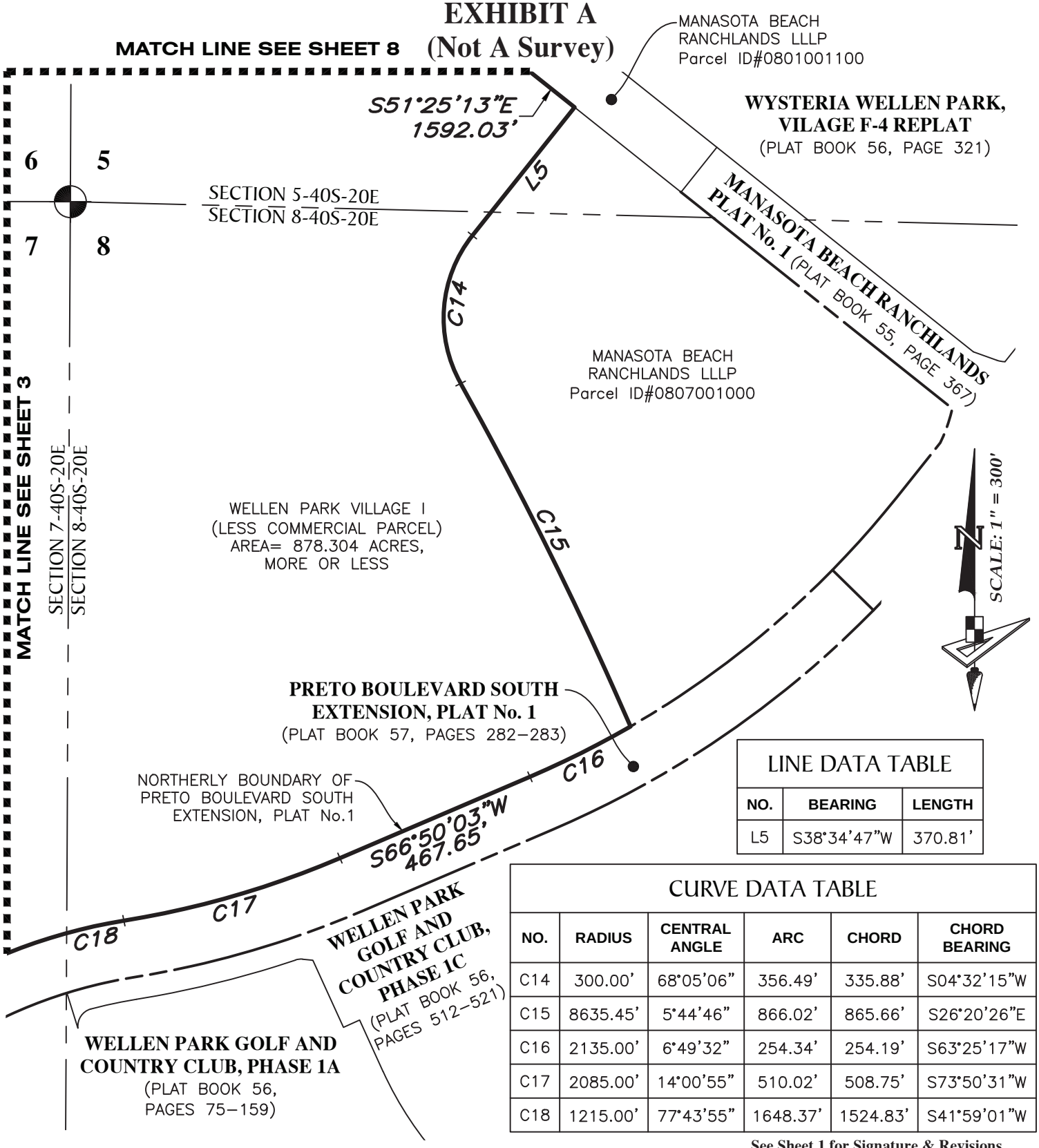
# EXHIBIT A
## (Not A Survey)




| LINE DATA TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| L5 | S38°34'47"W | 370.81' |

| CURVE DATA TABLE | | | | | |
|---|---|---|---|---|---|
| NO. | RADIUS | CENTRAL ANGLE | ARC | CHORD | CHORD BEARING |
| C14 | 300.00' | 68°05'06" | 356.49' | 335.88' | S04°32'15"W |
| C15 | 8635.45' | 5°44'46" | 866.02' | 865.66' | S26°20'26"E |
| C16 | 2135.00' | 6°49'32" | 254.34' | 254.19' | S63°25'17"W |
| C17 | 2085.00' | 14°00'55" | 510.02' | 508.75' | S73°50'31"W |
| C18 | 1215.00' | 77°43'55" | 1648.37' | 1524.83' | S41°59'01"W |

See Sheet 1 for Signature & Revisions

NOTES:
1) See sheet 1 for description.
2) See sheet 2 for continued description and surveyors' notes.
3) See sheet 3 for overall.
4) See sheets 4-11 for sketch detail.

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# EXHIBIT A
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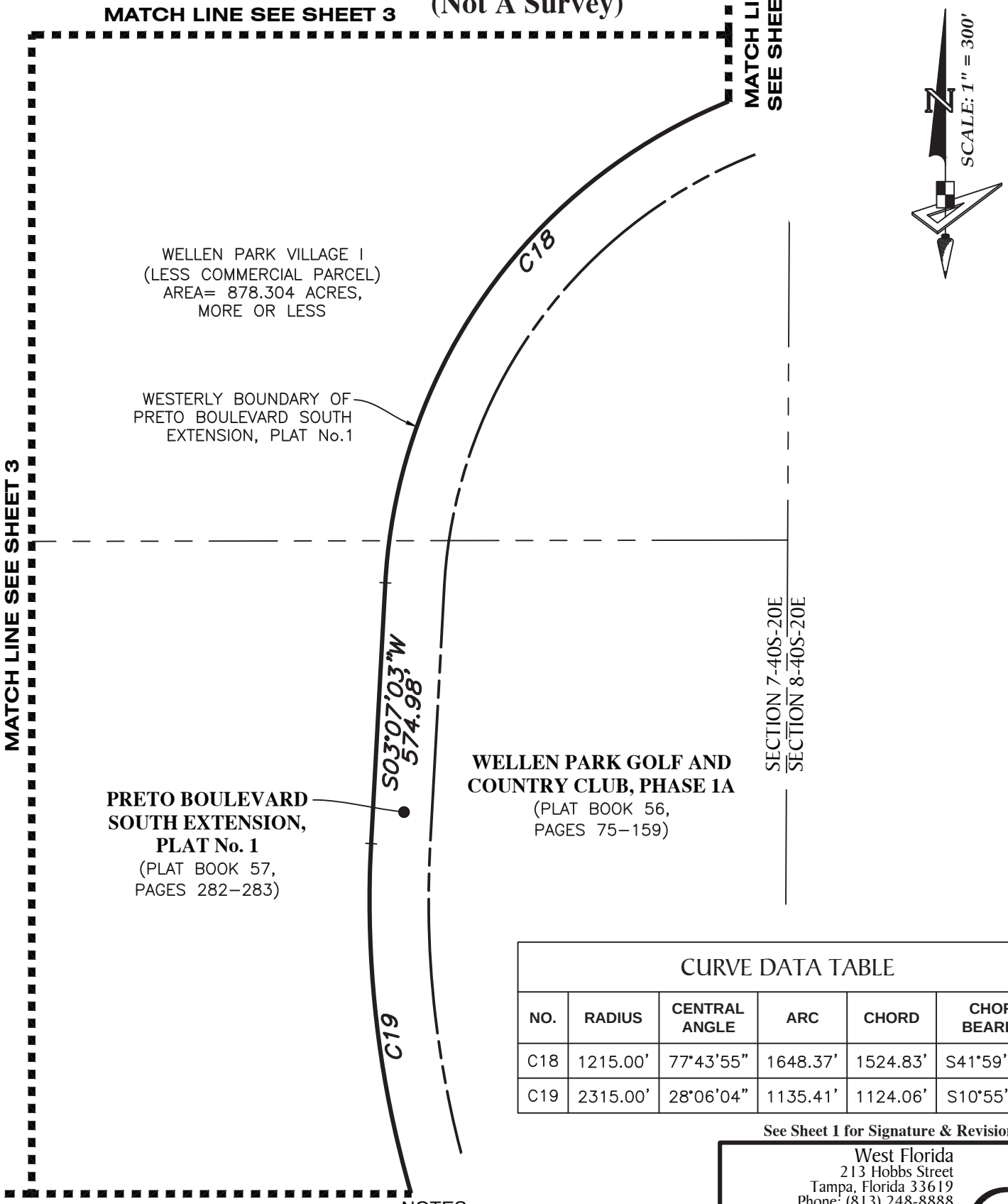


| CURVE DATA TABLE | | | | | |
|---|---|---|---|---|---|
| NO. | RADIUS | CENTRAL ANGLE | ARC | CHORD | CHORD BEARING |
| C18 | 1215.00' | 77°43'55" | 1648.37' | 1524.83' | S41°59'01"W |
| C19 | 2315.00' | 28°06'04" | 1135.41' | 1124.06' | S10°55'59"E |

See Sheet 1 for Signature & Revisions

LEGEND:

*ID* – – – – – – – *Identification*
*O.R.I.* – – – – – – – *Official Records Instrument*

NOTES:
1) See sheet 1 for description.
2) See sheet 2 for continued description and surveyors' notes.
3) See sheet 3 for overall.
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# EXHIBIT A
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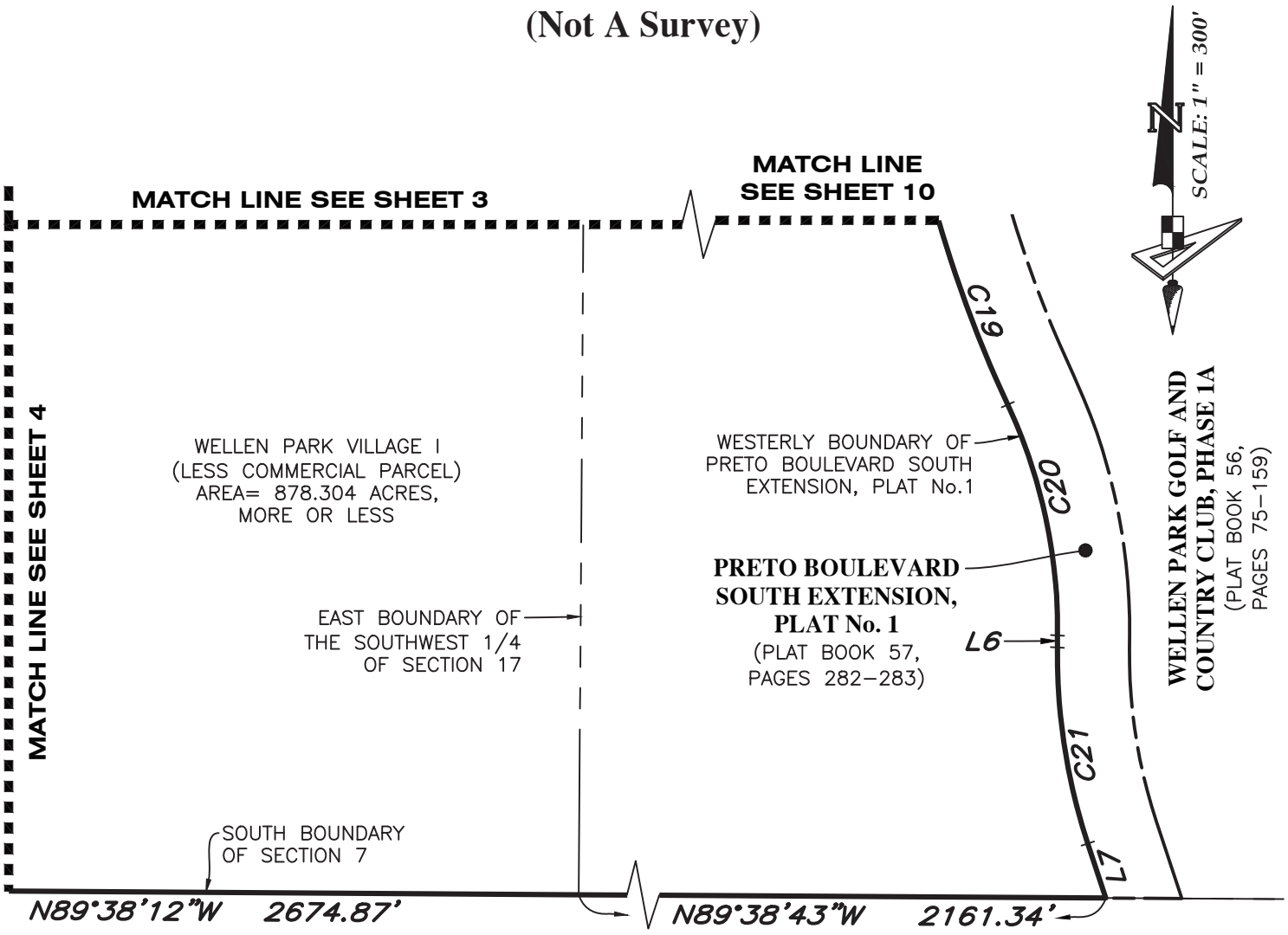


| CURVE DATA TABLE | | | | | |
|---|---|---|---|---|---|
| NO. | RADIUS | CENTRAL ANGLE | ARC | CHORD | CHORD BEARING |
| C19 | 2315.00' | 28°06'04" | 1135.41' | 1124.06' | S10°55'59"E |
| C20 | 960.00' | 25°38'03" | 429.50' | 425.93' | S12°09'59"E |
| C21 | 1090.00' | 18°54'39" | 359.76' | 358.13' | S08°48'17"E |

| LINE DATA TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| L6 | S00°39'02"W | 21.74' |
| L7 | S18°15'37"E | 103.58' |

NOTES:
1) See sheet 1 for description.
2) See sheet 2 for continued description and surveyors' notes.
3) See sheet 3 for overall.
4) See sheets 4-11 for sketch detail.

LEGEND:
ID ------- Identification
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See Sheet 1 for Signature & Revisions

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Licensed Business No.: LB 7768
GeoPoint Surveying, Inc.




# WEST VILLAGES - UNIT 10
# VILLAGE I

Dewberry

0' 2000'

**EXHIBIT 'B'**

# West Villages Improvement District

## Unit of Development No. 10

## First Amendment to Master Engineer's Report

August 13, 2026

Stantec

Prepared for:
West Villages Improvement District
2501 A Burns Rd
Palm Beach Gardens, FL 33410
Phone: 941.244.2703

Prepared by:
Stantec Consulting Services Inc.
777 S Harbour Island Blvd, Suite 600
Tampa, FL 33602
Phone: 813.242.9302

Submittal to: West Villages Improvement District

2501 A Burns Rd
Palm Beach Gardens, FL 33410
Phone: 941.244.2703

Project/File: 238202292

Stantec Consulting Services Inc.

# 1 Purpose and Scope

The purpose of this First Amendment to the Unit of Development No. 10 Master Engineer's Report prepared by Dewberry Engineers on January 11, 2024, is to revise and update the Unit 10 area and boundary. The new area will be 878.702 acres. An updated sketch and legal description for the revised Unit of Development No. 10 boundary is included in Appendix A1. There are no additional changes to the original Master Engineer's Report.



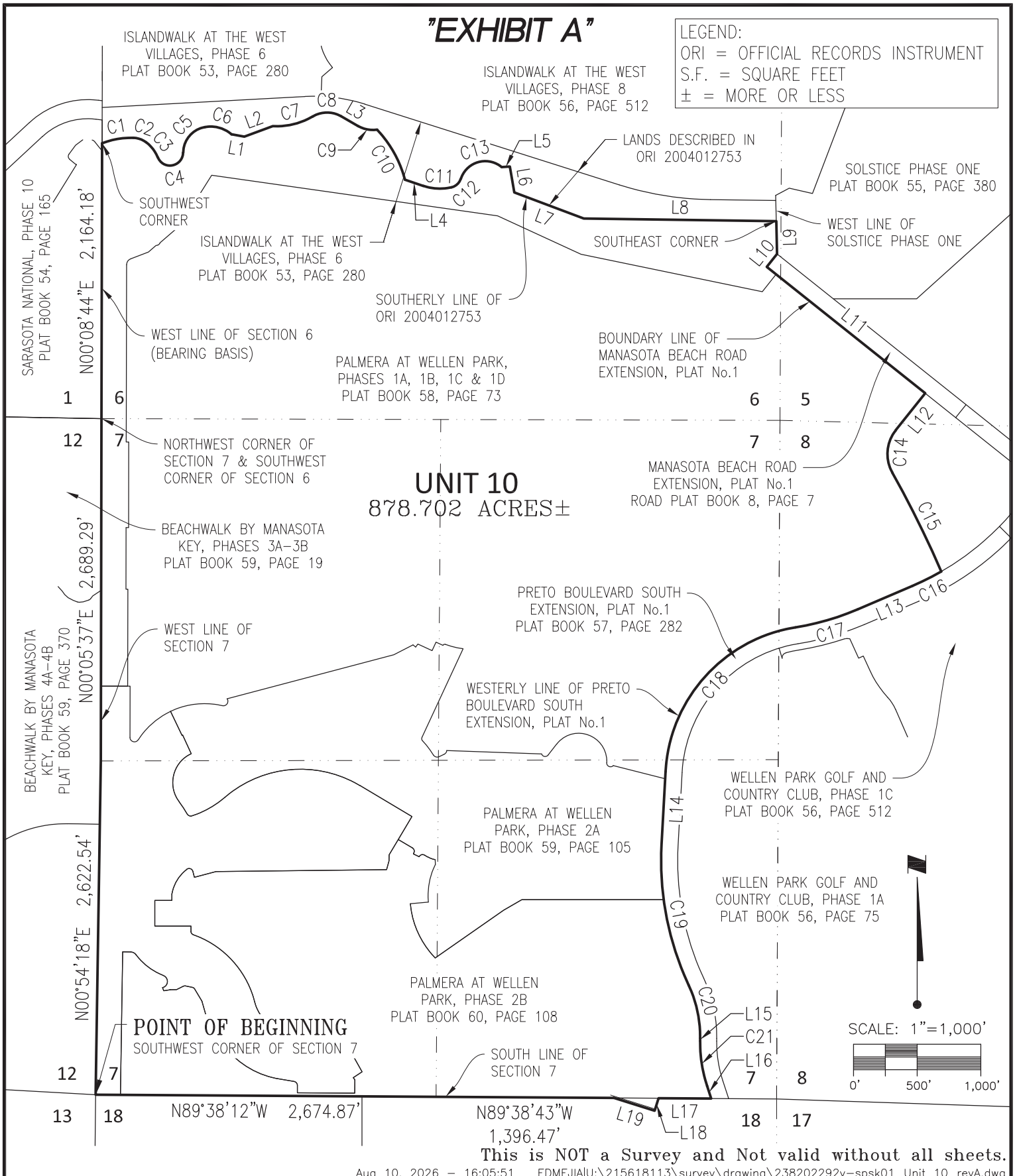
Giacomo Licari, P.E.

Florida Registration No. 72415

# Exhibits

# Appendix A - Exhibits

## A.1 Unit 10 – Sketch & Legal Description




SKETCH & DESCRIPTION OF
WEST VILLAGES IMPROVEMENT DISTRICT UNIT 10
SECTIONS 5, 6, 7 & 8, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA

Stantec
6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

| TASK CODE: | DRAWN BY: | CHKED BY: | CAD FILE: | PROJECT NO: | SHEET | DRAWING INDEX NO: | REV: |
|---|---|---|---|---|---|---|---|
| 110 | EDM | JAK | 238202292v-spsk01_Unit 10 | 238202292 | 1 OF 4 | B238202292V-SPSK01_UNIT 10 | A |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | S79°48'26"E | 101.21' |
| L2 | N69°47'28"E | 238.17' |
| L3 | S59°49'31"E | 155.45' |
| L4 | S71°12'24"E | 151.95' |
| L5 | N86°22'25"E | 63.92' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L6 | S09°41'57"E | 205.89' |
| L7 | S69°24'57"E | 583.03' |
| L8 | S89°13'11"E | 1,512.38' |
| L9 | S01°26'06"E | 257.85' |
| L10 | S38°34'47"W | 130.00' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L11 | S51°25'13"E | 1,592.03' |
| L12 | S38°34'47"W | 370.81' |
| L13 | S66°50'03"W | 467.65' |
| L14 | S03°07'03"W | 574.98' |
| L15 | S00°39'02"W | 21.74' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L16 | S18°15'37"E | 103.58' |
| L17 | N89°38'43"W | 413.46' |
| L18 | S17°26'14"W | 103.22' |
| L19 | N72°33'46"W | 335.90' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | ARC | CHORD | CHORD BEARING |
| C1 | 633.03' | 22°39'03" | 250.26' | 248.63' | N80°07'10"E |
| C2 | 174.77' | 35°33'31" | 108.46' | 106.73' | S70°46'33"E |
| C3 | 280.04' | 31°09'43" | 152.31' | 150.44' | S37°24'56"E |
| C4 | 103.32' | 157°38'36" | 284.27' | 202.72' | N79°20'38"E |
| C5 | 206.41' | 79°37'44" | 286.87' | 264.33' | N40°20'12"E |
| C6 | 255.42' | 50°26'37" | 224.87' | 217.68' | S74°37'38"E |
| C7 | 565.61' | 33°10'24" | 327.48' | 322.92' | N76°20'49"E |
| C8 | 224.35' | 59°25'43" | 232.70' | 222.41' | N89°28'28"E |
| C9 | 238.12' | 37°10'44" | 154.51' | 151.82' | S79°24'02"E |
| C10 | 912.50' | 28°31'33" | 454.31' | 449.63' | S29°07'59"E |
| C11 | 407.21' | 31°34'41" | 224.43' | 221.60' | S86°59'44"E |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | ARC | CHORD | CHORD BEARING |
| C12 | 100.00' | 59°16'15" | 103.45' | 98.90' | N47°34'48"E |
| C13 | 202.10' | 111°57'19" | 394.90' | 335.01' | N73°55'20"E |
| C14 | 300.00' | 68°05'06" | 356.49' | 335.88' | S04°32'15"W |
| C15 | 8,635.45' | 5°44'46" | 866.02' | 865.66' | S26°20'26"E |
| C16 | 2,135.00' | 6°49'32" | 254.34' | 254.19' | S63°25'17"W |
| C17 | 2,085.00' | 14°00'55" | 510.02' | 508.75' | S73°50'31"W |
| C18 | 1,215.00' | 77°43'55" | 1,648.37' | 1,524.83' | S41°59'01"W |
| C19 | 2,315.00' | 28°06'04" | 1,135.41' | 1,124.06' | S10°55'59"E |
| C20 | 960.00' | 25°38'03" | 429.50' | 425.93' | S12°09'59"E |
| C21 | 1,090.00' | 18°54'39" | 359.76' | 358.13' | S08°48'17"E |

This is NOT a Survey and Not valid without all sheets.

Aug 10, 2026 – 16:05:51 EDMEJIA|U:\215618113\survey\drawing\238202292v-spsk01_Unit 10_revA.dwg

SKETCH & DESCRIPTION OF
WEST VILLAGES IMPROVEMENT DISTRICT UNIT 10
SECTIONS 5, 6, 7 & 8, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA

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|---|---|---|---|---|---|---|---|
| 110 | EDM | JAK | 238202292v-spsk01_Unit 10 | 238202292 | 2 OF 4 | B238202292V-SPSK01_UNIT 10 | A |

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 5, 6, 7 & 8, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Begin at southwest corner of Section 7, Township 40 South, Range 20 East, Sarasota County, Florida; the following two (2) calls are along the west line of said Section 7: (1) thence N.00°54'18"E., a distance of 2,622.54 feet; (2) thence N.00°05'37"E., a distance of 2,689.29 feet to the northwest corner of said Section 7 and the southwest corner of Section 6, Township 40 South, Range 20 East, Sarasota County, Florida; thence N.00°08'44"E. along the west line of said Section 6, a distance of 2,164.18 feet to the southwest corner of lands described in Official Records Instrument Number 2004012753 of the Public Records of Sarasota County, Florida, also being the point of curvature of a non-tangent curve to the right, having a radius of 633.03 feet and a central angle of 22°39'03"; the following twenty-one (21) calls are along the southerly line of said lands described in Official Records Instrument Number 2004012753: (1) thence Easterly along the arc of said curve, a distance of 250.26 feet, said curve having a chord bearing and distance of N.80°07'10"E., 248.63 feet, to the point of curvature of a compound curve to the right having a radius of 174.77 feet and a central angle of 35°33'31"; (2) thence Easterly along the arc of said curve, a distance of 108.46 feet, to the point of curvature of a compound curve to the right having a radius of 280.04 feet and a central angle of 31°09'43"; (3) thence Southeasterly along the arc of said curve, a distance of 152.31 feet, to the point of curvature of a reverse curve to the left having a radius of 103.32 feet and a central angle of 157°38'36"; (4) thence Easterly along the arc of said curve, a distance of 284.27 feet, to the point of curvature of a reverse curve to the right having a radius of 206.41 feet and a central angle of 79°37'44"; (5) thence Northeasterly along the arc of said curve, a distance of 286.87 feet, to the point of curvature of a compound curve to the right having a radius of 255.42 feet and a central angle of 50°26'37"; (6) thence Easterly along the arc of said curve, a distance of 224.87 feet, to the end of said curve; (7) thence S.79°48'26"E. along a line non-tangent to said curve, a distance of 101.21 feet; (8) thence N.69°47'28"E., a distance of 238.17 feet to the point of curvature of a non-tangent curve to the left, having a radius of 565.61 feet and a central angle of 33°10'24"; (9) thence Easterly along the arc of said curve, a distance of 327.48 feet, said curve having a chord bearing and distance of N.76°20'49"E., 322.92 feet, to the point of curvature of a reverse curve to the right having a radius of 224.35 feet and a central angle of 59°25'43"; (10) thence Easterly along the arc of said curve, a distance of 232.70 feet, to the point of tangency of said curve; (11) thence S.59°49'31"E., a distance of 155.45 feet to the point of curvature of a non-tangent curve to the left, having a radius of 238.12 feet and a central angle of 37°10'44"; (12) thence Easterly along the arc of said curve, a distance of 154.51 feet, said curve having a chord bearing and distance of S.79°24'02"E., 151.82 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 912.50 feet and a central angle of 28°31'33"; (13) thence Southeasterly along the arc of said curve, a distance of 454.31 feet, said curve having a chord bearing and distance of S.29°07'59"E., 449.63 feet, to the end of said curve; (14) thence S.71°12'24"E. along a line non-tangent to said curve, a distance of 151.95 feet to a point of curvature of a curve to the left having a radius of 407.21 feet and a central angle of 31°34'41"; (15) thence Easterly along the arc of said curve, a distance of 224.43 feet, to the point of curvature of a compound curve to the left having a radius of 100.00 feet and a central angle of 59°16'15"; (16) thence Northeasterly along the arc of said curve, a distance of 103.45 feet, to the point of curvature of a reverse curve to the right having a radius of 202.10 feet and a central angle of 111°57'19"; (17) thence Easterly along the arc of said curve, a distance of 394.90 feet, to the end of said curve; (18) thence N.86°22'25"E. along a line non-tangent to said, a distance of 63.92 feet; (19) thence S.09°41'57"E., a distance of 205.89 feet; (20) thence S.69°24'57"E., a distance of 583.03 feet; (21) thence S.89°13'11"E., a distance of 1,512.38 feet to the southeast corner of lands described in Official Records Instrument Number 2004012753, also being a point on the west line of Solstice Phase One recorded in Plat Book 55, Page 380 of said Public Records; thence S.01°26'06"E. along said west line, a distance of 257.85 feet; the following two (2) calls are along the boundary of Manasota Beach Road Extension, Plat No.1 recorded in Road Plat

**This is NOT a Survey and Not valid without all sheets.**

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SKETCH & DESCRIPTION OF
WEST VILLAGES IMPROVEMENT DISTRICT UNIT 10
SECTIONS 5, 6, 7 & 8, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA

Stantec
6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

| TASK CODE: | DRAWN BY: | CHKED BY: | CAD FILE: | PROJECT NO: | SHEET | DRAWING INDEX NO: | REV: |
|---|---|---|---|---|---|---|---|
| 110 | EDM | JAK | 238202292v-spsk01_Unit 10 | 238202292 | 3 OF 4 | B238202292V-SPSK01_UNIT 10 | A |

Book 8, Page 7 of said Public Records: (1) thence S.38°34'47"W., a distance of 130.00 feet; (2) thence S.51°25'13"E., a distance of 1,592.03 feet; thence S.38°34'47"W., a distance of 370.81 feet to the point of curvature of a non-tangent curve to the left, having a radius of 300.00 feet and a central angle of 68°05'06"; thence Southerly along the arc of said curve, a distance of 356.49 feet, said curve having a chord bearing and distance of S.04°32'15"W., 335.88 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 8,635.45 feet and a central angle of 05°44'46"; thence Southeasterly along the arc of said curve, a distance of 866.02 feet, said curve having a chord bearing and distance of S.26°20'26"E., 865.66 feet, to a point on the westerly line of Preto Boulevard South Extension, Plat No.1 recorded in Plat Book 57, Page 282 of said Public Records, also being the point of curvature of a non-tangent curve to the right, having a radius of 2,135.00 feet and a central angle of 06°49'32"; the following ten (10) calls are along said westerly line: (1) thence Southwesterly along the arc of said curve, a distance of 254.34 feet, said curve having a chord bearing and distance of S.63°25'17"W., 254.19 feet, to the point of tangency of said curve; (2) thence S.66°50'03"W., a distance of 467.65 feet to a point of curvature of a curve to the right having a radius of 2,085.00 feet and a central angle of 14°00'55"; (3) thence Westerly along the arc of said curve, a distance of 510.02 feet, to the point of curvature of a reverse curve to the left having a radius of 1,215.00 feet and a central angle of 77°43'55"; (4) thence Southwesterly along the arc of said curve, a distance of 1,648.37 feet, to the point of tangency of said curve; (5) thence S.03°07'03"W., a distance of 574.98 feet to a point of curvature of a curve to the left having a radius of 2,315.00 feet and a central angle of 28°06'04"; (6) thence Southerly along the arc of said curve, a distance of 1,135.41 feet, to the point of curvature of a reverse curve to the right having a radius of 960.00 feet and a central angle of 25°38'03"; (7) thence Southerly along the arc of said curve, a distance of 429.50 feet, to the point of tangency of said curve; (8) thence S.00°39'02"W., a distance of 21.74 feet to a point of curvature of a curve to the left having a radius of 1,090.00 feet and a central angle of 18°54'39"; (9) thence Southerly along the arc of said curve, a distance of 359.76 feet, to the point of tangency of said curve; (10) thence S.18°15'37"E., a distance of 103.58 feet to the south line of abovementioned Section 7; thence N.89°38'43"W. along said south line, a distance of 413.46 feet; thence S.17°26'14"W., a distance of 103.22 feet; thence N.72°33'46"W., a distance of 335.90 feet to said south line of Section 7; the following two (2) calls are along said south line: (1) thence N.89°38'43"W., a distance of 1,396.47 feet; (2) thence N.89°38'12"W., a distance of 2,674.87 feet to the POINT OF BEGINNING.

Containing 878.702 acres, more or less

NOTES:
1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 20 EAST, BEING N00°08'44"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.




*Joseph A. Kelly, P.S.M.*
*Florida Registration No. 7141*

*Date of Signature*

**This is NOT a Survey and Not valid without all sheets.**

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SKETCH & DESCRIPTION OF
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SECTIONS 5, 6, 7 & 8, TOWNSHIP 40 S., RANGE 20 E.,
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| 110 | EDM | JAK | 238202292v-spsk01_Unit 10 | 238202292 | 4 OF 4 | B238202292V-SPSK01_UNIT 10 | A |

With every community, we redefine what's possible.

Stantec is a global leader in sustainable engineering, architecture, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.

**Stantec Consulting Services Inc.**
777 S Harbour Island Boulevard, Suite 600
Tampa FL 33602-5729
stantec.com

# Amended and Restated Master Special Assessment Methodology Report

WEST VILLAGES IMPROVEMENT DISTRICT
Unit of Development No. 10

August 13, 2026

SPECIAL DISTRICT SERVICES, INC
2501A Burns Road
Palm Beach Gardens, Florida 33410
561-630-4922

## 1.0 INTRODUCTION

The West Villages Improvement District (the "District") is a local unit of special-purpose government with portions located in the City of North Port, Florida (the "City") within Sarasota County, Florida (the "County"). The District was created in June 2004 by Chapter 2004-456, Laws of Florida, a special act of the Florida Legislature (the "Act"). The Act provides legal authority for the District to finance the acquisition, construction, operation, and maintenance of the public infrastructure improvements authorized by the Act. In order to address its authorized purpose, the District has and continues to create separate Units of Development. This Master Special Assessment Methodology Report (the "Master Report") applies exclusively to Unit of Development No. 10 ("Unit No. 10") of the District and the plan of development which currently contemplates a total of 1,149 residential dwelling units of varying product types.

Unit No. 10 includes approximately 878.7+/- acres and was created by the District to acquire and construct public infrastructure improvements designed to provide special benefit to the lands within Unit No. 10 (the "Unit No. 10 Improvements"). The West Villages Improvement District Unit of Development No. 10 Master Engineer's Report dated January 11, 2024 was prepared by Dewberry Engineers Inc., as amended by the First Amendment dated August 13, 2026 prepared by Stantec Consulting Services, Inc. (the "District Engineer"), and sets forth the Unit No. 10 Improvements including public roadways, including thoroughfares, arterial, collector, or local streets; stormwater improvements; water and sewer facilities; irrigation facilities; public roadway, landscape, lighting, signage, and furnishings; entry features; and consulting and contingencies (collectively the "Project"). The total estimated costs of the construction of the Project are $98,600,000.

The District could issue up to approximately $120,000,000 of Capital Improvement Revenue Bonds (Unit of Development No. 10) (the "Bonds") if the District were to finance the entire Project, as described in the Engineer's Report. It is expected that the District will finance only a portion of the Project with the issuance of Bonds in one or more series.

The purpose of this Amended and Restated Master Report is to revise and update the Unit 10 area and boundary after a recent boundary amendment that added approximately 0.3980 acres to the unit. This Master Report will equitably allocate the costs being incurred by the District to provide the Unit No. 10 Improvements to the assessable lands within Unit No. 10 in the District. The implementation of the Project will convey special and peculiar benefits to the assessable properties within Unit No. 10 in the District. The Bonds issued to finance the Project will be repaid through the levy of non-ad valorem special assessments on all assessable property within Unit No. 10.

## 2.0 PROJECTS TO BE FUNDED BY THE DISTRICT

The Project as designed is an integrated system of facilities that provides specific benefits to all of the assessable lands within Unit No. 10. The total cost of the Project is currently estimated to be $98,600,000. A detail of the estimated Project costs for the development is included herein on **Table A**.

Since it is contemplated that the Project will be developed in phases, the Project has been designed to be functional and confer special benefits to all landowners within Unit No. 10, prior to all phases being completed. Under such a phasing plan, each phase or portion of the Project can be financed independently of the other phases. As the finance program is implemented, supplemental methodology reports will be issued detailing the particulars of a specific Bond issue. The supplemental report(s) will apply the principles set forth herein to determine the specific assessments required to repay the Bonds issued to fund the then current development program.

The Project area consists of approximately 878.7 gross acres of land and is anticipated to include approximately 1,149 residential units of various unit types as outlined on **Table C.**

The Bonds, when issued will be repaid through the levy of non-ad valorem special assessments on all assessable property within Unit No. 10. Any portion of the Project not financed through the issuance of the Bonds will be paid for by Manasota Beach Ranchlands, LLLP or its successors or assigns (collectively the "Developer").

The construction costs for the Project identified in this Master Report were provided by the District Engineer. Special District Services, Inc., as District Manager, makes no representation regarding the accuracy or validity of those costs and did not undertake any analysis or verification regarding such costs.

## 3.0 FUNDING OF IMPROVEMENTS

To defray the costs of construction or acquisition of all or a portion of the Project, the District will impose non-ad valorem special assessments on benefited real property within Unit No. 10. These assessments are based on the special and peculiar benefits accruing to such property from the improvements comprising the Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the special benefits from the Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property would not be possible.

In summary, special assessments may be levied: *(1)* for facilities which provide special benefits to property as distinct from general benefits, *(2)* only against property which receives that special benefit, *(3)* in proportion to the benefits received by the properties, and *(4)* according to fair and reasonable methods that the governing body of the jurisdiction determines. The special assessments placed upon various benefited properties in Unit No. 10 must be sufficient to cover the debt service of the Bonds that will be issued for financing all or a portion of the Project. The assessments must be fairly and reasonably allocated to the properties being assessed.

## 4.0 ALLOCATION OF BENEFIT AND ASSESSMENTS

In developing the methodology used for special assessments in the District, two interrelated factors were used:

**A.** Allocation of Benefit: Each parcel of land, lot and/or unit within Unit No. 10 in the District benefits from the construction and financing of the proposed improvements.

**B.** Allocation of Cost/Debt: The special assessments imposed on each parcel of land, lot and/or unit within Unit No. 10 cannot exceed the value of the benefits provided to such parcel of land, lot and/or unit.

Upon the sale of the proposed Bonds, the District's debt will be allocated to the gross acreage within Unit No. 10 which totals approximately 878.7+/- acres and upon platting, to each platted parcel and/or residential dwelling unit/lot in Unit No. 10 on an Equivalent Residential Unit ("*ERU*") basis and on the remaining unplatted land on an equal acreage basis. As platting occurs the debt assessments will be assigned on a first platted first assessed basis to platted parcels and residential dwelling units/lots receiving property folio numbers, and allocated on an *ERU* basis as shown herein on **Table C** and **Table F.** For the purpose of this Master Report each 50' single family residential dwelling unit will be the base unit upon which other product types will be compared to and has been assigned one (1)

*ERU*. Any Front Footage ("FF") product type not specifically stated in this Master Report will be assigned an *ERU* Factor based on the FF of such new product using 50' as the baseline. The formula for such *ERU* Factor will be X/50. (Refer to **Table C** attached hereto for proposed *ERU* Factors).

Given the District's approved land use plan and the type of infrastructure to be funded by the proposed special assessments, this method results in a fair allocation of benefits and an equitable allocation of costs for the Project. The special benefit received and applied to each parcel and/or residential dwelling unit/lot as a result of the construction of public infrastructure improvements will exceed the cost of such units allocated to each parcel and/or unit/lot. However, if the future platting results in changes in land use or proportion of benefit per acre and/or unit type, this allocation methodology may not be applicable and it may be necessary for the District to revise the allocation methodology.

To the extent land is sold in bulk to a third party prior to platting, then, the District will assign debt based upon the development rights conveyed based upon the *ERU* factors as shown herein on **Table C**.

## 5.0 COLLECTION OF SPECIAL ASSESSMENTS

The proposed special assessments for the District are planned to be collected through the Uniform Method of Collection described in Section 197.3632, *Florida Statutes* ("*F.S.*") for platted lots, or any other legal means available to the District.

Since there are costs associated with the collection of the special assessments (whether by uniform method of collection as authorized under Section 197.3632, *F.S.*, or other methods allowed by Florida law), these costs must also be included in the special assessment levy. These costs generally include the 1% collection fee of the County Tax Collector, a 1% service fee of the County Property Appraiser and a 4% discount for early payment of taxes. These additional costs may be reflected by dividing the annual debt service and maintenance assessment amounts by a factor of 0.94. In the event the special assessments are direct billed, then, the collection costs and discounts may not apply.

## 6.0 FINANCING STRUCTURE

The estimated cost of construction for the Project is $98,600,000.00. The construction program and the costs associated with Unit No. 10 are identified herein on **Table A**.

All or a portion of the capital improvements comprising the Project are assumed to be financed by the Bonds which, when issued, will be payable from and secured by special assessments levied annually against all assessable properties within Unit No. 10 in the District which totals approximately 878.7+/- acres. Based on current market conditions the total aggregate principal amount of the Bonds (approximately $120,000,000) for Unit No. 10 is shown herein on **Table B.** The proceeds of the Bonds will provide a maximum of approximately $98,600,000 for construction related costs. The sizing of the Bonds is assumed to include capitalized interest, if so required, a debt service reserve fund equal to the maximum annual net debt service and issuance costs as shown herein on **Table B.** (Note: The District may not issue the total Par Debt of $120,000,000 referenced in this Master Report.)

## 7.0 MODIFICATIONS, REVISIONS AND TRUE-UP MECHANISIM

Allocation of costs and debt, shown herein on **Table C and Table D**, for the infrastructure improvements financed by the District for the Project (estimated at $98,600,000) is initially based on the estimated number of product types and residential dwelling units (1,149) projected to be constructed within Unit No. 10 in the District and benefited by the infrastructure improvements

comprising the Project. Based on a Bond size of approximately $120,000,000 at an assumed interest rate of 7.50% the estimated annual debt service on the Unit No. 10 Bonds will be approximately $10,160,548 which has not been grossed up to include the 1% County Tax Collector fee, 1% County Property Appraiser fee, and 4% discount for early payment of taxes.

To ensure that each platted parcel or unit is assessed no more than their pro-rata amount of the annual debt service shown in **Table E** and **Table F**, the District will be required to perform a "true-up" analysis, which requires a computation at the time of submission of each plat or re-plat to determine the potential remaining assessable units. The District shall, at the time a plat or re-plat is submitted to the City and/or County:

**A.** Assume that the total number of *ERUs* relative to the Project is at least 1,176.80.

**B.** Ascertain the number of assessable residential parcels/lots in the plat (unrecorded at this time) or re-plat and any prior plats ("Planned Assessable Units/Lots") and total amount of *ERUs* associated with such Planned Assessable Units/Lots.

**C.** Ascertain the current amount of potential remaining assessable parcels/lots ("Remaining Assessable Units/Lots," and together with the Planned Assessable Units/Lots, the "Total Assessable Units/Lots") and total number of *ERUs* associated with the Remaining Assessable Units/Lots.

If the *ERUs* associated with the Total Assessable Units/Lots are equal to 1,176.80, then no action would be required at that time. However, if the sum of the *ERUs* associated with the Total Assessable Units/Lots is less than 1,176.80, then the Developer will be obligated to remit to the District an amount of money sufficient to enable the District to retire an amount of proposed Bonds such that the amount of debt service allocated to each *ERU* associated with the Total Assessable Units/Lots does not exceed the amounts set forth in **Table D**. Conversely, if the sum of the *ERUs* associated with the Total Assessable Units/Lots is more than 1,176.80 after the filing of the final plat for the Project, then the District shall equitably reallocate the assessments resulting in a reduction in the par debt allocations per unit type set forth in **Table D**.

All assessments levied run with the land. A determination of a true-up payment shall be at the sole discretion of the District. It is the responsibility of the landowner of record to make any required true-up payments that are due including any accrued interest. The District will not release any liens on the property for which true-up payments are due until provision for such payment has been satisfied. It is recommended that the true-up mechanism be formalized in an agreement between the District and the Developer.

In the event that additional land is annexed into Unit No. 10 which is currently not subject to the assessments and is developed in such a manner as to receive special benefit from the Project described herein, it will be necessary for this assessment methodology to be re-applied to include such parcels. The additional land will, as a result of re-applying this allocation methodology, then be allocated an appropriate share of the special assessments while all currently assessed parcels will receive a relative reduction in their assessments.

## 8.0 PRELIMINARY ASSESSMENT ROLL

As previously described in this Master Report, the debt associated with the District's improvement plan will be initially distributed on an equal acreage basis on all of the benefiting acreage within Unit No. 10 in the District as outlined herein on **Table F** and **Exhibit "A"** attached hereto. As plats are approved parcels and/or lot/units within Unit No. 10 will be assessed in the manner described herein.

The lands within Unit No. 10 consist of approximately 878.7+/- acres as described in **Exhibit "A"** attached hereto. As of the date of this Master Report Unit No. 10 is unplatted Construction of Phase 1 improvements is in process, and mass grading of Phase 2 has also commenced. The anticipated par amount of Bonds to be issued by the District to pay for the Project is approximately $120,000,000. Prior to final plat approval the assessments levied against the lands within Unit No. 10 in the District will be apportioned on a gross acre basis. Therefore, each gross acre of land in Unit No. 10 in the District will be assessed a maximum of approximately $12,301.23 annually as outlined herein on **Table F**. When fully developed, Unit No. 10 is expected to contain approximately 1,149 residential dwelling units of varying product types.

## 9.0 ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Special District Services, Inc. makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Master Report.

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

**********

**TABLE A**

**PROJECT COST ESTIMATES**

**WEST VILLAGES IMPROVEMENT DISTRICT**
**UNIT 10**

| | Total |
|---|---|
| COLLECTOR AND ARTERIAL ROADS | $ 21,100,000 |
| WASTEWATER TREATMENT PLANT | $ 6,700,000 |
| WATER TREATMENT PLANT | $ 4,800,000 |
| MASTER WATER MANAGEMENT | $ 200,000 |
| PARKS/GOVERNMENT | $ 200,000 |
| EARTHWORK | $ 20,500,000 |
| DRAINAGE AND WATER MANAGEMENT | $ 15,200,000 |
| POTABLE WATER | $ 5,400,000 |
| WASTEWATER | $ 8,600,000 |
| MASTER IRRIGATION | $ 3,000,000 |
| PROFESSIONAL SERVICES | $ 12,900,000 |
| **Total** | $ 98,600,000 |

**TABLE B**

**BOND SIZING**

**WEST VILLAGES IMPROVEMENT DISTRICT**
**UNIT 10**

| | BOND SIZING | |
|---|---|---|
| **Par Amount*** | **$ 120,000,000** | * |
| Debt Service Reserve Fund (DSRF) | $ (10,160,548) | |
| Capitalized Interest (12 months) | $ (9,000,000) | |
| Issuance Costs | $ (2,239,452) | |
| **Construction Funds** | **$ 98,600,000** | |
| Bond Interest Rate | 7.50% | |
| Principal Amortization Period (Years) | 30 | |

*Subject to change at final bond pricing

**TABLE C**

**ALLOCATION OF PROJECT COSTS**

**WEST VILLAGES IMPROVEMENT DISTRICT**
**UNIT 10**

| Product | Number of Units by Type | ERU Factor* | Total ERUs | Project Cost Allocation Per Type | Project Cost Allocation Per Unit* |
|---|---|---|---|---|---|
| Coach | 132 | 0.50 | 66.00 | $ 5,529,912 | $ 41,893 |
| Townhouse | 37 | 0.60 | 22.20 | $ 1,860,061 | $ 50,272 |
| 50' | 648 | 1.00 | 648.00 | $ 54,293,678 | $ 83,787 |
| 65' | 287 | 1.30 | 373.10 | $ 31,260,758 | $ 108,923 |
| 75' | 45 | 1.50 | 67.50 | $ 5,655,591 | $ 125,680 |
| **Total** | **1,149** | **N/A** | **1,176.80** | **$ 98,600,000** | **N/A** |

*Rounded

**TABLE D**

**ALLOCATION OF BOND DEBT**

**WEST VILLAGES IMPROVEMENT DISTRICT**
**UNIT 10**

| Product | Number of Units by Type | ERU Factor* | Total ERUs | Bond Debt Allocation Per Unit Type* | Bond Debt Allocation Per Unit* |
|---|---|---|---|---|---|
| Coach | 132 | 0.50 | 66.00 | $ 6,730,116 | $ 50,986 |
| Townhouse | 37 | 0.60 | 22.20 | $ 2,263,766 | $ 61,183 |
| 50' | 648 | 1.00 | 648.00 | $ 66,077,498 | $ 101,971 |
| 65' | 287 | 1.30 | 373.10 | $ 38,045,547 | $ 132,563 |
| 75' | 45 | 1.50 | 67.50 | $ 6,883,073 | $ 152,957 |
| **Total** | **1,149** | **N/A** | **1,176.80** | **$ 120,000,000** | **N/A** |

*Rounded

**TABLE E**

**CALCULATION OF ANNUAL DEBT SERVICE**

**WEST VILLAGES IMPROVEMENT DISTRICT**
**UNIT 10**

| | | 2024 Series Bond Debt | |
|---|---|---|---|
| 1 | Maximum Annual Debt Service | $ 10,160,548.29 | |
| 2 | Maximum Annual Debt Service Assessment to be Collected | $ 10,809,093.93 | * |
| 3 | Total Number of Gross Acres | **878.70** | |
| 4 | Maximum Annual Debt Service per Gross Acre | **$12,301.23** | |
| 5 | Total Number of Residential Units Planned | **1,149** | |
| 6 | Maximum Annual Debt Service per Unit Type | **See Table F** | |

*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

**TABLE F**

**ALLOCATION OF DEBT SERVICE ASSESSMENTS**

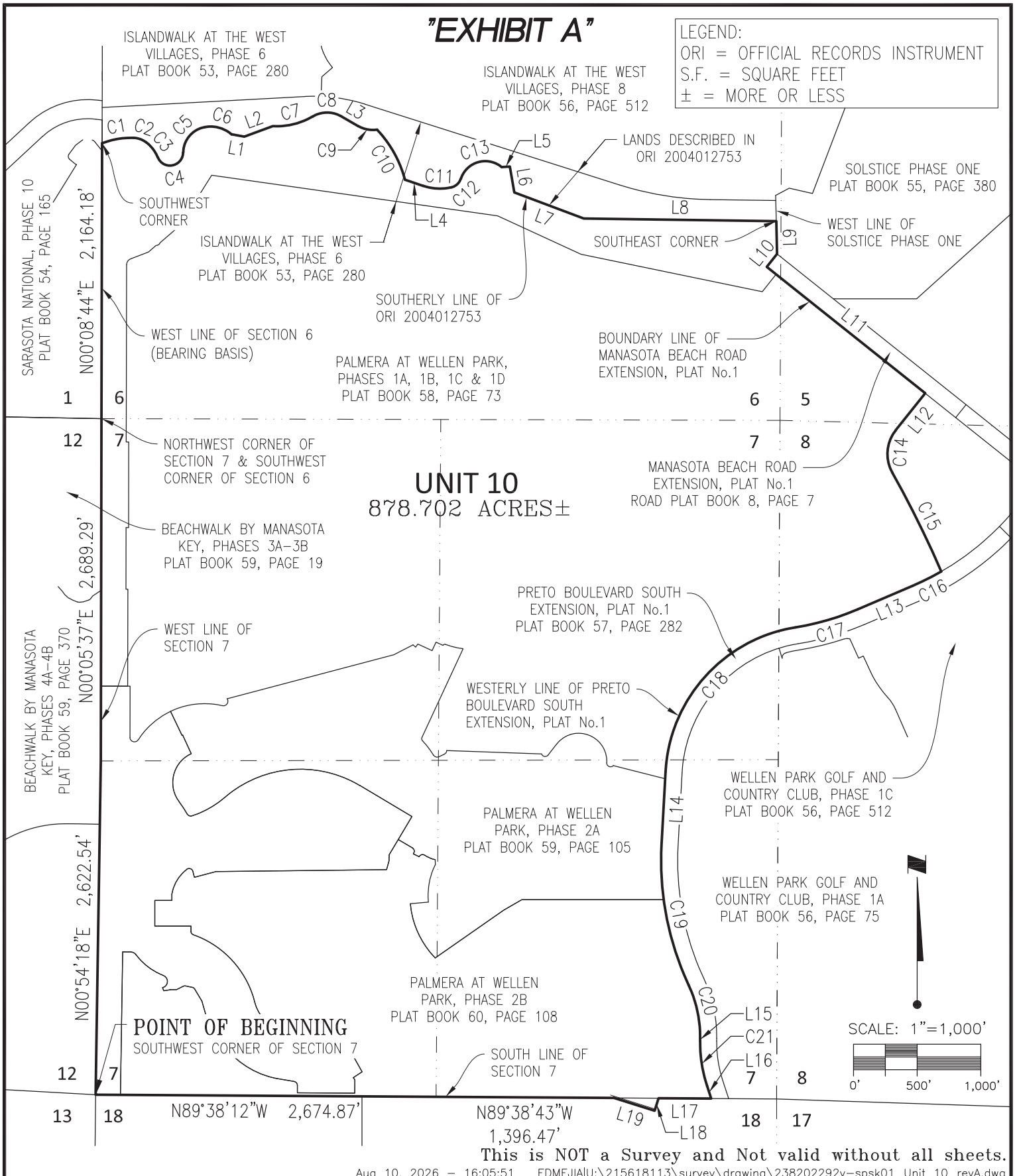
**WEST VILLAGES IMPROVEMENT DISTRICT**
**UNIT 10**

| Product | Number of Units by Type | ERU Factor* | Total ERUs | **Maximum Annual Debt Assessment Per Unit Type* | **Maximum Annual Debt Assessment Per Unit* |
|---|---|---|---|---|---|
| Coach | 132 | 0.50 | 66.00 | $ 606,220 | $ 4,593 |
| Townhouse | 37 | 0.60 | 22.20 | $ 203,911 | $ 5,511 |
| 50' | 648 | 1.00 | 648.00 | $ 5,951,982 | $ 9,185 |
| 65' | 287 | 1.30 | 373.10 | $ 3,426,982 | $ 11,941 |
| 75' | 45 | 1.50 | 67.50 | $ 619,998 | $ 13,778 |
| **TOTAL** | **1,149** | **N/A** | **1,176.80** | **$ 10,809,094** | **N/A** |

*Rounded
**Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

| Folio ID#'s and/or Parcel Plat Description | Developable Acreage by Parcel | **Maximum Annual Debt Assessment Per Acre* | Par Debt Per Acre | Total Par Debt |
|---|---|---|---|---|
| Gross Acreage | 878.7 | $ 12,301.23 | $ 136,565.38 | **$ 120,000,000.00** |
| **TOTALS** | | N/A | N/A | **$ 120,000,000.00** |

*Rounded
**Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.




SKETCH & DESCRIPTION OF
WEST VILLAGES IMPROVEMENT DISTRICT UNIT 10
SECTIONS 5, 6, 7 & 8, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA

Stantec
6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
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|---|---|---|---|---|---|---|---|
| 110 | EDM | JAK | 238202292v-spsk01_Unit 10 | 238202292 | 1 OF 4 | B238202292V-SPSK01_UNIT 10 | A |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | S79°48'26"E | 101.21' |
| L2 | N69°47'28"E | 238.17' |
| L3 | S59°49'31"E | 155.45' |
| L4 | S71°12'24"E | 151.95' |
| L5 | N86°22'25"E | 63.92' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L6 | S09°41'57"E | 205.89' |
| L7 | S69°24'57"E | 583.03' |
| L8 | S89°13'11"E | 1,512.38' |
| L9 | S01°26'06"E | 257.85' |
| L10 | S38°34'47"W | 130.00' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L11 | S51°25'13"E | 1,592.03' |
| L12 | S38°34'47"W | 370.81' |
| L13 | S66°50'03"W | 467.65' |
| L14 | S03°07'03"W | 574.98' |
| L15 | S00°39'02"W | 21.74' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L16 | S18°15'37"E | 103.58' |
| L17 | N89°38'43"W | 413.46' |
| L18 | S17°26'14"W | 103.22' |
| L19 | N72°33'46"W | 335.90' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | ARC | CHORD | CHORD BEARING |
| C1 | 633.03' | 22°39'03" | 250.26' | 248.63' | N80°07'10"E |
| C2 | 174.77' | 35°33'31" | 108.46' | 106.73' | S70°46'33"E |
| C3 | 280.04' | 31°09'43" | 152.31' | 150.44' | S37°24'56"E |
| C4 | 103.32' | 157°38'36" | 284.27' | 202.72' | N79°20'38"E |
| C5 | 206.41' | 79°37'44" | 286.87' | 264.33' | N40°20'12"E |
| C6 | 255.42' | 50°26'37" | 224.87' | 217.68' | S74°37'38"E |
| C7 | 565.61' | 33°10'24" | 327.48' | 322.92' | N76°20'49"E |
| C8 | 224.35' | 59°25'43" | 232.70' | 222.41' | N89°28'28"E |
| C9 | 238.12' | 37°10'44" | 154.51' | 151.82' | S79°24'02"E |
| C10 | 912.50' | 28°31'33" | 454.31' | 449.63' | S29°07'59"E |
| C11 | 407.21' | 31°34'41" | 224.43' | 221.60' | S86°59'44"E |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | ARC | CHORD | CHORD BEARING |
| C12 | 100.00' | 59°16'15" | 103.45' | 98.90' | N47°34'48"E |
| C13 | 202.10' | 111°57'19" | 394.90' | 335.01' | N73°55'20"E |
| C14 | 300.00' | 68°05'06" | 356.49' | 335.88' | S04°32'15"W |
| C15 | 8,635.45' | 5°44'46" | 866.02' | 865.66' | S26°20'26"E |
| C16 | 2,135.00' | 6°49'32" | 254.34' | 254.19' | S63°25'17"W |
| C17 | 2,085.00' | 14°00'55" | 510.02' | 508.75' | S73°50'31"W |
| C18 | 1,215.00' | 77°43'55" | 1,648.37' | 1,524.83' | S41°59'01"W |
| C19 | 2,315.00' | 28°06'04" | 1,135.41' | 1,124.06' | S10°55'59"E |
| C20 | 960.00' | 25°38'03" | 429.50' | 425.93' | S12°09'59"E |
| C21 | 1,090.00' | 18°54'39" | 359.76' | 358.13' | S08°48'17"E |

This is NOT a Survey and Not valid without all sheets.

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SKETCH & DESCRIPTION OF
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| 110 | EDM | JAK | 238202292v-spsk01_Unit 10 | 238202292 | 2 OF 4 | B238202292V-SPSK01_UNIT 10 | A |

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 5, 6, 7 & 8, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Begin at southwest corner of Section 7, Township 40 South, Range 20 East, Sarasota County, Florida; the following two (2) calls are along the west line of said Section 7: (1) thence N.00°54'18"E., a distance of 2,622.54 feet; (2) thence N.00°05'37"E., a distance of 2,689.29 feet to the northwest corner of said Section 7 and the southwest corner of Section 6, Township 40 South, Range 20 East, Sarasota County, Florida; thence N.00°08'44"E. along the west line of said Section 6, a distance of 2,164.18 feet to the southwest corner of lands described in Official Records Instrument Number 2004012753 of the Public Records of Sarasota County, Florida, also being the point of curvature of a non-tangent curve to the right, having a radius of 633.03 feet and a central angle of 22°39'03"; the following twenty-one (21) calls are along the southerly line of said lands described in Official Records Instrument Number 2004012753: (1) thence Easterly along the arc of said curve, a distance of 250.26 feet, said curve having a chord bearing and distance of N.80°07'10"E., 248.63 feet, to the point of curvature of a compound curve to the right having a radius of 174.77 feet and a central angle of 35°33'31"; (2) thence Easterly along the arc of said curve, a distance of 108.46 feet, to the point of curvature of a compound curve to the right having a radius of 280.04 feet and a central angle of 31°09'43"; (3) thence Southeasterly along the arc of said curve, a distance of 152.31 feet, to the point of curvature of a reverse curve to the left having a radius of 103.32 feet and a central angle of 157°38'36"; (4) thence Easterly along the arc of said curve, a distance of 284.27 feet, to the point of curvature of a reverse curve to the right having a radius of 206.41 feet and a central angle of 79°37'44"; (5) thence Northeasterly along the arc of said curve, a distance of 286.87 feet, to the point of curvature of a compound curve to the right having a radius of 255.42 feet and a central angle of 50°26'37"; (6) thence Easterly along the arc of said curve, a distance of 224.87 feet, to the end of said curve; (7) thence S.79°48'26"E. along a line non-tangent to said curve, a distance of 101.21 feet; (8) thence N.69°47'28"E., a distance of 238.17 feet to the point of curvature of a non-tangent curve to the left, having a radius of 565.61 feet and a central angle of 33°10'24"; (9) thence Easterly along the arc of said curve, a distance of 327.48 feet, said curve having a chord bearing and distance of N.76°20'49"E., 322.92 feet, to the point of curvature of a reverse curve to the right having a radius of 224.35 feet and a central angle of 59°25'43"; (10) thence Easterly along the arc of said curve, a distance of 232.70 feet, to the point of tangency of said curve; (11) thence S.59°49'31"E., a distance of 155.45 feet to the point of curvature of a non-tangent curve to the left, having a radius of 238.12 feet and a central angle of 37°10'44"; (12) thence Easterly along the arc of said curve, a distance of 154.51 feet, said curve having a chord bearing and distance of S.79°24'02"E., 151.82 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 912.50 feet and a central angle of 28°31'33"; (13) thence Southeasterly along the arc of said curve, a distance of 454.31 feet, said curve having a chord bearing and distance of S.29°07'59"E., 449.63 feet, to the end of said curve; (14) thence S.71°12'24"E. along a line non-tangent to said curve, a distance of 151.95 feet to a point of curvature of a curve to the left having a radius of 407.21 feet and a central angle of 31°34'41"; (15) thence Easterly along the arc of said curve, a distance of 224.43 feet, to the point of curvature of a compound curve to the left having a radius of 100.00 feet and a central angle of 59°16'15"; (16) thence Northeasterly along the arc of said curve, a distance of 103.45 feet, to the point of curvature of a reverse curve to the right having a radius of 202.10 feet and a central angle of 111°57'19"; (17) thence Easterly along the arc of said curve, a distance of 394.90 feet, to the end of said curve; (18) thence N.86°22'25"E. along a line non-tangent to said, a distance of 63.92 feet; (19) thence S.09°41'57"E., a distance of 205.89 feet; (20) thence S.69°24'57"E., a distance of 583.03 feet; (21) thence S.89°13'11"E., a distance of 1,512.38 feet to the southeast corner of lands described in Official Records Instrument Number 2004012753, also being a point on the west line of Solstice Phase One recorded in Plat Book 55, Page 380 of said Public Records; thence S.01°26'06"E. along said west line, a distance of 257.85 feet; the following two (2) calls are along the boundary of Manasota Beach Road Extension, Plat No.1 recorded in Road Plat

**This is NOT a Survey and Not valid without all sheets.**

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|---|---|---|---|---|---|---|---|
| 110 | EDM | JAK | 238202292v-spsk01_Unit 10 | 238202292 | 3 OF 4 | B238202292V-SPSK01_UNIT 10 | A |

Book 8, Page 7 of said Public Records: (1) thence S.38°34'47"W., a distance of 130.00 feet; (2) thence S.51°25'13"E., a distance of 1,592.03 feet; thence S.38°34'47"W., a distance of 370.81 feet to the point of curvature of a non-tangent curve to the left, having a radius of 300.00 feet and a central angle of 68°05'06"; thence Southerly along the arc of said curve, a distance of 356.49 feet, said curve having a chord bearing and distance of S.04°32'15"W., 335.88 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 8,635.45 feet and a central angle of 05°44'46"; thence Southeasterly along the arc of said curve, a distance of 866.02 feet, said curve having a chord bearing and distance of S.26°20'26"E., 865.66 feet, to a point on the westerly line of Preto Boulevard South Extension, Plat No.1 recorded in Plat Book 57, Page 282 of said Public Records, also being the point of curvature of a non-tangent curve to the right, having a radius of 2,135.00 feet and a central angle of 06°49'32"; the following ten (10) calls are along said westerly line: (1) thence Southwesterly along the arc of said curve, a distance of 254.34 feet, said curve having a chord bearing and distance of S.63°25'17"W., 254.19 feet, to the point of tangency of said curve; (2) thence S.66°50'03"W., a distance of 467.65 feet to a point of curvature of a curve to the right having a radius of 2,085.00 feet and a central angle of 14°00'55"; (3) thence Westerly along the arc of said curve, a distance of 510.02 feet, to the point of curvature of a reverse curve to the left having a radius of 1,215.00 feet and a central angle of 77°43'55"; (4) thence Southwesterly along the arc of said curve, a distance of 1,648.37 feet, to the point of tangency of said curve; (5) thence S.03°07'03"W., a distance of 574.98 feet to a point of curvature of a curve to the left having a radius of 2,315.00 feet and a central angle of 28°06'04"; (6) thence Southerly along the arc of said curve, a distance of 1,135.41 feet, to the point of curvature of a reverse curve to the right having a radius of 960.00 feet and a central angle of 25°38'03"; (7) thence Southerly along the arc of said curve, a distance of 429.50 feet, to the point of tangency of said curve; (8) thence S.00°39'02"W., a distance of 21.74 feet to a point of curvature of a curve to the left having a radius of 1,090.00 feet and a central angle of 18°54'39"; (9) thence Southerly along the arc of said curve, a distance of 359.76 feet, to the point of tangency of said curve; (10) thence S.18°15'37"E., a distance of 103.58 feet to the south line of abovementioned Section 7; thence N.89°38'43"W. along said south line, a distance of 413.46 feet; thence S.17°26'14"W., a distance of 103.22 feet; thence N.72°33'46"W., a distance of 335.90 feet to said south line of Section 7; the following two (2) calls are along said south line: (1) thence N.89°38'43"W., a distance of 1,396.47 feet; (2) thence N.89°38'12"W., a distance of 2,674.87 feet to the POINT OF BEGINNING.

Containing 878.702 acres, more or less

NOTES:
1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 20 EAST, BEING N00°08'44"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

JOSEPH A. KELLY LICENSE NO. LS7141 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

*Joseph A. Kelly, P.S.M.*
*Florida Registration No. 7141*

*Date of Signature*

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| 110 | EDM | JAK | 238202292v-spsk01_Unit 10 | 238202292 | 4 OF 4 | B238202292V-SPSK01_UNIT 10 | A |

**RESOLUTION 2026-25**

**[UNIT NO. 10 2026 BOUNDARY AMENDMENT]**

**A RESOLUTION CONFIRMING THE DISTRICT'S UNIT NO. 10 PROJECT FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON CERTAIN PROPERTIES ADDED TO UNIT OF DEVELOPMENT NO. 10 OF THE DISTRICT SPECIALLY BENEFITED BY SUCH UNIT NO. 10 PROJECT TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2004-456, LAWS OF FLORIDA, AS AMENDED; PROVIDING FOR THE ISSUANCE OF CAPITAL IMPROVEMENT REVENUE BONDS FOR SUCH PURPOSES; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES AND OTHER EXEMPT ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government created and existing pursuant to Chapter 2004-456, Laws of Florida, as amended (the "Special Act") for the purpose of constructing, acquiring, and maintaining infrastructure improvements and services; and

**WHEREAS,** in accordance with Section 11 of the Special Act, the District previously established Unit of Development No. 10 ("Unit No. 10"); and

**WHEREAS,** the District previously levied debt service special assessments on all developable land within Unit No. 10 in order to secure proposed bonds to be issued to finance the construction and acquisition of public infrastructure improvements (the "Improvements") within Unit No. 10 (hereinafter, the "Debt Assessments"); and

**WHEREAS,** the Debt Assessments were levied and imposed in accordance with that certain *Unit of Development No. 10 Master Special Assessment Methodology Report*, dated January 11, 2024; and

**WHEREAS,** the District has previously entered into that certain *Agreement Regarding the Inclusion of Certain Real Property in Unit of Development No. 10*, dated August 13, 2026 by and between the District and Winchester Florida Ranch, LLLP approving the inclusion of approximately 0.3980 sq. ft. to the boundary of Unit No. 10 (hereinafter, the "Boundary Amendment Property"); and

**WHEREAS,** the District may in the future issue special assessment bonds to fund infrastructure improvements within Unit No. 10 that will benefit the Boundary Amendment Property; and

**WHEREAS,** by the adoption of Resolution 2026-18, the District previously indicated its intention to construct certain types of infrastructure improvements within Unit No. 10, and to finance such infrastructure improvements by the issuance of special assessment bonds that would be repaid by the imposition of special assessments on benefited property within the District, including but not limited to the Boundary Amendment Property; and

**WHEREAS,** the public hearing originally set for October 8, 2026 pursuant to Resolution 2026-19 was reset by staff to November 12, 2026; and

**WHEREAS,** the District Board of Supervisors ("Board") noticed and conducted a public hearing pursuant to Chapters 170 and 197, *Florida Statutes*, and Chapter 2004-456, *Laws of Florida,* as amended, relating to the imposition, levy, collection and enforcement of such assessments.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT AS FOLLOWS:**

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170 and 197, *Florida Statutes*, and Chapter 2004-456, *Laws of Florida*, as amended, including without limitation, Section 170.08, Florida Statutes.

**SECTION 2. FINDINGS.** The Board 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 2004-456, *Laws of Florida*, as amended.

(b) The District is authorized by Chapter 2004-456, *Laws of Florida*, as amended, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sidewalk and streetlighting improvements, stormwater management improvements, water distribution improvements (including a water treatment plant), sewer distribution improvements (including a wastewater treatment plant), parks, irrigation facilities, landscaping, hardscaping, entry features, and other infrastructure projects and services necessitated by the development of, and

serving lands within, Unit No. 10 within the District.

(c) The District is authorized by Chapter 2004-456, *Laws of Florida*, as amended, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue capital improvement revenue bonds payable from such special assessments as provided in Chapters 170 and 197, *Florida Statutes* and Chapter 2004-456, *Laws of Florida*, as amended.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the "Unit No. 10 Project," the nature and location of which was initially described in Resolution 2026-18 and is shown in the District's *Unit of Development No. 10 Master Engineer's Report*, dated January 11, 2024, as amended by that certain *First Amendment to Unit of Development No. 10 Master Engineer's Report* dated August 13, 2026, the plans and specifications for which are on file in the offices of the District Manager located at 2501-A Burns Road, Palm Beach Gardens, Florida 33410 and at the District's local records office located at 10555 Sweet Pea Street, Venice, Florida 34293; (ii) the cost of such Unit No. 10 Project be assessed against the Boundary Amendment Property specially benefited by such Unit No. 10 Project; and (iii) the District issue bonds in the future (the "Bonds") to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Unit No. 10 Project, the levying of such Special Assessments (as herein defined) and the sale and issuance of Bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners and residents.

(f) In order to provide funds with which to pay a portion of the costs of the Unit No. 10 Project which are to be assessed against the Boundary Amendment Property, pending the collection of such Special Assessments, it is necessary for the District from time to time to sell and issue its special assessment bonds, in one or more series.

(g) By Resolution 2026-18, the Board determined to provide the Unit No. 10 Project and to defray the costs thereof by making special assessments on the Boundary Amendment Property, and expressed an intention to issue Bonds to provide a portion of the funds needed for the Unit No. 10 Project prior to the collection of such Special Assessments. Resolution 2026-18 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2026-18, said Resolution 2026-18 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 Secretary of the Board.

(i) As directed by Resolution 2026-18, a preliminary assessment roll was adopted 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 2026-19 fixing the time and place of a public hearing at which owners of the properties that are to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of making the infrastructure improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170 and 197, *Florida Statutes*, and Chapter 2004-456, *Laws of Florida*, as amended.

(k) Such public hearing was reset by staff to November 12, 2026 due to quorum issues on the original pubic hearing date.

(l) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(m) On October 8, 2026, the public hearing, at the time and place specified in the resolution and notice referred to above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(n) Having considered the estimated costs of the Unit No. 10 Project, estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District further finds and determines:

(i) that the estimated costs of the Unit No. 10 Project are as specified in that certain *Unit of Development No. 10 Master Engineer's Report*, dated January 11, 2024, as amended by that certain *First Amendment to Unit of Development No. 10 Master Engineer's Report* dated August 13, 2026 (collectively, the **"**Plan of Improvements"), all of which are attached hereto as **Composite Exhibit A** and incorporated herein by reference, which Plan of Improvements is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Unit No. 10 Project against the Boundary Amendment Property using the method determined by the Board set forth in that certain *Amended and Restated Unit of Development No. 10 Master Special Assessment Methodology Report*, dated August 13, 2026, attached hereto as **Exhibit B** and incorporated herein by reference (collectively the "Assessment Methodology Report"), which results in the Special Assessments set forth on the final assessment roll; and

(iii) it is hereby declared that the Unit No. 10 Project will constitute a special benefit

to all parcels of real property listed on said final assessment roll, including the Boundary Amendment Property, and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Exhibit B**; and

(iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

**SECTION 3. CONFIRMATION OF DISTRICT UNIT NO. 10 PROJECT.** That certain Unit No. 10 Project for construction of infrastructure improvements initially described in Resolution No. 2026-18, and more specifically identified and described in **Composite Exhibit A** attached hereto, is hereby confirmed and the proper officers, employees and/or 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 made.

**SECTION 4. ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs of the Unit No. 10 Project and the costs to be paid by Special Assessments on all specially benefited property within Unit No. 10, including the Boundary Amendment Property, are set forth in the master reports attached hereto as **Composite Exhibit A** and **Exhibit B**, respectively, hereto.

**SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS.** The Special Assessments on the Boundary Amendment Property specially benefited by the Unit No. 10 Project, all as specified in the final assessment roll set forth in **Exhibit B**, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Exhibit B**, 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 Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any future bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

**SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS.** When the entire Unit No. 10 Project or portion thereof funded with the proceeds of a future issuance of special assessment bonds has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*, for such respective project(s). Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a Unit No. 10 Project funded by a particular series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire project has been determined, the term "Special Assessment" shall, with respect to each parcel, mean the sum of the costs of such respective project.

**SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.**

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the respective portion of the Unit No. 10 Project and the adoption by the Board of a resolution accepting the respective portion of the Unit No. 10 Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the respective portion of the Unit No. 10 Project has been completed and a resolution accepting the respective portion of the Unit No. 10 Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments at any time, or a portion of the remaining balance of the Special Assessment one time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the "Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*.

Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Sarasota County who may notify each owner of a lot or parcel within Unit No. 10 of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

**SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.**

(a) Pursuant to true-up agreements that may be entered into by and between the District and landowners within Unit No. 10 relative to the issuance of future series of special assessment bonds (the "True-Up Agreement"), there may be required from time to time certain true-up payments. As parcels of land or lots are platted within Unit No. 10, the Special Assessments securing the Bonds shall be allocated as set forth in the Assessment Methodology Report for each respective project. In furtherance thereof, at such time as parcels or land or lots are platted within Unit No. 10, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within Unit No. 10 of the District, as the boundaries of such unit may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Special Assessments to be reallocated to the units within Unit No. 10 being platted and the remaining property in accordance with **Exhibit B**, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in the True-Up Agreement, which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining property, in addition to the regular assessment installment payable with respect to the remaining developable acres within Unit No. 10.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding with the landowner(s) executing the True-Up Agreements at the time of issuance of Bonds, that it intends to develop the unit types and amounts within Unit No. 10 shown in **Exhibit B**, on the net developable acres that it owns within such unit, and is intended to provide a formula to ensure that the appropriate ratio of the Special Assessments to developable acres is maintained if fewer unit type amounts are developed within Unit No. 10. However, no action by the District prohibits more than the maximum unit type

amounts shown in **Exhibit B** from being developed within Unit No. 10. In no event shall the District collect Special Assessments pursuant to this Resolution in excess of the total debt service related to the Unit No. 10 Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in Unit No. 10 of the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Special Assessments collected in excess of the District's total debt service obligation for the Unit No. 10 Project, the Board shall by resolution take appropriate action to equitably reallocate the Special Assessments. Further, upon the District's review of the final plat for the developable acres within Unit No. 10, any unallocated Special Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

**SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT; PROPERTY EXCLUDED BY LAW.** Real property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or a home owners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

**SECTION 10. ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record a general revised Notice of Assessments relative to Unit No. 10, including the Boundary Amendment Property, in the Official Records of Sarasota County, Florida.

**SECTION 11. RATIFICATION OF RESETTING OF PUBLIC HEARING.** District staff's actions in resetting the public hearing originally set for October 8, 2026 pursuant to Resolution 2026-19 to November 12, 2026 is hereby ratified and confirmed.

**SECTION 12. 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 13. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. Notwithstanding the foregoing, nothing herein shall affect the Debt Assessments previously levied and imposed by the District.

**SECTION 14. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 12th day of November, 2026.

| | |
|---|---|
| **ATTEST:** | **WEST VILLAGES IMPROVEMENT DISTRICT** |
| _____ | _____ |
| Secretary/Assistant Secretary | Chairman, Board of Supervisors |

**Composite Exhibit A:** *Unit of Development No. 10 Master Engineer's Report*, dated January 11, 2024
*First Amendment to Unit of Development No. 10 Master Engineer's Report*, dated August 13, 2026

**Exhibit B:** *Amended and Restated Unit of Development No. 10 Master Special Assessment Methodology Report, dated August 13, 2026*

**Composite Exhibit A**

*Unit of Development No. 10 Master Engineer's Report*, dated January 11, 2024
*First Amendment to Unit of Development No. 10 Master Engineer's Report*, dated August 13, 2026

**Exhibit B**

*Amended and Restated Unit of Development No. 10 Master Special Assessment Methodology Report,* dated August 13, 2026

| | |
|---|---|
| This instrument was prepared by and upon recording should be returned to:<br><br>Lindsay Whelan, Esq.<br>KUTAK ROCK LLP<br>107 West College Avenue<br>Tallahassee, Florida 32301 | (This space reserved for Clerk) |

**AGREEMENT REGARDING THE TRUE-UP AND PAYMENT OF SPECIAL ASSESSMENTS FOR CAPITAL IMPROVEMENT REVENUE BONDS**

**UNIT OF DEVELOPMENT NO. 10 – SERIES 2026 BONDS**

**(ASSESSMENT AREA THREE)**

**THIS AGREEMENT** (the "Agreement") is made and entered into this 16th day of November, 2026, by and between:

**WEST VILLAGES IMPROVEMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 2004-456, Laws of Florida, as amended, and located within the City of North Port and Sarasota County, Florida (the "District"); and

**MANASOTA BEACH RANCHLANDS, LLLP,** a Florida limited liability limited partnership and the owner of certain lands within the boundary of the District whose address is 3600 Midtown Drive, Suite 1050, Tampa, Florida 33607 (the "Landowner").

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government created and existing pursuant to Chapter 2004-456, *Laws of Florida*, as amended (the "Act") for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, pursuant to the Act, the District is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, Landowner is the owner of certain lands within "Assessment Area Three" within Unit of Development No. 10 ("Unit No. 10") within the District known as "Phase 2C" as identified on **Exhibit A** (the "Lands"), which is attached hereto and incorporated herein; and

**WHEREAS,** the District has adopted an improvement plan to finance the planning, design, acquisition, construction, and installation of certain master infrastructure improvements, facilities and services (the "Master Improvements") as described in that certain *Unit of Development No. 10 Master Engineer's Report*, dated January 11, 2024, as amended by the *Unit of Development No. 10 First Amendment to Master Engineer's Report*, dated August 13, 2026 (together, the "Master Plan of Improvements") and the neighborhood infrastructure improvements, facilities, and services benefitting Assessment Area Three within Unit No. 10 (the "Neighborhood Improvements", and collectively with the Master Improvements, the "Improvements") as described in that certain *Unit of Development No. 10 Supplemental Engineer's Report, Phase 2B-2 and 2C,* dated September 10, 2026 (the "Supplemental Plan of Improvements," and together with the Master Plan of Improvements, the "Plan of Improvements"); and

**WHEREAS**, the District intends to finance a portion of the Improvements[1] through the anticipated issuance of Capital Improvement Revenue Bonds (Unit of Development No. 10), Series 2026 (Assessment Area Three), in the aggregate principal amount of $2,795,000 (the "Series 2026 Bonds"); and

**WHEREAS**, pursuant to Resolutions 2024-03, 2024-04, 2024-06, 2026-18, 2026-19, 2026-25 and 2026-26 (the "Assessment Resolutions"), the District has imposed special assessments (the "Series 2026 Assessments") on the Lands to secure the repayment of the Series 2026 Bonds; and

**WHEREAS**, Landowner agrees that all Lands, including Landowner's property, benefit from the timely design, construction, and/or acquisition of the Improvements; and

**WHEREAS**, Landowner agrees that the Series 2026 Assessments have been validly imposed and constitute valid, legal and binding liens upon the Lands within the District upon which the Series 2026 Assessments are imposed; and

**WHEREAS**, to the extent permitted by law, Landowner waives any defect in notice or publication or in the proceedings to levy, impose and collect the Series 2026 Assessments on the Lands; and

**WHEREAS**, the District's *Amended and Restated Master Special Assessment Methodology Report, Unit of Development No. 10,* dated August 13, 2026 and the *Third Supplemental Special Assessment Methodology Report, Series 2026 Bonds, Unit of Development No. 10,* dated October 14, 2026 (collectively, the "Assessment Report"), provides that as the Lands are platted, replatted or subject to a site plan, the allocation of the amounts assessed to and constituting a lien upon the Lands would be calculated based upon certain density assumptions relating to the number of each type of residential unit to be constructed on the developable acres within the Lands, which assumptions were provided by Landowner; and

**WHEREAS**, Landowner intends that the Lands will be developed based on then-existing market conditions, and the actual densities developed may be greater or lesser than the densities assumed in the Assessment Report; and

[1] With respect to the Master Improvements, to the extent not otherwise funded by a prior series of bonds.

**WHEREAS**, the Assessment Report anticipates a mechanism by which Landowner shall, if required, make certain payments to the District in order to satisfy, in whole or in part, the assessments allocated and the liens imposed pursuant to the Assessment Resolutions, the amount of such payments being determined generally by a calculation of the remaining unallocated debt prior to the recording of certain plats, replats, or site plans for a parcel or tract, as described in the Assessment Report (which payments shall collectively be referred to as the "True-Up Payment"); and

**WHEREAS**, Landowner and the District desire to enter into an agreement to confirm Landowner's intention and obligation to make the True-Up Payment, if required, relative to the Series 2026 Assessments, subject to the terms and conditions contained herein.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. VALIDITY OF ASSESSMENTS.** The Assessment Resolutions have been duly adopted by the District. The Series 2026 Assessments imposed as a lien by the District are legal, valid and binding liens on the land against which assessed until paid, coequal with the lien of all state, county, city, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims. Landowner hereby waives and relinquishes any rights it may have to challenge, object to or otherwise fail to pay such Series 2026 Assessments.

**SECTION 3. COVENANT TO PAY.** Landowner agrees and covenants to timely pay all such Series 2026 Assessments levied and imposed by the District pursuant to the Assessment Resolutions on assessable property owned by Landowner, whether the Series 2026 Assessments are collected by the Tax Collector pursuant to Section 197.3632, *Florida Statutes*, by the District, or by any other method allowable by law. Landowner further agrees that to the extent Landowner fails to timely pay all Series 2026 Assessments collected directly by the District, said unpaid Series 2026 Assessments (including True-Up Payments) may be placed on the tax roll by the District for collection by the Tax Collector pursuant to Section 197.3632, *Florida Statutes*, in any subsequent year.

**SECTION 4. SPECIAL ASSESSMENT REALLOCATION.**

**A.** *Assumptions as to Series 2026 Assessments.* As of the date of the execution of this Agreement, Landowner has informed the District that it plans to provide for the construction of a total of sufficient residential units to absorb the 7.20 Equivalent Residential Units ("ERUs") as contemplated by the Assessment Report (hereinafter, collectively referred to as the "Units") over the approximately 1.31 gross acres comprising the Lands[2].

[2] The Parties acknowledge that, of the fifty-three (53) 90' lots contemplated by the Assessment Report, forty-nine (49) 90' lots, being Lots 646 through 660 and Lots 665 through 698 of *Palmera at Wellen Park, Phase 2B*,

**B.** *Process for Reallocation of Assessments.* The Series 2026 Assessments will initially be imposed on an equal acreage basis on the Lands. At such time as the Lands are to be subject to a plat, replat, or site plan, the Landowner covenants that such document(s) shall be presented to the District and the District shall allocate the Series 2026 Assessments to those Units that are to be subject to the plat, replat, or site plan and the remaining acreage in accordance with the District's Assessment Report and shall cause such reallocation to be recorded in the District's Improvement Lien Book.

**i.** It is an express condition of the lien established by the Assessment Resolutions that at the time of recording of any and all plats, replats, or site plans containing any portion of the lands within the Lands, as the District's boundaries may be amended from time to time, that such document(s) shall be presented to the District for review and allocation of the Series 2026 Assessments to the Units to be subject to the plat, replat, or site plan and the remaining property in accordance with the District's Assessment Report (hereinafter referred to as the "Reallocation"). Landowner covenants to comply, or cause others to comply, with this requirement for the Reallocation. The parties agree that no further action by the Board of Supervisors shall be required. The District's review of the plats, replats, or site plans shall be limited solely to the Reallocation of the Series 2026 Assessments and enforcement of the District's assessment lien. Nothing herein shall in any way operate to or be construed as providing any other plat or site plan approval or disapproval powers to the District.

**ii.** At such time as a plat, replat, or site plan is presented to the District, the following provisions shall apply. Commencing on that date and reoccurring at each time that a plat, replat, or site plan is presented to the District, the District shall determine if the debt per acre remaining on the unplatted developable land is greater than the debt per acre at the time of imposition of the Series 2026 Assessments and if it is, or that the remaining unplatted developable land is not entitled to support the remaining unassigned debt, a True-Up Payment in the amount of such excess shall become due and payable by Landowner that tax year, in addition to the regular Series 2026 Assessments installment payable for lands owned by the Landowner. The District will ensure collection of such amounts in a timely manner in order to meet its debt service obligations, and in all cases, Landowner agrees that such payments shall be made in order to ensure the District's timely payments of the debt service obligations on the Series 2026 Bonds. If such True-Up Payment is made at least forty-five (45) days prior to an interest payment date on the Series 2026 Bonds, the Landowner shall include accrued interest as part of the True-Up Payment to such interest payment date. If such True-Up Payment becomes due within forty-five (45) days of the next interest payment date, accrued interest shall be calculated to the next succeeding interest payment date.

**iii.** The foregoing is based on the District's understanding with Landowner that Landowner will provide for the construction of a total of sufficient residential units to absorb the 7.20 ERUs within the Lands as identified in the Assessment Report. However, the District agrees that nothing herein prohibits more or less than the currently planned

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according to the plat thereof recorded in Plat Book 60, Page 108, Public Records of Sarasota County, Florida, have been platted and substantially developed as of the date of this Agreement.

ERUs from being developed. In no event shall the District collect Series 2026 Assessments pursuant to the Assessment Resolutions in excess of the total debt service related to the Improvements, including all costs of financing and interest; provided, however, that the District may collect Series 2026 Assessments in excess of the annual debt service related to the Improvements, including all costs of financing and interest, which shall be applied to prepay the Series 2026 Bonds. If the strict application of the true-up methodology to any reallocation pursuant to this paragraph would result in Series 2026 Assessments collected in excess of the District's total debt service obligation for the Improvements, the District agrees to take appropriate action by resolution to equitably reallocate the Series 2026 Assessments.

**iv.** Notwithstanding anything to the contrary, the Landowner shall not be required to make True-Up Payments for any portion of the Lands that have been conveyed to the District by the Landowner by any foreclosure or deed in lieu thereof.

**SECTION 5. ENFORCEMENT.** This Agreement is intended to be an additional method of enforcement of Landowner's obligation to pay and to abide by the requirements of the Series 2026 Assessments, including the making of the True-Up Payment, as set forth in the Assessment Resolutions. A default by any party under this Agreement shall entitle any other party to all remedies available at law or in equity, excluding special, consequential and punitive damages.

**SECTION 6. RECOVERY OF COSTS AND FEES.** In the event any party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party, as determined by the applicable court or other dispute resolution provider, shall be entitled to recover from the non-prevailing party all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees, and costs incurred prior to or during any litigation or other dispute resolution and including all fees and costs incurred in appellate proceedings.

**SECTION 7. NOTICE.** All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be mailed by First Class Mail, postage prepaid, delivered by overnight delivery service, or hand delivered to the parties, as follows:

**A.** **If to the District:** West Villages Improvement District
2501-A Burns Road
Palm Beach Gardens, Florida 33410
Attn: District Manager

**With a copy to:** Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

**B.** **If to Landowner:** Manasota Beach Ranchlands, LLLP
3600 Midtown Drive, Suite 1050
Tampa, Florida 33607
Attn: Nicole Swartz
Attn: Richard Severance

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. If mailed as provided above, Notices shall be deemed delivered on the third business day unless actually received earlier. Notices hand delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name and address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

**SECTION 8. ASSIGNMENT.**

**A.** Landowner may not assign its True-Up Payment obligations under this Agreement except in accordance with the terms of Section 8(B) below. This Agreement shall constitute a covenant running with title to the Lands, binding upon Landowner and its successors and assigns as to the Lands or portions thereof, and any transferee of any portion of the Lands except as noted below.

**B.** Landowner shall not transfer any portion of the Lands to any third party without satisfying any True-Up Payment that results from a true-up analysis that will be performed by the District Manager as a condition to such transfer (the "Transfer Condition"). A third party acquiring any portion of the Lands shall automatically be bound by this Agreement and assume Landowner's true-up obligation under this Agreement with respect to such lands. Such a transferee shall be deemed the "Landowner" from and after such transfer for all purposes as to such portion of the Lands so transferred. Any transfer that is consummated pursuant to this Section 8(B) shall operate as a release of Landowner from its obligations under this Agreement as to such portion of the Lands transferred and only arising from and after the date of such transfer and payment of any True-Up Payment due pursuant to the Transfer Condition. Nothing herein shall apply to transfers of Lands exempt from assessments to Sarasota County, the District, a municipality, other governmental agencies or a homeowner association created to serve any portion of the project in accordance with Florida law. Furthermore, notwithstanding anything herein to the contrary, residential units subject to a plat or site plan and sold to end users shall be automatically released from any and all true up obligations under this Agreement.

**SECTION 9. AMENDMENT.** This Agreement shall constitute the entire agreement between the parties regarding the subject matter hereof and may be modified in writing only by the mutual agreement of all parties, and with the prior written consent of the trustee for the Series 2026 Bonds (the "Trustee"), acting at the direction of the holders owning a majority of the aggregate principal amount of the Series 2026 Bonds then outstanding.

**SECTION 10. TERMINATION.** This Agreement shall continue in effect until the earlier of: (1) the entirety of the Lands being developed and subject to a final plat, replat, or site plan and the

District's receipt of payment of any associated True-Up Payments; or (2) the payment in full of all outstanding Series 2026 Bonds.

**SECTION 11. NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arms' length transaction. All parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against either party.

**SECTION 12. BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. Notwithstanding the foregoing, the Trustee, on behalf of the holders of the Series 2026 Bonds, shall be a direct third-party beneficiary of the terms and conditions of this Agreement and shall, acting at the direction of the holders owning a majority of the aggregate principal amount of the Series 2026 Bonds then outstanding, be entitled to cause the District to enforce the Landowner's obligations hereunder. The Trustee has not assumed any obligations hereunder.

**SECTION 13. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**SECTION 14. APPLICABLE LAW; VENUE.** This Agreement shall be governed by the laws of the State of Florida. Venue shall be in Sarasota County, Florida.

**SECTION 15. PUBLIC RECORDS.** The Landowner understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and may require treatment as such in accordance with Florida law.

**SECTION 16. EXECUTION IN COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[Signatures on Next Page]

**IN WITNESS WHEREOF**, the parties execute this Agreement effective as of the date first written above.

**WITNESSES:**

_____

Printed name:_____

Address:_____

City, State, Zip:_____

_____

Printed name:_____

Address:_____

City, State, Zip:_____

**WEST VILLAGES IMPROVEMENT DISTRICT**

_____
Chairperson, Board of Supervisors

**STATE OF FLORIDA**
**COUNTY OF_____**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by John Luczynski, as Chairperson of the Board of Supervisors of the West Villages Improvement District, for and on behalf of the District, who [__] is personally known to me or [__] produced _____ as identification.

NOTARY STAMP:

_____
Print Name:_____
Notary Public, State of Florida

**WITNESSES:**

**MANASOTA BEACH RANCHLANDS, LLLP**

_____

By: _____
Richard Severance, Vice President

Printed Name: _____

Address:_____

City, State, Zip:_____

_____

Printed Name: _____

Address:_____

City, State, Zip:_____

**STATE OF FLORIDA**
**COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by Richard Severance, as Vice President of Manasota Beach Ranchlands, LLLP, a Florida limited liability limited partnership, for and on behalf of said entity, who [__] is personally known to me or [__] produced _____ as identification.

NOTARY STAMP:

_____
Print Name:_____
Notary Public, State of Florida

## EXHIBIT A

### Legal Description of Phase 2C

A tract of land including a portion of Tract F-7 & B-10 of *Palmera at Wellen Park, Phase 2B*, according to the plat thereof recorded at Plat Book 60, Page 108 of the Public Records of Sarasota County, Florida and lying in Sections 7 & 18, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Begin at the northeast corner of Lot 660 of Palmera at Wellen Park, Phase 2B recorded in Plat Book 60, Page 108 of the Public Records of Sarasota County, Florida; thence S.72°33'46"E. along the northerly line of Tract F-7 of said Palmera at Wellen Park, Phase 2B, a distance of 368.30 feet; thence S.17°26'14"W., a distance of 155.00 feet; thence N.72°33'46"W. along the southerly line & its southeasterly extension of Tract B-10 of Palmera at Wellen Park, Phase 2B, a distance of 368.30 feet; thence N.17°26'14"E. along the east line & its southerly extension of said Lot 660, a distance of 155.00 feet to the POINT OF BEGINNING.

Containing 57,086 square feet or 1.3105 acres, more or less.

# West Villages Improvement District

## Unit of Development No. 10 Supplemental Engineer's Report Phase 2B-2 and 2C

September 10, 2026

Stantec


Prepared for:
West Villages Improvement District
10555 Sweet Pea St., Venice, Florida 34293

Phone: 941.244.270

Prepared by:
Stantec Consulting Services Inc.
777 S Harbour Island Blvd, Suite 600
Tampa, FL 33602

Submittal to: West Villages Improvement District

2501 A Burns Rd
Palm Beach Gardens, FL 33410

Phone: 941.244.2703


Project/File: 238202292

Stantec Consulting Services Inc.

# Table of Contents


**1 General ..... 3**
**2 Purpose and Scope ..... 3**
**3 Lands in Unit of Development No. 10 – Phase 2B-2 & 2C ..... 3**
**4 Existing Conditions ..... 4**
4.1 Topography ..... 4
4.2 Soil and Vegetation ..... 4
4.3 Land Use and Zoning ..... 5

**5 Infrastructure Plans ..... 5**
5.1 Public Infrastructure Improvements ..... 5
5.2 Permitting ..... 5
5.3 Estimated Costs of Improvements ..... 6

**6 Maintenance Responsibilities ..... 7**
6.1 Public Infrastructure Improvements ..... 7

**7 Summary and Conclusion ..... 8**
**8 Engineer's Certification ..... 8**


### List of Tables


Table 3.1 Land Use Summary ..... 3
Table 3.2 Lot Types ..... 4
Table 5.1 Permitting Status ..... 6
Table 5.2 Estimated Costs of Improvements ..... 7


### List of Exhibits


Aerial Location Map
Unit 10 Village I Phase 2B-2 & 2C Legal Description

# 1 General

The West Villages Improvement District ("WVID") was created by and operates under Chapter 2004-456, Laws of Florida, as amended (the "Act") and operates pursuant to the Act and applicable provisions of Chapter 298, Florida Statutes (F.S.), and other Florida law. WVID was created to construct, operate, and maintain public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreational facilities, roadway, or related activities, as more particularly described in the Act.

# 2 Purpose and Scope

The purpose of this Supplemental Engineer's Report – Phase 2B-2 & 2C ("Report") is to present the nature and extent of the improvements that may be constructed or acquired by WVID for and on behalf of Village I, Phase 2B-2 & 2C of Unit of Development No. 10 ("Phase 2B-2 & 2C"). These improvements will thereafter be owned, operated, and/or maintained by either WVID or another legally empowered governmental entity.

This Report generally describes the existing land within Phase 2B-2 & 2C, the proposed public infrastructure improvements, the determination of estimated probable construction costs and recommendations. This Report is not intended to be used for exact representation or for construction purposes since detailed construction documents for all of the proposed improvements have not yet been finalized. The engineer has considered and, in specific instances, has relied upon the information and documentation prepared or supplied by others to prepare this Report.

# 3 Lands in Unit of Development No. 10 – Phase 2B-2 & 2C

An Aerial Location Map showing the location of Phase 2B-2 & 2C is included as Exhibit A. The legal description(s) is included as Exhibit B and reflects the residential units included in Phase 2B-2 & 2C. These lands encompass approximately 66.76 acres. A land use summary is presented in Table 3.1.

**Table 3.1 Land Use Summary**

| LAND USE SUMMARY | |
|---|---|
| **LAND USE** | **UNIT AREA (AC)** |
| **VILLAGE I PHASE 2B-2** | |
| Residential Land (Single-Family Lots) | 16.72 |
| Roadways Infrastructure & Public Facilities | 4.03 |
| Open Space/Conservation Areas/Parks | 33.36 |
| Master Stormwater System | 11.33 |
| **Subtotal** | **65.45** |
| **VILLAGE I PHASE 2C** | |
| Residential Land (Single-Family Lots) | 1.15 |
| Roadways Infrastructure & Public Facilities | 0.00 |

| | |
|---|---|
| Open Space/Conservation Areas/Parks | 0.16 |
| Master Stormwater System | 0.00 |
| **Subtotal** | **1.31** |
| **TOTAL** | **66.76** |

**Table 3.2 Lot Types**

| LOT TYPE SUMMARY | | | |
|---|---|---|---|
| **LOT WIDTH** | **VILLAGE I PHASE 2B-2** | **VILLAGE I PHASE 2C** | **NUMBER OF LOTS** |
| 90-ft Single Family | 49 | 4 | 53 |
| **TOTAL** | **49** | **4** | **53** |

# 4 Existing Conditions

## 4.1 Topography

The area within Phase 2B-2 & 2C is relatively flat with site elevations ranging from approximately nine (9) feet to fifteen (15) feet. The land within Phase 2B-2 & 2C is primarily developed as residential use, including associated roadways, utilities and stormwater management system.

## 4.2 Soil and Vegetation

Based on the 1991 Soil Survey of Sarasota County, Florida, prepared by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), the predominant surficial soil types within Phase 2B-2 & 2C are identified as SCS Soil No. 10, EauGallie and Myakka Fine Sands, SCS Soil No. 22, Holopaw fine sand, SCS Soils No. 31, Pineda Fine Sand, and Pople Fine Sands. SCS Soil No. 10 is a nearly level, poorly drained soil that can be made up entirely of EauGallie and similar soils, entirely Myakka and similar soils, or a combination of EauGallie, Myakka and other soils. Typically, the EauGallie soil has a surface layer of black fine sand with a subsurface layer of gray fine sand to a depth of about 22 inches. The surface layer of the Myakka soil is typically dark grayish brown fine sand about 6 inches thick while the subsurface layer is light gray fine sand about 18 inches thick. Pineda Fine Sand is a nearly level, poorly drained soil. Typically, the surface and subsurface layers are grey fine sands totaling approximately 22-inches thick. The subsoil consists of an upper layer of 14 inches of brown fine sand and a lower layer of 12 inches of mottled, light brownish gray fine sandy loam. Pople Fine Sand is nearly level, poorly drained soil on low hammocks and in poorly defined drainageways and broad sloughs. Typically, the surface layer is very dark grayish brown fine sand approximately four (4) inches thick. The subsurface layer is light brownish gray fine sand approximately three (3) inches thick. The subsoil is brown and brownish yellow fine sand in the upper 21-inches and gray fine sandy loam in the lower 28-inches.

The property within Phase 2B-2 & 2C currently consists of various vegetative communities comprised of both upland and wetland habitats. Several of the vegetation communities have been modified due to onsite agricultural activities including ditching and fire suppression. Areas that were historically extensive open forests or wiregrass prairies have since become heavily forested or have been cleared for cattle grazing

and commercial nursery. Extensive ditching has also altered the hydrology of several of the wetland systems onsite, particularly where the ditches bisect wetlands or are adjacent to wetlands.

## 4.3 Land Use and Zoning

Phase 2B-2 is located within the City of North Port, Florida ("City"), Phase 2C is partially located within the City of North Port, Florida ("City") and Sarasota County ("County"). The zoning for Phase 2B-2 & 2C is Residential Single Family Planned Unit Development. The plans for the Phase 2B-2 project have been approved by the City. The plans for Phase 2B-2 & 2C have been designed and prepared for development review and have been approved by the City.

# 5 Infrastructure Plans

## 5.1 Public Infrastructure Improvements

WVID has formed Unit 10 to finance infrastructure design and construction to provide public infrastructure for Phase 2B-2 & 2C and its ultimate property owners.

The improvements are consistent with the Comprehensive Land Use Plan and implementing ordinances, studies, plans, and may include:

- Public roadways, including thoroughfares, arterial, collector, or local streets;
- Drainage and stormwater improvements;
- Water and sewer facilities;
- Public roadway landscape, lighting, signage, and furnishings;
- Irrigation facilities and
- Consulting and contingencies.

Access to the Project will be provided via River Road, US 41, West Villages Parkway, Preto Boulevard, Manasota Beach Road, and Playmore Drive. Potable water and sanitary sewer services will be provided by the City.

## 5.2 Permitting

Required permits, approved and proposed, are summarized in Table 5.1. It is our opinion that there are no existing technical reasons that would prohibit the permitting and construction of the planned infrastructure, subject to continued compliance with agency criteria and conditions of the already approved plans and permits.

Permits necessary to complete the Phase 2B-2 & 2C project have either been obtained as described below, or in our opinion, are obtainable from the permitting agencies, subject to reasonable, normal, and customary permit conditions.

**Table 5.1 Permitting Status**

| PERMITTING STATUS | | |
|---|---|---|
| PERMIT | PERMIT NUMBERS | DATE APPROVED |
| **Village I Phase 2B-2** | | |
| Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit (ERP) – Mass Grading | 867347 / 43032522.112 | 10/04/2023 |
| Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit (ERP) – Modification | 927159 / 43032522.168 | 02/09/2026 |
| CONP PSDP - Construction Permit | PSPP-25-03969 | 04/03/2026 |
| Florida Department of Environmental Protection (FDEP) Water Permit Public Water System (PWS) | 0208589-307-DSGP | 10/11/2025 |
| FDEP Wastewater Permit (WW) | CS58-465373 | 12/16/2025 |
| **Village I Phase 2C** | | |
| Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit (ERP) – Mass Grading | 867347 / 43032522.112 | 10/04/2023 |
| Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit (ERP) – Modification | 927159/43032522.168 | 02/09/2026 |
| CONP PSDP - Construction Permit | TBD | TBD |
| Florida Department of Environmental Protection (FDEP) Water Permit Public Water System (PWS) | 0208589-307-DSGP | 10/11/2025 |
| FDEP Wastewater Permit (WW) | CS58-465373 | 12/16/2025 |

## 5.3 Estimated Costs of Improvements

Table 5.2 lists the components of the planned improvements for the Phase 2B-2 & 2C project, together with their estimated costs of design and construction. The table also includes an estimate of administrative, consulting, engineering, legal and other fees, and contingencies associated with the improvements.

*The remainder of this page has been left intentionally blank.*

**Table 5.2 Estimated Costs of Improvements**

| ESTIMATED COSTS OF IMPROVEMENTS | |
|---|---|
| IMPROVEMENTS | ESTIMATED COSTS (1) |
| **Village I Phase 2B-2** | |
| Earthwork | $300,000.00 |
| Drainage and Stormwater | $800,000.00 |
| Potable Water | $350,000.00 |
| Wastewater | $750,000.00 |
| Consultants and Administration (15%) | $330,000.00 |
| **Subtotal** | **$2,530,000.00** |
| **Village I Phase 2C** | |
| Earthwork | $30,000.00 |
| Drainage and Stormwater | $65,000.00 |
| Potable Water | $30,000.00 |
| Wastewater | $60,000.00 |
| Consultants and Administration (15%) | $27,750.00 |
| **Subtotal** | **$212,750.00** |
| **TOTAL** | **$2,742,750.00** |

Note 1 – Estimates are based on 2026 Dollars.

# 6 Maintenance Responsibilities

## 6.1 Public Infrastructure Improvements

Maintenance and operational responsibilities of the Phase 2B-2 & 2C project will include the following:

1. Maintenance and operation of the potable water and sanitary sewer systems will be the responsibility of the City;

2. Maintenance and operation of the stormwater management system will be the responsibility of WVID;

3. Maintenance and operation of the collector and arterial roadway, sidewalk, and landscaping improvements will be the responsibility of WVID, the County or the Florida Department of Transportation (FDOT) depending on the ownership of the road; and

4. Maintenance of parks or government projects will be the responsibility of WVID or the City.

# 7 Summary and Conclusion

The improvements, as outlined, are necessary for the functional development of the Phase 2B-2 & 2C project, which has been designed in accordance with current governmental regulatory requirements. The Phase 2B-2 & 2C project will serve its intended function, provided the construction is in substantial compliance with the design. Construction for Phase 2B-2 & 2C is based upon current development plans.

# 8 Engineer's Certification

It is our professional opinion that the infrastructure costs provided herein for the WVID improvements for the Phase 2B-2 & 2C project are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the WVID. These estimated costs are based upon current prices for similar items of work in southwest Florida and expected inflation in the future. Actual costs may vary based on final engineering, planning, and approvals from regulatory agencies.

I hereby certify that the foregoing is a true and correct copy of the Supplemental Engineer's Report for Phase 2B-2 & 2C within Unit of Development No. 10 within the boundaries of the WVID.



Giacomo Licari, P.E.

Florida Registration No. 72415

# Exhibits

# Appendix A - Exhibits

## A.1 Aerial Location Map

C:\USERS\GLICARI.DC\ACCDOCS\STANTEC CONSULTING\238202292_WEST_VILLAGES_FY2025\PROJECT FILES\UNIT 10\ENG REPORT\SUPPLEMENTAL ER_PHASE 2B2-C\CAD\UNIT 10-PH2A-2B.1 EXHIBIT.DWG
8/28/2026 4:41 PM





Stantec

Stantec Consulting Services Inc.
777 S. Harbour Island Blvd. Suite 600
Tampa, Florida 33602 Tel. 813.223.9500
www.stantec.com Fax. 813.223.0009
Certificate of Authorization #27013
FL Lic. # LC-C000170



The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

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Client/Project

WEST VILLAGES
IMPROVEMENT DISTRICT

Figure No.

1 OF 1

Title

UNIT 10 - PHASE 2B-2&2C
VILLAGE I
EXHIBIT

September, 2026
238202292

# A.2 Unit 10 – Village I Phase 2B-2 & 2C Legal Description

Unit 10 Assessment Area 3 Legal Description

1. Lots 646 through 660 and Lots 665 through 698, of PALMERA AT WELLEN PARK, PHASE 2B, according to the plat thereof, recorded in Official Records Book 60, Page 108, Public Records of Sarasota County, Florida; and

2. A tract of land including a portion of Tract F-7 & B-10 of Palmera at Wellen Park, Phase 2B recorded in Plat Book 60, Page 108 of the Public Records of Sarasota County, Florida and lying in Sections 7 & 18 , Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

   Begin at the northeast corner of Lot 660 of Palmera at Wellen Park, Phase 2B recorded in Plat Book 60, Page 108 of the Public Records of Sarasota County, Florida; thence S.72°33'46"E. along the northerly line of Tract F-7 of said Palmera at Wellen Park, Phase 2B, a distance of 368.30 feet; thence S.17°26'14"W., a distance of 155.00 feet; thence N.72°33'46"W. along the southerly line & its southeasterly extension of Tract B-10 of Palmera at Wellen Park, Phase 2B, a distance of 368.30 feet; thence N.17°26'14"E. along the east line & its southerly extension of said Lot 660, a distance of 155.00 feet to the POINT OF BEGINNING.

   Containing 57,086 square feet or 1.3105 acres, more or less.

With every community, we redefine what's possible.

Stantec is a global leader in sustainable engineering, architecture, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.

**Stantec Consulting Services Inc.**
777 S Harbour Island Boulevard, Suite 600
Tampa FL 33602-5729
stantec.com

# Third Supplemental Special Assessment Methodology Report

## Series 2026 Bonds

WEST VILLAGES IMPROVEMENT DISTRICT
Unit of Development No. 10
(Assessment Area Three)

October 14, 2026

SPECIAL DISTRICT SERVICES, INC
2501A Burns Road
Palm Beach Gardens, Florida 33410
561-630-4922

## 1.0 INTRODUCTION

The West Villages Improvement District (the "District") is a local unit of special-purpose government with portions located in the City of North Port, Florida (the "City") within Sarasota County, Florida (the "County"). The District was created in June 2004 by Chapter 2004-456, Laws of Florida, a special act of the Florida Legislature, as amended (the "Act"). The Act provides legal authority for the District to finance the acquisition, construction, operation, and maintenance of the public infrastructure improvements authorized by the Act. In order to address its authorized purpose, the District has and continues to create separate Units of Development. This Third Supplemental Special Assessment Methodology Report (the "Third Supplemental Report") applies exclusively to Unit of Development No. 10 ("Unit No. 10") of the District and the plan of development which currently contemplates a total of 1,149 residential dwelling units of varying product types.

Unit No. 10 includes approximately 878.7+/- acres and was created by the District to acquire and construct public infrastructure improvements designed to provide special benefit to the lands within Unit No. 10 (the "Unit No. 10 Improvements"). The West Villages Improvement District Unit of Development No. 10 Master Engineer's Report dated January 11, 2024 prepared by Dewberry Engineers Inc., as amended by the West Villages Improvement District Unit of Development No. 10 First Amendment to Master Engineer's Report dated August 13, 2026, prepared by Stantec Consulting Services, Inc. (collectively, the "Master Engineer's Report"), sets forth the Unit No. 10 Improvements consisting of both master and neighborhood infrastructure improvements, including public roadways, including thoroughfares, arterial, collector, or local streets; drainage and stormwater improvements; water and sewer facilities; irrigation facilities; public roadway, landscape, lighting, signage, and furnishings; entry features; and consulting and contingencies (the "Project"). The total estimated costs of the construction of the Project are $98,600,000. The West Villages Improvement District Unit of Development No. 10 Supplemental Engineer's Report Phase 2B-2 and 2C, dated September 10, 2026 (the "Supplemental Engineer's Report" and together with the Master Engineer's Report, the "Engineer's Report") sets forth the portion of the Project consisting of neighborhood improvements related to Assessment Area Three (hereinafter defined).

The District presently plans to issue $2,795,000 of its Capital Improvement Revenue Bonds (Unit of Development No. 10), Series 2026 (Assessment Area Three) (the "Series 2026 Bonds") to finance a portion of the pro rata share of the master infrastructure and neighborhood infrastructure improvements comprising a portion of the Project relative to Assessment Area Three as described in the Engineer's Report. It is expected that in the future the District may finance additional portions of the Project with the issuance of additional bonds in one or more series.

This Third Supplemental Report supplements the Amended and Restated Master Special Assessment Methodology Report, West Villages Improvement District Unit of Development No. 10 dated August 13, 2026 (the "Master Report"), and will equitably allocate the costs being incurred by the District to issue the Series 2026 Bonds in order finance a portion of the Unit No. 10 Improvements benefiting certain assessable lands within Assessment Area Three within Unit No. 10 in the District as set forth in Section 2.0 herein. Capitalized terms used herein and not otherwise defined shall have the same meaning as set forth in the Master Report.

## 2.0 PROJECTS TO BE FUNDED BY THE DISTRICT

The Project as designed is an integrated system of facilities that provides specific benefits to all of the assessable lands within Unit No. 10. The total cost of the Project is currently estimated to be $98,600,000. The total costs for the pro rata share of the master infrastructure and the neighborhood infrastructure for Phase 2B-2 and 2C within Unit No. 10 ("Assessment Area Three") is estimated to be

$40,742,750 (collectively, the "Assessment Area Three Project"). A detail of the estimated costs of the Assessment Area Three Project is included herein on **Table A**.

Unit No. 10 consists of approximately 878.7 gross acres of land and Assessment Area Three is anticipated to include approximately 53 of the planned 1,149 residential units of various unit types as outlined on **Table C** over approximately 66.76 acres.

The Series 2026 Bonds, when issued will be repaid through the levy of non-ad valorem special assessments on all assessable property in Assessment Area Three within Unit No. 10 (the "Series 2026 Assessments"). Any portion of the Assessment Area Three Project not financed through the issuance of the Series 2026 Bonds or future bonds will be paid for by Manasota Beach Ranchlands, LLLP or its successors or assigns (collectively the "Developer").

The construction costs for the Assessment Area Three Project identified in this Third Supplemental Report were provided by the District Engineer. Special District Services, Inc., as District Manager, makes no representation regarding the accuracy or validity of those costs and did not undertake any analysis or verification regarding such costs.

## 3.0 FUNDING OF IMPROVEMENTS

To defray the Series 2026 Bonds, the District will impose the Series 2026 Assessments on benefited real property within Assessment Area Three within Unit No. 10. These Series 2026 Assessments are based on the direct, special and peculiar benefits accruing to such property from the improvements comprising the Assessment Area Three Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the special benefits from the Assessment Area Three Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property would not be possible.

In summary, special assessments may be levied: *(1)* for facilities which provide special benefits to property as distinct from general benefits, *(2)* only against property which receives that special benefit, *(3)* in proportion to the benefits received by the properties, and *(4)* according to fair and reasonable methods that the governing body of the jurisdiction determines. The Series 2026 Assessments placed upon various benefited properties in Assessment Area Three within Unit No. 10 must be sufficient to cover the debt service of the Series 2026 Bonds that will be issued for financing all or a portion of the Assessment Area Three Project. The Series 2026 Assessments must be fairly and reasonably allocated to the properties being assessed.

## 4.0 ALLOCATION OF BENEFIT AND ASSESSMENTS

In developing the methodology used for special assessments in the District, two interrelated factors were used:

**A.** Allocation of Benefit: Each parcel of land, lot and/or unit within Assessment Area Three within Unit No. 10 in the District benefits from the construction and financing of the proposed improvements.

**B.** Allocation of Cost/Debt: The special assessments imposed on each parcel of land, lot and/or unit within Assessment Area Three within Unit No. 10 cannot exceed the value of the benefits provided to such parcel of land, lot and/or unit.

Upon the issuance of the Series 2026 Bonds, the District's debt will be distributed on lands planned to contain 53 residential dwelling units consisting of fifty-three (53) 90' lots as outlined herein on

**Table F** and **Exhibit "A"** attached hereto. For the purpose of this Third Supplemental Report each 90' single family residential dwelling unit has been assigned 1.80 *ERU*. (Refer to **Table C** attached hereto for proposed *ERU* Factors).

Given the District's approved land use plan and the type of infrastructure to be funded by the proposed Series 2026 Assessments, this method results in a fair allocation of benefits and an equitable allocation of costs for the Assessment Area Three Project. The special benefit received and applied to each parcel and/or residential dwelling unit/lot as a result of the construction of the Assessment Area Three Project will exceed the cost of such improvements allocated to each parcel and/or unit/lot. However, if the future platting results in changes in land use or proportion of benefit per acre and/or unit type, this allocation methodology may not be applicable and it may be necessary for the District to revise the allocation methodology.

To the extent land is sold in bulk to a third party, prior to platting, then the District will assign debt based upon the development rights conveyed based upon the *ERU* factors as shown herein on **Table C**.

## 5.0 COLLECTION OF SPECIAL ASSESSMENTS

The Series 2026 Assessments are planned to be collected through the Uniform Method of Collection (the "Uniform Method") described in Section 197.3632, *Florida Statutes* ("*F.S.*") for platted lots, or any other legal means available to the District.

Since there are costs associated with the collection of the Series 2026 Assessments (whether by Uniform Method or other methods allowed by Florida law), these costs must also be included in the special assessment levy. These costs generally include the 1% collection fee of the County Tax Collector, a 1% service fee of the County Property Appraiser and a 4% discount for early payment of taxes. These additional costs may be reflected by dividing the annual debt service assessment amounts by a factor of 0.94. In the event the special assessments are direct billed, then the collection costs and discounts may not apply.

## 6.0 FINANCING STRUCTURE

The estimated cost of construction for the Assessment Area Three Project is $40,742,750. The construction program and the costs associated with the Assessment Area Three Project within Assessment Area Three within Unit No. 10 are identified herein on **Table A**.

All or a portion of the capital improvements comprising the Assessment Area Three Project are assumed to be financed by the Series 2026 Bonds which, when issued, will be payable from and secured by the Series 2026 Assessments levied annually against all assessable properties within Assessment Area Three within Unit No. 10 in the District. Based on the current market conditions the total aggregate principal amount of the Series 2026 Bonds ($2,795,000) for Assessment Area Three within Unit No. 10 is shown herein on **Table B.** The proceeds of the Series 2026 Bonds will provide a maximum of $2,502,924 for construction related costs. The sizing of the Series 2026 Bonds is assumed to include a debt service reserve fund equal to 25% of the maximum annual net debt service as shown herein on **Table B.**

## 7.0 MODIFICATIONS, REVISIONS AND TRUE-UP MECHANISM

Allocation of costs and debt, shown herein on **Table C** and **Table D**, for the infrastructure improvements financed by the District for the Assessment Area Three Project (estimated at $40,742,750) is initially based on the estimated number of product types and residential dwelling units

(53) projected to be constructed within Assessment Area Three within Unit No. 10 in the District and benefited by the infrastructure improvements comprising the Assessment Area Three Project. Based on a Series 2026 Bond size of $2,795,000 at an average coupon rate of 6.373% the maximum annual debt service on the Series 2026 Bonds will be $209,731.26 which has not been grossed up to include the 1% County Tax Collector fee, 1% County Property Appraiser fee, and 4% discount for early payment of taxes. To ensure that each platted parcel or unit is assessed no more than their pro-rata amount of the annual debt service shown in Table E and Table F, the District will be required to perform a "true-up" analysis, which requires a computation at the time of submission of each plat or re-plat to determine the potential remaining assessable units. The District shall, at the time a plat or re-plat is submitted to the City and/or County:

A. Assume that the total number of ERUs relative to the Assessment Area Three Project is at least 95.40.

B. Ascertain the number of assessable residential parcels/lots in the plat (unrecorded at this time) or re-plat and any prior plats ("Planned Assessable Units/Lots") and total amount of ERUs associated with such Planned Assessable Units/Lots.

C. Ascertain the current amount of potential remaining assessable parcels/lots ("Remaining Assessable Units/Lots," and together with the Planned Assessable Units/Lots, the "Total Assessable Units/Lots") and total number of ERUs associated with the Remaining Assessable Units/Lots.

If the ERUs associated with the Total Assessable Units/Lots are equal to 95.40, then no action would be required at that time. However, if the sum of the ERUs associated with the Total Assessable Units/Lots are less than 95.40, then the Developer will be obligated to remit to the District an amount of money sufficient to enable the District to retire an amount of proposed Series 2026 Bonds such that the amount of debt service allocated to each ERU associated with the Total Assessable Units/Lots does not exceed the amounts set forth in Table D. Conversely, if the sum of the ERUs associated with the Total Assessable Units/Lots are more than 95.40 after the filing of the final plat for Assessment Area Three, then the District shall equitably reallocate the assessments resulting in a reduction in the par debt allocations per unit type set forth in Table D.

All assessments levied run with the land. A determination of a true-up payment shall be at the sole discretion of the District. It is the responsibility of the landowner of record to make any required true-up payments that are due including any accrued interest. The District will not release any liens on the property for which true-up payments are due until provision for such payment has been satisfied. It is recommended that the true-up mechanism be formalized in an agreement between the District and the Developer.

In the event that additional land is annexed into Unit No. 10 which is currently not subject to the Series 2026 Assessments and is developed in such a manner as to receive special benefit from the Assessment Area Three Project described herein, it will be necessary for this assessment methodology to be re-applied to include such parcels. The additional land will, as a result of re-applying this allocation methodology, then be allocated an appropriate share of the Series 2026 Assessments while all currently assessed parcels will receive a relative reduction in their Series 2026 Assessments.

## 8.0 ASSESSMENT ROLL

When fully developed, Assessment Area Three within Unit No. 10 within the District will include the land uses in Table C. The Series 2026 Bonds will be secured by assessments assigned to the platted units described in Table C and listed in Exhibit "A".

## 9.0 ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Special District Services, Inc. makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Third Supplemental Report.

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

**********

**TABLE A**

**PROJECT COST ESTIMATES**

**WEST VILLAGES IMPROVEMENT DISTRICT**
**UNIT 10**
**(Village I Phase 2B-2 + 2C)**

| | Master Infrastructure | Village I Phase 2B-2 | Village I Phase 2C | Total |
|---|---|---|---|---|
| COLLECTOR AND ARTERIAL ROADS | $ 21,100,000 | $ - | $ - | $ 21,100,000 |
| EARTHWORK | $ 200,000 | $ 300,000 | $ 30,000 | $ 530,000 |
| DRAINAGE AND STORMWATER | $ 200,000 | $ 800,000 | $ 65,000 | $ 1,065,000 |
| POTABLE WATER | $ 4,800,000 | $ 350,000 | $ 30,000 | $ 5,180,000 |
| WASTEWATER | $ 6,700,000 | $ 750,000 | $ 60,000 | $ 7,510,000 |
| PROFESSIONAL SERVICES | $ 5,000,000 | $ 330,000 | $ 27,750 | $ 5,357,750 |
| **Total** | $ 38,000,000 | $ 2,530,000 | $ 212,750 | $ 40,742,750 |

**TABLE B**

**BOND SIZING**

**WEST VILLAGES IMPROVEMENT DISTRICT**
**UNIT 10**

| | BOND SIZING |
|---|---|
| **Par Amount** | **$ 2,795,000** |
| Original Issue Discount | $ (2,968) |
| Debt Service Reserve Fund (DSRF) | $ (52,433) |
| Capitalized Interest | $ - |
| Issuance Costs | $ (236,675) |
| **Construction Funds** | **$ 2,502,924** |
| Bond Interest Rate (Average Coupon) | 6.373% |
| Principal Amortization Period (Years) | 30 |

**TABLE C**

**ALLOCATION OF PROJECT COSTS**

**WEST VILLAGES IMPROVEMENT DISTRICT**
**UNIT 10**

| Product | Number of Units by Type | ERU Factor* | Total ERUs* | Project Cost Allocation Per Type* | Project Cost Allocation Per Unit* |
|---|---|---|---|---|---|
| 90' | 53 | 1.80 | 95.40 | $ 40,742,750 | $ 768,731 |
| **Total** | **53** | **N/A** | **95.40** | **$ 40,742,750** | **N/A** |

*Rounded

**TABLE D**

**ALLOCATION OF BOND DEBT**

**WEST VILLAGES IMPROVEMENT DISTRICT**
**UNIT 10**

| Product | Number of Units by Type | ERU Factor* | Total ERUs* | Bond Debt Allocation Per Unit Type* | Bond Debt Allocation Per Unit* |
|---|---|---|---|---|---|
| 90' | 53 | 1.80 | 95.40 | $ 2,795,000 | $ 52,736 |
| **Total** | **53** | **N/A** | **95.40** | **$ 2,795,000** | **N/A** |

*Rounded

**TABLE E**

**CALCULATION OF ANNUAL DEBT SERVICE**

**WEST VILLAGES IMPROVEMENT DISTRICT**
**UNIT 10**

| | | 2026 Series Bond Debt | |
|---|---|---|---|
| 1 | Maximum Annual Debt Service | $ 209,731.26 | |
| 2 | Maximum Annual Debt Service Assessment to be Collected | $ 223,118.36 | * |
| 3 | Total Number of Gross Acres in Assessment Area Three (Phase 2B-2 & 2C) | **66.76** | |
| 4 | Maximum Annual Debt Service per Gross Acre (Phase 2B-2 & 2C) | **$ 3,342.10** | |
| 5 | Total Number of Residential Units Planned (Assessment Area Three) | **53** | |
| 6 | Maximum Annual Debt Service per Unit Type | **See Table F** | |

*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

**TABLE F**

**ALLOCATION OF DEBT SERVICE ASSESSMENTS**

**WEST VILLAGES IMPROVEMENT DISTRICT**
**UNIT 10**

| Product | Number of Units by Type | ERU Factor* | Total ERUs* | **Maximum Annual Debt Assessment Per Unit Type* | **Maximum Annual Debt Assessment Per Unit* |
|---|---|---|---|---|---|
| 90' | 53 | 1.80 | 95.40 | $ 223,118.36 | $ 4,209.78 |
| **TOTAL** | **53** | **N/A** | **95.40** | **$ 223,118.36** | **N/A** |

*Rounded
**Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes. Actual amounts may be adjusted to reflect actual County collection costs.

| Folio ID#'s and/or Parcel Plat Description | Developable Acreage by Parcel | **Maximum Annual Debt Assessment Per Acre* | Par Debt Per Acre* | Total Par Debt |
|---|---|---|---|---|
| See Exhibit A | 66.76 | $ 3,342.10 | $ 41,866.39 | **$ 2,795,000** |
| **TOTALS** | | N/A | N/A | **$ 2,795,000** |

*Rounded
**Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes. Actual amounts may be adjusted to reflect actual County collection costs.

**Wellen Park**
**WVID Unit of Development 10**
**Assessment Area 3 - 90' Lots**

| *Lot* | *Address* | *Parcel ID* | *Lot Width* |
|---|---|---|---|
| | PALMERA AT WELLEN PARK PHASE 2B | | |
| 646 | 17000 Moonglow Court, Venice, FL 34293 | 0806060646 | 90' |
| 647 | 17012 Moonglow Court, Venice, FL 34293 | 0806060647 | 90' |
| 648 | 17024 Moonglow Court, Venice, FL 34293 | 0806060648 | 90' |
| 649 | 17036 Moonglow Court, Venice, FL 34293 | 0806060649 | 90' |
| 650 | 17048 Moonglow Court, Venice, FL 34293 | 0806060650 | 90' |
| 651 | 17060 Moonglow Court, Venice, FL 34293 | 0806060651 | 90' |
| 652 | 17072 Moonglow Court, Venice, FL 34293 | 0806060652 | 90' |
| 653 | 17084 Moonglow Court, Venice, FL 34293 | 0806060653 | 90' |
| 654 | 17096 Moonglow Court, Venice, FL 34293 | 0806060654 | 90' |
| 655 | 17108 Moonglow Court, Venice, FL 34293 | 0806060655 | 90' |
| 656 | 13297 Morning Dew Street, Venice, FL 34293 | 0806060656 | 90' |
| 657 | 13285 Morning Dew Street, Venice, FL 34293 | 0806060657 | 90' |
| 658 | 13273 Morning Dew Street, Venice, FL 34293 | 0806060658 | 90' |
| 659 | 13261 Morning Dew Street, Venice, FL 34293 | 0806060659 | 90' |
| 660 | 13249 Morning Dew Street, Venice, FL 34293 | 0806060660 | 90' |
| 665 | 13200 Morning Dew Street, Venice, FL 34293 | 0806060665 | 90' |
| 666 | 13212 Morning Dew Street, Venice, FL 34293 | 0806060666 | 90' |
| 667 | 13224 Morning Dew Street, Venice, FL 34293 | 0806060667 | 90' |
| 668 | 13236 Morning Dew Street, Venice, FL 34293 | 0806060668 | 90' |
| 669 | 13248 Morning Dew Street, Venice, FL 34293 | 0806060669 | 90' |
| 670 | 13260 Morning Dew Street, Venice, FL 34293 | 0806060670 | 90' |
| 671 | 13272 Morning Dew Street, Venice, FL 34293 | 0806060671 | 90' |
| 672 | 13284 Morning Dew Street, Venice, FL 34293 | 0806060672 | 90' |
| 673 | 17120 Moonglow Court, Venice, FL 34293 | 0806060673 | 90' |
| 674 | 17132 Moonglow Court, Venice, FL 34293 | 0806060674 | 90' |
| 675 | 17144 Moonglow Court, Venice, FL 34293 | 0806060675 | 90' |
| 676 | 17156 Moonglow Court, Venice, FL 34293 | 0806060676 | 90' |
| 677 | 17168 Moonglow Court, Venice, FL 34293 | 0806060677 | 90' |
| 678 | 17180 Moonglow Court, Venice, FL 34293 | 0806060678 | 90' |
| 679 | 17204 Moonglow Court, Venice, FL 34293 | 0806060679 | 90' |
| 680 | 17216 Moonglow Court, Venice, FL 34293 | 0806060680 | 90' |
| 681 | 17228 Moonglow Court, Venice, FL 34293 | 0806060681 | 90' |
| 682 | 17240 Moonglow Court, Venice, FL 34293 | 0806060682 | 90' |
| 683 | 17245 Moonglow Court, Venice, FL 34293 | 0806060683 | 90' |
| 684 | 17233 Moonglow Court, Venice, FL 34293 | 0806060684 | 90' |
| 685 | 17221 Moonglow Court, Venice, FL 34293 | 0806060685 | 90' |
| 686 | 17209 Moonglow Court, Venice, FL 34293 | 0806060686 | 90' |

| | | | |
|---|---|---|---|
| 687 | 17197 Moonglow Court, Venice, FL 34293 | 0806060687 | 90' |
| 688 | 17185 Moonglow Court, Venice, FL 34293 | 0806060688 | 90' |
| 689 | 17173 Moonglow Court, Venice, FL 34293 | 0806060689 | 90' |
| 690 | 17149 Moonglow Court, Venice, FL 34293 | 0806060690 | 90' |
| 691 | 17125 Moonglow Court, Venice, FL 34293 | 0806060691 | 90' |
| 692 | 17113 Moonglow Court, Venice, FL 34293 | 0806060692 | 90' |
| 693 | 17101 Moonglow Court, Venice, FL 34293 | 0806060693 | 90' |
| 694 | 17077 Moonglow Court, Venice, FL 34293 | 0806060694 | 90' |
| 695 | 17053 Moonglow Court, Venice, FL 34293 | 0806060695 | 90' |
| 696 | 17041 Moonglow Court, Venice, FL 34293 | 0806060696 | 90' |
| 697 | 17017 Moonglow Court, Venice, FL 34293 | 0806060697 | 90' |
| 698 | 17005 Moonglow Court, Venice, FL 34293 | 0806060698 | 90' |

**49 Total in Phase 2B - Platted**

**PALMERA AT WELLEN PARK PHASE 2C**

| | | | |
|---|---|---|---|
| 661 | | | 90' |
| 662 | | | 90' |
| 663 | | | 90' |
| 664 | | | 90' |

**4 Total in Phase 2C - Not Platted**

**53 Total Assessment Area 3**

**RESOLUTION 2026-26**

**UNIT OF DEVELOPMENT NO. 10 - SERIES 2026 BONDS**

**(ASSESSMENT AREA THREE PROJECT)**

**A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 10), SERIES 2026 (ASSESSMENT AREA THREE); CONFIRMING THE DISTRICT'S PROVISION OF INFRASTRUCTURE IMPROVEMENTS AND CONFIRMING A MASTER ENGINEER'S REPORT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ENGINEER'S REPORT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING SERIES 2026 BONDS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2026 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS**, the West Villages Improvement District ("District") has previously indicated its intention to undertake, install, establish, construct or acquire certain public infrastructure improvements within Unit of Development No. 10 within the District ("Unit No. 10") and to finance such improvements through the imposition of special assessments on benefitted property within Unit No. 10 and the issuance of bonds; and

**WHEREAS**, the District's Board of Supervisors ("Board") has previously adopted, after notice and public hearing, Resolution 2024-06 and Resolution 2026-25 (together, the "Master Assessment Resolutions"), relating to the imposition, levy, collection and enforcement of such special assessments; and

**WHEREAS**, pursuant to and consistent with the terms of the Master Assessment Resolutions, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

**WHEREAS**, on October 14, 2026, the District entered into a Bond Purchase Contract whereby it agreed to sell its $2,795,000 Capital Improvement Revenue Bonds (Unit of Development No. 10), Series 2026 (Assessment Area Three) (the "Series 2026 Bonds"); and

**WHEREAS**, pursuant to and consistent with the Master Assessment Resolutions, the District desires to set forth the particular terms of the sale of the Series 2026 Bonds and confirm the lien of the special assessments securing the Series 2026 Bonds (the "Series 2026 Assessments").

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT AS FOLLOWS:**

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 197, Florida Statutes, Chapter 2004-456, Laws of Florida, as amended, and the Master Assessment Resolutions.

**SECTION 2. FINDINGS.** The Board of Supervisors of the West Villages Improvement District hereby finds and determines as follows:

(a) On February 16, 2024, the District, after due notice and public hearing, adopted Resolution 2024-06, which, among other things, equalized, approved, confirmed and levied special assessments on property within Unit No. 10 benefitting from the infrastructure improvements authorized by the District. Thereafter, following the inclusion of certain additional property within the boundaries of Unit No. 10 (the "Boundary Amendment Property"), the District, on November 12, 2026, after due notice and public hearing, adopted Resolution 2026-25, which, among other things, equalized, approved, confirmed and levied special assessments on the Boundary Amendment Property, without affecting the special assessments previously levied pursuant to Resolution 2024-06. The Master Assessment Resolutions provided that as each series of bonds was issued to fund all or any portion of the District's infrastructure improvements within Unit No. 10, a supplemental resolution would be adopted to set forth the specific terms of the bonds and certifying the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, and the number of payments due, the True-Up amounts and the application of receipt of True-Up proceeds.

(b) The final *West Villages Improvement District Unit of Development No. 10 Master Engineer's Report,* dated January 11, 2024, as amended by the *First Amendment to Unit of Development No. 10 Master Engineer's Report*, dated August 13, 2026 (the "Master Engineer's Report"), as supplemented by the *Unit of Development No. 10 Supplemental Engineer's Report, Phase 2B-2 and 2C,* dated September 10, 2026, attached to this Resolution as **Composite Exhibit A** (the "Supplemental Engineer's Report" and collectively, the "Engineer's Report"), identifies and describes the presently expected components of the Assessment Area Three project to be financed with the Series 2026 Bonds (the "Series 2026 Improvements"). The District hereby confirms that the Series 2026 Improvements serve a proper, essential and valid public purpose. The Master Engineer's Report is hereby confirmed, and the District ratifies its use in connection with the sale of the Series 2026 Bonds. The Supplemental Engineer's Report is hereby approved, adopted and confirmed, and the District ratifies its use in connection with the sale of the Series 2026 Bonds.

(c) The final *Third Supplemental Special Assessment Methodology Report, Series 2026 Bonds, Unit of Development No. 10 (Assessment Area Three),* dated October 14, 2026, attached to this Resolution as **Exhibit B** (the "Supplemental Assessment Report"), applies the adopted *Master Special Assessment Methodology Report – West Villages Improvement District Unit of*

*Development No. 10,* dated January 11, 2024, as amended and restated by the *Amended and Restated Unit of Development No. 10 Master Special Assessment Methodology Report*, dated August 13, 2026 (the "Master Assessment Report") to the actual terms of the Series 2026 Bonds. The Supplemental Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2026 Bonds.

(d) The Series 2026 Improvements will specially benefit all of the developable, assessable acreage within "Assessment Area Three" within Unit No. 10, as set forth in the Supplemental Assessment Report. It is reasonable, proper, just and right to assess the portion of the costs of the Series 2026 Improvements financed with the Series 2026 Bonds to such specially benefited properties within the District as set forth in the Master Assessment Resolutions and this Resolution.

**SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2026 BONDS.** As provided in the Master Assessment Resolutions, this Resolution is intended to set forth the terms of the Series 2026 Bonds and the final amount of the lien of the special assessments securing those bonds. The Series 2026 Bonds, in a par amount of $2,795,000 shall bear such rates of interest and maturity as shown on **Exhibit C** attached hereto. The final payment on the Series 2026 Bonds shall be due on May 1, 2056. The sources and uses of funds of the Series 2026 Bonds shall be as set forth in **Exhibit D**. The debt service due on the Series 2026 Bonds is set forth on **Exhibit E** attached hereto. The lien of the special assessments securing the Series 2026 Bonds on all assessable, developable land within Assessment Area Three within Unit No. 10 shall be the principal amount due on the Series 2026 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection.

**SECTION 4. ALLOCATION OF ASSESSMENTS SECURING SERIES 2026 BONDS.**

(a) The special assessments for the Series 2026 Bonds shall be allocated in accordance with **Exhibit B** which allocation shall initially be distributed to forty-nine (49) 90' lots in Phase 2B-2 within Assessment Area Three and four (4) 90' lots in Phase 2C within Assessment Area Three, for a total of fifty-three (53) 90' lots. The Supplemental Assessment Report is consistent with the Master Assessment Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the District's Series 2026 Bonds. The estimated costs of collection of the special assessments for the Series 2026 Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the special assessments securing the Series 2026 Bonds includes all developable, assessable land within Assessment Area Three within Unit No. 10 and as such land is ultimately defined and set forth in plats or other designations of developable acreage. To the extent land is added to Assessment Area Three, the District may, by supplemental resolution, determine such land to be benefited by the Series 2026 Improvements and reallocate the special assessments securing the Series 2026 Bonds and impose special assessments on the newly added and benefited property.

(c) Taking into account capitalized interest, if any, and earnings on certain funds and accounts as set forth in the *Master Trust Indenture* and *Third Supplemental Trust Indenture*, dated as of April 1, 2024 and November 1, 2026, respectively, the District shall begin annual collection of special assessments for the Series 2026 Bonds debt service payments using the methods available to it by law. Debt service payments and semi-annual installments of interest are reflected on **Exhibit E**.

(d) The District hereby certifies the special assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by Sarasota County for collection and other Florida law. The District intends, to the extent possible and subject to entering into the appropriate agreements with the Sarasota County Tax Collector and Sarasota County Property Appraiser, to collect the Series 2026 Assessments using the Uniform Method in Chapter 197, Florida Statutes. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due.

**SECTION 5. APPLICATION OF TRUE-UP PAYMENTS.** Pursuant to the Master Assessment Resolutions, there may be required from time to time certain True-Up payments. As lands are platted, replatted or site plans are approved within Assessment Area Three, the special assessments securing the Series 2026 Bonds shall be allocated to such lands as set forth in the Master Assessment Resolutions, this Resolution, and the Supplemental Assessment Report, including, without limitation, the application of the True-Up process set forth in Section 8 of each of the Master Assessment Resolutions. Based on the final par amount of $2,795,000 in Series 2026 Bonds, the True-Up calculations will be made in accordance with the process set forth in the Supplemental Assessment Report. The District shall apply all True-Up payments related to the Series 2026 Bonds only to the credit of the Series 2026 Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the *Third Supplemental Trust Indenture* governing the Series 2026 Bonds.

**SECTION 6. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT**. This Resolution is intended to supplement the Master Assessment Resolutions, which remain in full force and effect. This Resolution and the Master Assessment Resolutions shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**SECTION 8. ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record a Notice of Unit of Development No. 10 Series 2026 Special Assessments securing the Series 2026 Bonds in the Official Records of Sarasota County, Florida, or such other instrument evidencing the actions taken by the District.

**SECTION 9. 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 10. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**APPROVED** and **ADOPTED** this 12th day of November, 2026.

| | |
|---|---|
| **ATTEST:** | **WEST VILLAGES IMPROVEMENT DISTRICT** |
| _____ | _____ |
| Secretary / Assistant Secretary | Chairperson, Board of Supervisors |

**Composite**

**Exhibit A:** *West Villages Improvement District Unit of Development No. 10 Master Engineer's Report,* dated January 11, 2024
*First Amendment to Unit of Development No. 10 Master Engineer's Report,* dated August 13, 2026
*Unit of Development No. 10 Supplemental Engineer's Report, Phase 2B-2 and 2C,* dated September 10, 2026

**Exhibit B:** *Third Supplemental Special Assessment Methodology Report, Series 2026 Bonds, Unit of Development No. 10,* dated October 14, 2026

**Exhibit C:** Maturities and Coupon of Series 2026 Bonds

**Exhibit D:** Sources and Uses of Funds for Series 2026 Bonds

**Exhibit E:** Annual Debt Service Payment Due on Series 2026 Bonds

**Composite Exhibit A**

***West Villages Improvement District Unit of Development No. 10 Master Engineer's Report,*** **dated January 11, 2024**

***First Amendment to Unit of Development No. 10 Master Engineer's Report,*** **dated August 13, 2026**

***Unit of Development No. 10 Supplemental Engineer's Report, Phase 2B-2 and 2C,*** **dated September 10, 2026**

**Exhibit B**

***Third Supplemental Special Assessment Methodology Report, Series 2026 Bonds, Unit of Development No. 10,*** **dated October 14, 2026**

# Exhibit C

## Maturities and Coupon of Series 2026 Bonds

BOND PRICING

West Villages Improvement District
Capital Improvement Revenue Bonds (Unit of Development No. 10), Series 2026 (Assessment Area Three)

| Bond Component | Maturity Date | Amount | Rate | Yield | Price |
|---|---|---|---|---|---|
| Term 1: | | | | | |
| | 05/01/2031 | 210,000 | 4.875% | 4.900% | 99.898 |
| Term 2: | | | | | |
| | 05/01/2036 | 255,000 | 5.350% | 5.350% | 100.000 |
| Term 3: | | | | | |
| | 05/01/2046 | 810,000 | 6.200% | 6.230% | 99.660 |
| Term 4: | | | | | |
| | 05/01/2056 | 1,520,000 | 6.500% | 6.500% | 100.000 |
| | | 2,795,000 | | | |

| | | |
|---|---|---|
| Dated Date | 11/16/2026 | |
| Delivery Date | 11/16/2026 | |
| First Coupon | 05/01/2027 | |
| Par Amount | 2,795,000.00 | |
| Original Issue Discount | -2,968.20 | |
| Production | 2,792,031.80 | 99.893803% |
| Underwriter's Discount | -41,925.00 | -1.500000% |
| Purchase Price | 2,750,106.80 | 98.393803% |
| Accrued Interest | | |
| Net Proceeds | 2,750,106.80 | |

# Exhibit D

## Sources and Uses of Funds for Series 2026 Bonds

SOURCES AND USES OF FUNDS

West Villages Improvement District
Capital Improvement Revenue Bonds (Unit of Development No. 10), Series 2026 (Assessment Area Three)

| | |
|---|---|
| **Sources:** | |
| Bond Proceeds: | |
| Par Amount | 2,795,000.00 |
| Original Issue Discount | -2,968.20 |
| | 2,792,031.80 |
| **Uses:** | |
| Other Fund Deposits: | |
| Debt Service Reserve Fund (25% MADS) | 52,432.82 |
| Delivery Date Expenses: | |
| Cost of Issuance | 194,750.00 |
| Underwriter's Discount | 41,925.00 |
| | 236,675.00 |
| Other Uses of Funds: | |
| Construction Fund | 2,502,923.98 |
| | 2,792,031.80 |

# Exhibit E

## Annual Debt Service Payment Due on Series 2026 Bonds

BOND DEBT SERVICE

West Villages Improvement District
Capital Improvement Revenue Bonds (Unit of Development No. 10), Series 2026 (Assessment Area Three)

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|---|---|---|---|---|---|
| 05/01/2027 | 45,000 | 4.875% | 79,245.83 | 124,245.83 | |
| 11/01/2027 | | | 85,353.13 | 85,353.13 | 209,598.96 |
| 05/01/2028 | 40,000 | 4.875% | 85,353.13 | 125,353.13 | |
| 11/01/2028 | | | 84,378.13 | 84,378.13 | 209,731.26 |
| 05/01/2029 | 40,000 | 4.875% | 84,378.13 | 124,378.13 | |
| 11/01/2029 | | | 83,403.13 | 83,403.13 | 207,781.26 |
| 05/01/2030 | 40,000 | 4.875% | 83,403.13 | 123,403.13 | |
| 11/01/2030 | | | 82,428.13 | 82,428.13 | 205,831.26 |
| 05/01/2031 | 45,000 | 4.875% | 82,428.13 | 127,428.13 | |
| 11/01/2031 | | | 81,331.25 | 81,331.25 | 208,759.38 |
| 05/01/2032 | 45,000 | 5.350% | 81,331.25 | 126,331.25 | |
| 11/01/2032 | | | 80,127.50 | 80,127.50 | 206,458.75 |
| 05/01/2033 | 50,000 | 5.350% | 80,127.50 | 130,127.50 | |
| 11/01/2033 | | | 78,790.00 | 78,790.00 | 208,917.50 |
| 05/01/2034 | 50,000 | 5.350% | 78,790.00 | 128,790.00 | |
| 11/01/2034 | | | 77,452.50 | 77,452.50 | 206,242.50 |
| 05/01/2035 | 55,000 | 5.350% | 77,452.50 | 132,452.50 | |
| 11/01/2035 | | | 75,981.25 | 75,981.25 | 208,433.75 |
| 05/01/2036 | 55,000 | 5.350% | 75,981.25 | 130,981.25 | |
| 11/01/2036 | | | 74,510.00 | 74,510.00 | 205,491.25 |
| 05/01/2037 | 60,000 | 6.200% | 74,510.00 | 134,510.00 | |
| 11/01/2037 | | | 72,650.00 | 72,650.00 | 207,160.00 |
| 05/01/2038 | 65,000 | 6.200% | 72,650.00 | 137,650.00 | |
| 11/01/2038 | | | 70,635.00 | 70,635.00 | 208,285.00 |
| 05/01/2039 | 70,000 | 6.200% | 70,635.00 | 140,635.00 | |
| 11/01/2039 | | | 68,465.00 | 68,465.00 | 209,100.00 |
| 05/01/2040 | 75,000 | 6.200% | 68,465.00 | 143,465.00 | |
| 11/01/2040 | | | 66,140.00 | 66,140.00 | 209,605.00 |
| 05/01/2041 | 75,000 | 6.200% | 66,140.00 | 141,140.00 | |
| 11/01/2041 | | | 63,815.00 | 63,815.00 | 204,955.00 |
| 05/01/2042 | 80,000 | 6.200% | 63,815.00 | 143,815.00 | |
| 11/01/2042 | | | 61,335.00 | 61,335.00 | 205,150.00 |
| 05/01/2043 | 85,000 | 6.200% | 61,335.00 | 146,335.00 | |
| 11/01/2043 | | | 58,700.00 | 58,700.00 | 205,035.00 |
| 05/01/2044 | 95,000 | 6.200% | 58,700.00 | 153,700.00 | |
| 11/01/2044 | | | 55,755.00 | 55,755.00 | 209,455.00 |
| 05/01/2045 | 100,000 | 6.200% | 55,755.00 | 155,755.00 | |
| 11/01/2045 | | | 52,655.00 | 52,655.00 | 208,410.00 |
| 05/01/2046 | 105,000 | 6.200% | 52,655.00 | 157,655.00 | |
| 11/01/2046 | | | 49,400.00 | 49,400.00 | 207,055.00 |
| 05/01/2047 | 110,000 | 6.500% | 49,400.00 | 159,400.00 | |
| 11/01/2047 | | | 45,825.00 | 45,825.00 | 205,225.00 |
| 05/01/2048 | 120,000 | 6.500% | 45,825.00 | 165,825.00 | |
| 11/01/2048 | | | 41,925.00 | 41,925.00 | 207,750.00 |
| 05/01/2049 | 125,000 | 6.500% | 41,925.00 | 166,925.00 | |
| 11/01/2049 | | | 37,862.50 | 37,862.50 | 204,787.50 |
| 05/01/2050 | 135,000 | 6.500% | 37,862.50 | 172,862.50 | |
| 11/01/2050 | | | 33,475.00 | 33,475.00 | 206,337.50 |
| 05/01/2051 | 145,000 | 6.500% | 33,475.00 | 178,475.00 | |
| 11/01/2051 | | | 28,762.50 | 28,762.50 | 207,237.50 |
| 05/01/2052 | 155,000 | 6.500% | 28,762.50 | 183,762.50 | |
| 11/01/2052 | | | 23,725.00 | 23,725.00 | 207,487.50 |
| 05/01/2053 | 165,000 | 6.500% | 23,725.00 | 188,725.00 | |
| 11/01/2053 | | | 18,362.50 | 18,362.50 | 207,087.50 |
| 05/01/2054 | 175,000 | 6.500% | 18,362.50 | 193,362.50 | |

BOND DEBT SERVICE

West Villages Improvement District
Capital Improvement Revenue Bonds (Unit of Development No. 10), Series 2026 (Assessment Area Three)

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|---|---|---|---|---|---|
| 11/01/2054 | | | 12,675.00 | 12,675.00 | 206,037.50 |
| 05/01/2055 | 190,000 | 6.500% | 12,675.00 | 202,675.00 | |
| 11/01/2055 | | | 6,500.00 | 6,500.00 | 209,175.00 |
| 05/01/2056 | 200,000 | 6.500% | 6,500.00 | 206,500.00 | |
| 11/01/2056 | | | | | 206,500.00 |
| | 2,795,000 | | 3,424,080.87 | 6,219,080.87 | 6,219,080.87 |