



WEST VILLAGES IMPROVEMENT DISTRICT

**CITY OF NORTH PORT
SARASOTA COUNTY
REGULAR BOARD MEETING
NOVEMBER 13, 2025
1:00 P.M.**

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

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AGENDA
WEST VILLAGES IMPROVEMENT DISTRICT
Chambers Room – City of North Port
4970 City Hall Boulevard
North Port, Florida 34286
REGULAR BOARD MEETING
November 13, 2025
1:00 p.m.

A. Call to Order	
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D. Discussion Regarding Public Decorum at Board Meetings	Page 2
E. Comments from the Public on All Agenda Items	
F. Approval of Minutes	
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1. Consider Approval of Matters Related to Series 2025 Bonds	
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N. Unit of Development No. 13

1. Consider Approval of Matters Related to Series 2025 Bonds

a. Consider Approval of Final Supplemental Assessment Methodology Report.....Page 126

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P. Administrative Matters

1. District Engineer

2. District Attorney

3. District Operations Manager

4. District Manager

Q. Board Member Comments

R. Adjourn

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 13, 2025, at 1:00 P.M. via telephone communication and in the Chambers Room of the City of North Port 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.

William Crosley, District Manager

West Villages Improvement District

WEST VILLAGES IMPROVEMENT DISTRICT

www.westvillagesid.org

Pub: Nov 4, 2025; #11788084

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 officer may declare a recess and contact local law enforcement. If a person does not immediately leave the premise, the presiding officer 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
WORKSHOP MEETING
SEPTEMBER 24, 2025**

A. CALL TO ORDER

The September 24, 2025, Workshop Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 1:00 p.m. at the 19955 Preto Boulevard Venice, FL 34293

B. PROOF OF PUBLICATION

Proof of publication was presented which showed the notice of the Workshop Meeting had been published in the *Sarasota Herald-Tribune* on 9/2/2025.

C. ESTABLISH A QUORUM

The following Supervisors and staff were present at the workshop meeting

Chairman	John Luczynski	Present in person
Vice Chairman	Steve Lewis	Present in person
Supervisor	Tom Buckley	Present in person
Supervisor	Christine Masney	Present in person
Supervisor	John Meisel	Absent

District Manager	William Crosley	Special District Services, Inc.
District Operations Manager	Kyle Wilson	Special District Services, Inc.
District Engineer	Giacomo Licari	Stantec

Residents present at the workshop include the following:

Bill Kelly- GP POA President, Ava Ortner GP POA Director, Bob Reiss GP POA Director, Michael Fleury GP POA Director, Rich Bando, Rich Farrah, Michael Tucker, Rick Robinson, Fred Pasquesi, Barry Loudon, Donn Loudon, Rich Wilbert, Tammy Wilbert, Joeseph Clark, Joseph Kastning, Mike Fleury, A. Trent De Persia, Joi Nemke, Ali Johnston, Bob Dapsis, Steve Mango, , Darlene Lynch, Victor Dobrin, Ronald Donner, Mary Ellen Donner, Robert Roehrig, Elaine Nicks, Jay Nicks, Jan Laughlin

D. RECEIVE PUBLIC COMMENT

There was no public comment

E. DISCUSSION OF MAINTENANCE MATTERS RELATED TO UNIT OF DEVELOPMENT NO. 3

William Crosley introduced the WVID Board Members and Staff and provided a background of the maintenance agreement and responsibilities of maintenance. There was positive discussion and input from the Gran Paradiso Property Owners Association (GPPOA) Board members, and residents that were in attendance. It was suggested that the maintenance agreement originally drafted in 2008 be rewritten and not amended. This would allow for a new clean agreement to be drafted with input from both the WVID and GPPOA now with resident control.

WVID Engineer Giacomo Licari shared a new maintenance map and disseminated it to the GPPOA, requesting any comments. There was discussion on topics such as stormwater ponds and governmental regulations routine roadway and sidewalk maintenance, landscape, stormwater drainage canals, gatehouse and monument maintenance. There was also discussion regarding the current agreements language of force majeure, and the possibility of a different approach to force majeure because any expenses would still come from the Unit of Development No. 3 budget.

Victor Dobrin complimented the WVID staff on previous work with Gran Paradiso regarding the agreement.

There was consensus among the WVID Board and GPPOA Board that lines of communication were much better and have been for several months between the entities, and that WVID is committed to keeping the positive progressive lines of communication open.

F. BOARD MEMBER COMMENTS

There were no board member comments.

G. ADJOURNMENT

Being no further discussion, there was unanimous consent to adjourn at 2:45 P.M.

**WEST VILLAGES IMPROVEMENT DISTRICT
AUDIT COMMITTEE MEETING
OCTOBER 9, 2025**

A. CALL TO ORDER

The October 9, 2025, Audit Committee Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 1:00 p.m. at the City of North Port located at 4970 City Hall Boulevard, North Port, Florida 34286.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed the notice of the Audit Committee Meeting had been published in the *Sarasota Herald-Tribune* on October 1, 2025.

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	Christine Masney	Present in person
Supervisor	John Meisel	Present via telephone

District Manager	William Crosley	Special District Services, Inc.
District Operations Manager	Kyle Wilson	Special District Services, Inc.
District Counsel	Lindsay Whelan	Kutak Rock LLP
District Engineer	Giacomo Licari	Stantec

D. Consider Audit Proposals

The Audit Committee reviewed and discussed the proposals received. The firms who submitted were Grau & Associates and Richie Tandoc P.A. It was discussed that Grau had performed audits for the District in the past and Richie Tandoc was the audit partner for PAAST’s government sector and performed the 2024 fiscal year audit for the District. After discussion, the Committee recommended that the WVID Board select Richie Tandoc P.A. to provide financial services to the District for annual audit services with four annual renewals. The committee discussed ranking by points with the final point score for Grau & Associates receiving 49 total points, and Richie Tandoc P.A. receiving 50 total points.

Grau & Associates
2025 \$28,000
2026 \$28,500
2027 \$29,000
2028 \$29,500
2029 \$30,000 = \$145,000

Richie Tandoc, PA
2025 \$29,500
2026 \$28,000
2027 \$28,000
2028 \$28,000
2029 \$28,000 = \$141,500

A **MOTION** was made by Mr. Lewis, seconded by Mr., Buckley and passed unanimously approving the selection of Richie Tandoc, P.A. for the District's annual audit services as follows:

2025 - \$29,500; 2026 - \$28,000; 2027 - \$28,000; and 2029 - \$28,000; for a total of \$141,500, as presented.

E. COMMENTS

There were no further comments.

F. ADJOURNMENT

There being no further business to come before the Audit Committee, the Meeting was adjourned at 1:15 p.m. on a **MOTION** made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously.

Secretary/Assistant Secretary

Chair/Vice Chair

**WEST VILLAGES IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 22, 2025**

A. CALL TO ORDER

The October 22, 2025, Regular Board Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 1:00 p.m. in the Chambers Room at the City of North Port located 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 October 14, 2025.

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	Absent
Vice Chairman	Steve Lewis	Present in person
Supervisor	Tom Buckley	Present in person
Supervisor	Christine Masney	Present in person
Supervisor	John Meisel	Absent

District Manager	William Crosley	Special District Services, Inc.
District Operations Manager	Kyle Wilson	Special District Services, Inc.
District Counsel	Lindsay Whelan	Kutak Rock LLP
District Engineer	Giacomo Licari	Stantec

Also present were Rich Bando and Jim Heeren.

D. DISCUSSION REGARDING PUBLIC DECORUM AT BOARD MEETINGS

The reading of Public Decorum at Board Meetings was waived.

E. COMMENTS FROM THE PUBLIC

There were no comments from the public.

F. APPROVAL OF MINUTES

1. October 9, 2025, Audit Committee Meeting

This item was tabled until the November meeting.

2. October 9, 2025, Public Hearing & Regular Board Meeting

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis and passed unanimously approving the minutes of the October 9, 2025, Public Hearing and Regular Board Meeting, as presented.

G. UNIT OF DEVELOPMENT NO. 7

1. Consider Matters Related to Series 2025 Bonds

a. Consider Final Supplemental Engineer's Report

Mr. Licari presented the Unit of Development No. 7 Supplemental Engineer's Report dated September 11, 2025, noting that this was the same report that had been approved by the Board in September. There were no questions from the Board.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney and passed unanimously approving the Final Supplemental Engineer's Report, as presented.

b. Consider Final Supplemental Assessment Methodology Report

Mr. Karmeris, SDS Special Assessment Methodology Consultant, presented the Unit of Development No. 7 Final Supplemental Assessment Methodology Report dated October 16, 2025, noting that this report was almost identical to the report approved in September with the only difference being that it was updated with the final bond sizing figures, confirming that the assessments were still fairly and reasonably allocated. Each of the tables were explained in the report. The bond size amount is \$1,258,000.

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

c. Consider Resolution No. 2025-35 – Supplemental Assessment Resolution

Ms. Whelan presented Resolution No. 2025-35, entitled:

RESOLUTION 2025-35

A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 7), SERIES 2025 (VILLAGE G-1B PHASE 3); CONFIRMING THE DISTRICT'S PROVISION OF INFRASTRUCTURE IMPROVEMENTS AND CONFIRMING A MASTER ENGINEER'S REPORT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING SERIES 2025 BONDS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2025 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

Ms. Whelan advised that this resolution relates to the Series 2025 bonds and approves the supplemental assessment engineer's report and the supplemental assessment methodology report for the purposes of issuing bonds and determines that the assessments are reasonable, proper, just and right relative to the 2025 assessment area. There were no questions from the Board.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis and passed unanimously adopting Resolution No. 2025-35, as presented.

H. UNIT OF DEVELOPMENT NO. 10

1. Consider Matters Related to Series 2025 Bonds

a. Consider Final Supplemental Engineer's Report

b. Consider Final Master Assessment Methodology Report

c. Consider Resolution No. 2025-36 – Supplemental Assessment Resolution

The above items were tabled until the November meeting.

I. ATTORNEY-CLIENT SESSION RELATIVE TO LITIGATION

There was no need for an Attorney-Client Session Relative to Litigation at this time.

J. ADMINISTRATIVE MATTERS

1. District Engineer

There was no report from Mr. Licari at this time.

2. District Attorney

There was no report from Ms. Whelan at this time.

3. District Operations' Manager

There was no report from Mr. Wilson at this time.

4. District Manager

Mr. Crosley advised that the next meeting was scheduled for November 13, 2025, at 1:00 p.m. and would be held in the Chambers Room of the City of North Port City Hall.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, the Meeting was adjourned at 1:06 p.m. on a **MOTION** made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously.

Secretary/Assistant Secretary

Chair/Vice Chair

RESOLUTION NO. 2025-36

A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT ADOPTING AN AMENDED FISCAL YEAR 2024/2025 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 2024/2025 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 2024/2025 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 13th day of November, 2025.

ATTEST:

**WEST VILLAGES
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

FISCAL YEAR 2024/2025 AMENDED BUDGET

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

RESOLUTION 2025-37

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT CONFIRMING THE DISTRICT'S EXTENSION OF THE PREQUALIFICATION OF CERTAIN CONSTRUCTION AND MAINTENANCE CONTRACTORS; PROVIDING A SEVERABILITY CLAUSE; 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*, (the "**Act**"); and

WHEREAS, the Act authorizes the District to construct, install, acquire, operate and/or maintain systems and facilities for public infrastructure improvements; and

WHEREAS, at its May 19, 2022 meeting, the District previously prequalified contractors for certain construction and maintenance services, as listed in the attached **Exhibit A** (the "**2022 Prequalified Contractors**"), which prequalification is valid through May 19, 2025, subject to an additional two (2) year extension; and

WHEREAS, at its March 14, 2024 meeting, and pursuant to Resolution 2024-07, the District previously prequalified an additional contractor for certain construction and maintenance services, as listed in the attached **Exhibit B** (the "**March 2024 Prequalified Contractors**"), which prequalification is valid through March 14, 2027, subject to an additional two (2) year extension; and

WHEREAS, at its October 10, 2024 meeting, and pursuant to Resolution 2024-23, the District prequalified additional contractors for construction and maintenance services, as listed in the attached **Exhibit C** (the "**October 2024 Prequalified Contractors**"), which prequalification is valid until October 10, 2027, subject to an additional two (2) year extension; and

WHEREAS, for the avoidance of doubt, the District's Board of Supervisors (the "**Board**") now desires to confirm that the prequalification of the 2022 Prequalified Contractors has been extended through May 19, 2027.

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

SECTION 1. The District hereby confirms that the prequalification of the 2022 Prequalified Contractors has been extended through May 19, 2027.

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

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

PASSED AND ADOPTED this 13th day of November, 2025.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: Existing Prequalified Contractors

Exhibit A

2022 Prequalified Contractors

Construction

1. Excavation/Earthwork

Contractor(s): Ajax Paving
The deMoya Group
Frederick Derr & Company
Woodruff & Sons
Shipps Excavating

2. Roadways, including Paving, Repair and Resurfacing

Contractor(s): Ajax Paving
The deMoya Group
Frederick Derr & Company
Woodruff & Sons
Shipps Excavating

3. Stormwater Management Facilities

Contractor(s): Ajax Paving
The deMoya Group
Frederick Derr & Company
Woodruff & Sons
Shipps Excavating

4. Water and Sewer Facilities

Contractor(s): Ajax Paving
Frederick Derr & Company
Woodruff & Sons
Shipps Excavating

5. Irrigation Facilities

Contractor(s): Brightview Landscape Services
Frederick Derr & Company
Hoover Pumping Systems
Juniper Landscaping of Florida
Shipps Excavating

6. Landscape Installation

Contractor(s): Brightview Landscape Services
Juniper Landscaping of Florida

7. Hardscape Facilities

Contractor(s): The deMoya Group
Woodruff & Sons

8. Streetlighting

Contractor(s): Woodruff & Sons

Maintenance

1. Exotic Vegetation Removal

Contractor(s): n/a

2. Canal/Drainage Maintenance

Contractor(s): Shipps Excavating

3. Landscape and Irrigation Maintenance

Contractor(s): Brightview Landscape Services
Hoover Pumping Systems
Juniper Landscaping of Florida

4. Lake and Littoral Maintenance

Contractor(s): n/a

5. Streetlighting

Contractor(s): n/a

Exhibit B

March 2024 Prequalified Contractors

Construction

1. Excavation/Earthwork

Contractor(s): AMC Contracting

2. Roadways, including Paving, Repair and Resurfacing

Contractor(s): AMC Contracting

3. Stormwater Management Facilities

Contractor(s): AMC Contracting

4. Water and Sewer Facilities

Contractor(s): AMC Contracting

5. Irrigation Facilities

Contractor(s): AMC Contracting

6. Landscape Installation

Contractor(s): AMC Contracting

7. Hardscape Facilities

Contractor(s): AMC Contracting

8. Streetlighting

Contractor(s): AMC Contracting

Maintenance

1. Exotic Vegetation Removal

Contractor(s): AMC Contracting

2. Canal/Drainage Maintenance

Contractor(s): AMC Contracting

3. Landscape and Irrigation Maintenance

Contractor(s): n/a

4. Lake and Littoral Maintenance

Contractor(s): AMC Contracting

5. Streetlighting

Contractor(s): n/a

Exhibit C

October 2024 Prequalified Contractors

Construction

1. Excavation/Earthwork

Contractor(s): n/a

2. Roadways, including Paving, Repair and Resurfacing

Contractor(s): n/a

3. Stormwater Management Facilities

Contractor(s): n/a

4. Water and Sewer Facilities

Contractor(s): n/a

5. Irrigation Facilities

Contractor(s): Artistree Landscape and Maintenance Design
Impact Landscaping
Sunny Grove Landscaping
Yellowstone Landscaping

6. Landscape Installation

Contractor(s): Artistree Landscape and Maintenance Design
Impact Landscaping
Sunny Grove Landscaping
Yellowstone Landscaping

7. Hardscape Facilities

Contractor(s): Artistree Landscape and Maintenance Design
Impact Landscaping
Sunny Grove Landscaping
Yellowstone Landscaping

8. Streetlighting

Contractor(s): n/a

Maintenance

1. Exotic Vegetation Removal

Contractor(s): Aquagenix
Cross Creek Environmental
Eco Logical Services

2. Canal/Drainage Maintenance

Contractor(s): n/a

3. Landscape and Irrigation Maintenance

Contractor(s): Artistree Landscape and Maintenance Design
Impact Landscaping
Sunny Grove Landscaping
Yellowstone Landscaping

4. Lake and Littoral Maintenance

Contractor(s): Aquagenix
Cross Creek Environmental
Eco Logical Services

5. Streetlighting

Contractor(s): n/a

RESOLUTION 2025-38

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SETTLEMENT AGREEMENT RELATIVE TO DELINQUENT ASSESSMENTS SECURING THE WEST VILLAGES IMPROVEMENT DISTRICT (NORTH PORT, FLORIDA) SPECIAL ASSESSMENT BONDS SERIES 2019A-2 (UNIT OF DEVELOPMENT NO. 2); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE TRANSACTION CONTEMPLATED THEREIN; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; 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

WHEREAS, at its September 11, 2025 meeting, the District’s Board of Supervisors has previously approved the District’s entering into that certain *Settlement Agreement* dated October 23, 2025 (the “**Settlement Agreement**”) by and between the District, Mattamy Thomas Ranch LLC, AIM Tax Exempt Funds (Invesco Tax Exempt Funds) acting on behalf of its Series Invesco Rochester Municipal Opportunities Fund, AIM Tax Exempt Fund (Invesco Tax Funds) acting on behalf of its Series Invesco AMT-Free Municipal Income Fund, Capital Research and Management Company acting on behalf of American High-Income Municipal Bond Fund, and U.S. Bank Trust Company, National Association (the “**Trustee**”); and

WHEREAS, pursuant to the Settlement Agreement, the District shall, (i) send Certificates of Correction to the Sarasota County Tax Collector to remove the delinquent Series 2019A-2 Assessments (as defined in the Settlement Agreement), including both principal and interest, on the 105.93 acre parcel within Unit No. 2 upon which the Series 2019A-2 Assessments are levied (the “**Delinquent Parcel**”) from the tax roll upon (a) confirmation from the Trustee that the Series 2019A-2 Bonds have been brought current on interest as of the Closing Date (as defined in the Settlement Agreement) and (b) receipt of the Bondholder Direction (as defined in the Settlement Agreement) and (ii) provide for the cancellation of the principal amount of \$6,770,000.00 of Series 2019A-2 Bonds that are associated with a fifty-one and eight hundred forty eight thousandths (51.848) acre parcel of the Delinquent Parcel (collectively, the “**Transaction**”); and

WHEREAS, the District has concluded its obligations in effectuating the Transaction in accordance with the requirements of the Settlement Agreement; and

WHEREAS, as prerequisites to the completion of the Transaction, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, Bond Counsel and/or District Counsel were required to prepare, execute and/or deliver various documents (the “**Transaction Documents**”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in effectuating the Transaction.

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

SECTION 1. The approval of the Settlement Agreement is in the best interests of the District.

SECTION 2. The Settlement Agreement, the execution of the Transaction Documents, and all actions taken in the furtherance of the Transaction, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in effectuating the Transaction, including the execution and delivery of the Transaction Documents, and such other certifications or other documents required for the Transaction, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of November, 2025.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

RESOLUTION 2025-39

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT APPROVING REQUEST FOR PROPOSAL DOCUMENTS FOR THE DISTRICT'S ROADWAY RESURFACING PROJECT; PROVIDING A SEVERABILITY CLAUSE; 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, to plan, construct, install, acquire, finance, manage and operate public improvements and community facilities for lands within the District; and

WHEREAS, the District has previously prequalified contractors for certain construction activities and services, including roadway resurfacing services, and now determines that it is in its best interests to competitively solicit proposals from its prequalified contractors through a Request for Proposal ("RFP") process for its roadway resurfacing project relative to the Gran Paradiso development (the "Project"); and

WHEREAS, the Board desires to approve in substantial form the RFP notice and Evaluation Criteria for the Project attached hereto as **Exhibit A**; and

WHEREAS, the Board desires to authorize the Chairman or Vice Chairman, in consultation with District staff, to effectuate any revisions to the documents attached as **Exhibit A**, and the preparation of the additional documents necessary to prepare a final RFP project manual for the Project, and other documents that are in the best interests of the District; and

WHEREAS, the Board further desires to authorize the Chairman or Vice Chairman, in consultation with District staff, to approve the scope of the Project that will be subject to the RFP, the timing of the RFP notice, and all procedural matters related to the RFP.

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

SECTION 1. All of the representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. The Board hereby approves in substantial form the documents attached hereto as **Exhibit A**, and subject to further review and revision by District staff as finally approved by the Chairman or Vice Chairman.

SECTION 3. The Board hereby authorizes the Chairman, in consultation with District staff, to 1) effectuate any revisions to the documents attached as **Exhibit A**, and the preparation of

the additional documents necessary to prepare the RFP; and 2) approve the scope of the Project that will be subject to the RFP, the timing of the RFP notice, and all procedural matters related to the RFP. Consistent with such approvals, the Chairman, District Manager, District Counsel, District Engineer, Secretary, and Assistant Secretaries are hereby authorized, upon the adoption of this Resolution, to do all acts and things required of them to affect the procurement contemplated by the RFP, and all acts and things that may be desirable or consistent with the RFP's requirements or intent. The Chairman and Secretary are hereby further authorized to execute any and all documents necessary to affect the RFP. The Vice Chairman shall be authorized to undertake any action herein authorized to be taken by the Chairman, in the absence or unavailability of the Chairman, and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of November 2025.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: RFP Notice and Evaluation Criteria

Exhibit A

WEST VILLAGES IMPROVEMENT DISTRICT

REQUEST FOR PROPOSALS FOR GRAN PARADISO ROADWAY RESURFACING PROJECT

Notice is hereby given that the West Villages Improvement District (the “District”) will receive proposals for the following District project:

Gran Paradiso Roadway Resurfacing Project

The contract will require contractors to provide for the construction, labor, materials and equipment necessary to mill, resurface and restripe approximate 40,100 SY of asphalt pavement on Renaissance Blvd. and Prestigio Blvd. located within the District’s Gran Paradiso development, including any other associated scopes necessary to complete such improvements, as more particularly described in the Project Manual and in accordance with the plans and specifications (the “Project”). By submitting a proposal, Proposers understand and agree that the project shall be completed within seventy (70) calendar days of issuance of the Notice to Proceed. The submission of proposals by interested firms is limited to those entities that have been prequalified to provide construction services to the District.

The Project Manual, consisting of the proposal package, contract, proposal form, bid plans, bid sheet, geotechnical investigation report, and other materials are enclosed.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. **The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District’s best interests to do so.** Any protest of the Project Manual, including, but not limited to the terms and specifications must be filed with the District within 72 hours of receipt of the Project Manual, together with a protest bond in a form acceptable to the District and in the amount of \$10,000.00. Filing will be perfected and deemed to have occurred upon receipt by the District Engineer, Stantec Consulting Services, Inc., 6920 Professional Pkwy E, Sarasota, Florida 34240. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District’s costs, expenses and attorneys’ fees associated with hearing and defending the protest. Failure to timely file a protest will result in a waiver of proceedings under Chapter 2004-456, *Laws of Florida*, the District’s Rules of Procedure, and other law.

Firms desiring to provide construction services for the referenced Project must submit one (1) original and one (1) electronic copy of the required proposal no later than **11:00 a.m. on December 19, 2025** at the offices of the District Engineer, Stantec Consulting Services, Inc., 6920 Professional Pkwy E, Sarasota, Florida 34240. The District will conduct a special public meeting

at the offices of the District Engineer, Stantec Consulting Services, Inc., 6920 Professional Pkwy E, Sarasota, Florida 34240, at such time to publicly open the proposals. No official action will be taken at the meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law including but not limited to Chapter 2004-456, *Laws of Florida*. A copy of the agenda for the meeting may be obtained from the District Manager. The 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 to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting Special District Services, Inc., the District Manager, at (941) 244-2805. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope pursuant to the Instructions to Proposers. The District reserves the right to return unopened to the Proposer any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of one hundred and twenty (120) days after the proposal opening.

The successful Proposer will be required upon award to furnish a payment and performance bond for one hundred percent (100%) of the value of the contract, with a Surety acceptable to the District, in accordance with section 255.05, *Florida Statutes*.

All questions regarding the Project Manual or this Project shall be directed in writing only to the District's Engineer, Giacomo Licari at giacomo.licari@stantec.com, with a copy to District Counsel, Lindsay Whelan, at lindsay.whelan@kutakrock.com by **December 12, 2025 at 5:00 P.M.** No phone inquiries please.

WEST VILLAGES IMPROVEMENT DISTRICT
Request for Proposals – Gran Paradiso Roadway Resurfacing Project
Evaluation Criteria

1. *Personnel.* (10 Points)

(E.g., geographic locations of the firm’s headquarters or permanent office in relation to the project; capabilities and experience of key personnel, including the project manager and field supervisor; present ability to appropriately staff and manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer’s Experience.* (20 Points)

(E.g., past record and experience of the respondent with West Villages Improvement District (the “District”); past record and experience in similar projects and with other special districts and units of government; volume of work previously performed by the firm; character, integrity, reputation, of respondent, etc.)

3. *Understanding of Scope of Work.* (10 Points)

Extent to which the proposal demonstrates an understanding of the District’s needs for the services requested.

4. *Financial Capability.* (10 Points)

Extent to which the proposal demonstrates the adequacy of Proposer’s financial resources and stability as a business entity, necessary to complete the services required.

5. *Price.* (25 Total Points)

Points available for price will be allocated as follows:

15 Points will be awarded to the Proposer submitting the lowest cost proposal , (i.e., the summation of the unit price extensions using quantity estimates provided, the allowances shown, plus the proposal contractor’s fee) for completing the work. All other proposals will receive a percentage of this amount based upon the difference between the Proposer’s bid and the low bid.

10 Points are allocated for the reasonableness of unit prices and balance of bid.

6. *Schedule.* (25 Points)

Points available for schedule will be allocated as follows:

15 Points will be awarded to the Proposer submitting the proposal with the most expedited construction schedule (i.e., the fewest number of days) for completing the work. All other proposals will receive a percentage of this amount based upon the difference between the Proposer’s timeline and the most expedited construction schedule.

10 Points will be allocated based on the Proposer’s ability to credibly complete the project within the Proposer’s schedule without a premium cost for accelerated work and demonstrate on-time performance. These points will also take into account the demonstration of Proposer’s understanding (through presentation in the proposal of a milestone schedule) of how to meet the required substantial and final completion dates and the delivery approach outlined in the Project Manual.

RESOLUTION 2025-40

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ISSUANCE OF THE WEST VILLAGES IMPROVEMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 7), SERIES 2025 (VILLAGE G-1B PHASE 3); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE ISSUANCE AND CLOSING OF THE WEST VILLAGES IMPROVEMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 7), SERIES 2025 (VILLAGE G-1B PHASE 3); DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; 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

WHEREAS, the District previously adopted resolutions authorizing the issuance of bonds within the scope of the Act, including \$1,258,000 Special Assessment Revenue Bonds (Unit of Development No. 7), Series 2025 (Village G-1B Phase 3) (the “Series 2025 Bonds”); and

WHEREAS, the District closed on the issuance of the Series 2025 Bonds on October 29, 2025; and

WHEREAS, as prerequisites to the issuance of the Series 2025 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, Financial Advisor, Bond Counsel and District Counsel were required to execute and/or deliver various documents (the “Closing Documents”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in closing the sale of the Series 2025 Bonds.

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

SECTION 1. The issuance and closing of the Series 2025 Bonds is in the best interests of the District.

SECTION 2. The issuance of the Series 2025 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2025 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2025 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of November, 2025.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

West Villages Improvement District

Unit of Development No. 10 Supplemental Engineer's Report Phase 2A and 2B-1

September 11, 2025



Prepared for:
West Villages Improvement District
19503 S. West Villages Parkway Suite #A3 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

19503 S. West Villages Parkway Suite
#A3 Venice, Florida 34293

Phone: 941.244.2703

Project/File: 238202231

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List of Exhibits

Aerial Location Map
Unit 10 Village I Phase 2A & 2B-1 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 2A & 2B-1 (“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 2A & 2B-1 of Unit of Development No. 10 (“Phase 2A & 2B-1”). 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 2A & 2B-1, 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 2A & 2B-1

An Aerial Location Map showing the location of Phase 2A & 2B-1 is included as Exhibit A. The legal description(s) is included as Exhibit B and reflects the residential units included in Phase 2A & 2B-1. These lands encompass approximately 155.50 acres. A land use summary is presented in Table 1.1.

Table 3.1 Land Use Summary

LAND USE SUMMARY	
LAND USE	UNIT AREA (AC)
VILLAGE I PHASE 2A	
Residential Land (Single-Family Lots)	28.25
Roadways Infrastructure & Public Facilities	7.00
Open Space/Conservation Areas/Parks	43.33
Master Stormwater System	17.14
Subtotal	95.72
VILLAGE I PHASE 2B-1	
Residential Land (Single-Family Lots)	18.39
Roadways Infrastructure & Public Facilities	5.20

Open Space/Conservation Areas/Parks	19.69
Master Stormwater System	16.51
Subtotal	59.79
TOTAL	155.51

Table 3.2 Lot Types

LOT TYPE SUMMARY			
LOT WIDTH	VILLAGE I PHASE 2A	VILLAGE I PHASE 2B-1	NUMBER OF LOTS
50-ft Single Family	0	103	103
65-ft Single Family	15	0	15
75-ft Single Family	88	0	88
TOTAL	103	103	206

4 Existing Conditions

4.1 Topography

The area within Phase 2A & 2B-1 is relatively flat with site elevations ranging from approximately nine (9) feet to fifteen (15) feet. The land within Phase 2A & 2B-1 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 2A & 2B-1 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 2A & 2B-1 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 2A & 2B-1 is located within the City of North Port, Florida ("City"). The zoning for Phase 2A & 2B-1 is Residential Single Family Planned Unit Development. The plans for Phase 2A project have been designed and approved for development with the City. The plans for Phase 2B-1 are 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 10 to finance infrastructure design and construction to provide public infrastructure for Phase 2A & 2B-1 and its ultimate property owners.

The improvements are 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;
- 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 2A & 2B-1 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 2A		
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	916909 / 43032522.158	05/15/2025
CONP PSDP - Construction Permit	PSDP-24-00000142	02/03/2025
Florida Department of Environmental Protection (FDEP) Water Permit Public Water System (PWS)	0208589-290-DSGP	05/21/2025
FDEP Wastewater Permit (WW)	CS58-456833	05/19/2025
Village I Phase 2B-1		
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	TBD
CONP PSPP – Subdivision, Preliminary Plat	PSPP 25-03969	TBD
Florida Department of Environmental Protection (FDEP) Water Permit Public Water System (PWS)	TBD	TBD
FDEP Wastewater Permit (WW)	TBD	TBD

5.3 Estimated Costs of Improvements

Table 5.2 lists the components of the planned improvements for the Phase 2A & 2B-1 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.

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Table 5.2 Estimated Costs of Improvements

ESTIMATED COSTS OF IMPROVEMENTS	
IMPROVEMENTS	ESTIMATED COSTS ⁽¹⁾
Village I Phase 2A	
Earthwork	\$400,000.00
Drainage and Stormwater	\$1,300,000.00
Potable Water	\$500,000.00
Wastewater	\$1,100,000.00
Consultants and Administration (15%)	\$495,000.00
Subtotal	\$3,795,000.00
Village I Phase 2B-1	
Earthwork	\$300,000.00
Drainage and Stormwater	\$1,100,000.00
Potable Water	\$400,000.00
Wastewater	\$900,000.00
Consultants and Administration (15%)	\$405,000.00
Subtotal	\$3,105,000.00
TOTAL	\$6,900,000.00

Note 1 – Estimates are based on 2025 Dollars.

6 Maintenance Responsibilities

6.1 Public Infrastructure Improvements

Maintenance and operational responsibilities of the Phase 2A & 2B-1 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, 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 the WVID or the City.

7 Summary and Conclusion

The improvements, as outlined, are necessary for the functional development of the Phase 2A & 2B-1 project, which has been designed in accordance with current governmental regulatory requirements. The Phase 2A & 2B-1 project will serve its intended function, provided the construction is in substantial compliance with the design. Construction for Phase 2A & 2B-1 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 2A & 2B-1 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 2A & 2B-1 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





UNIT 10 BOUNDARY

UNIT 10 - PHASE 2A & 2B-1

SCALE: 1"= 1500'



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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Page 40

Client/Project

WEST VILLAGES
IMPROVEMENT DISTRICT

Figure No.

1 OF 1

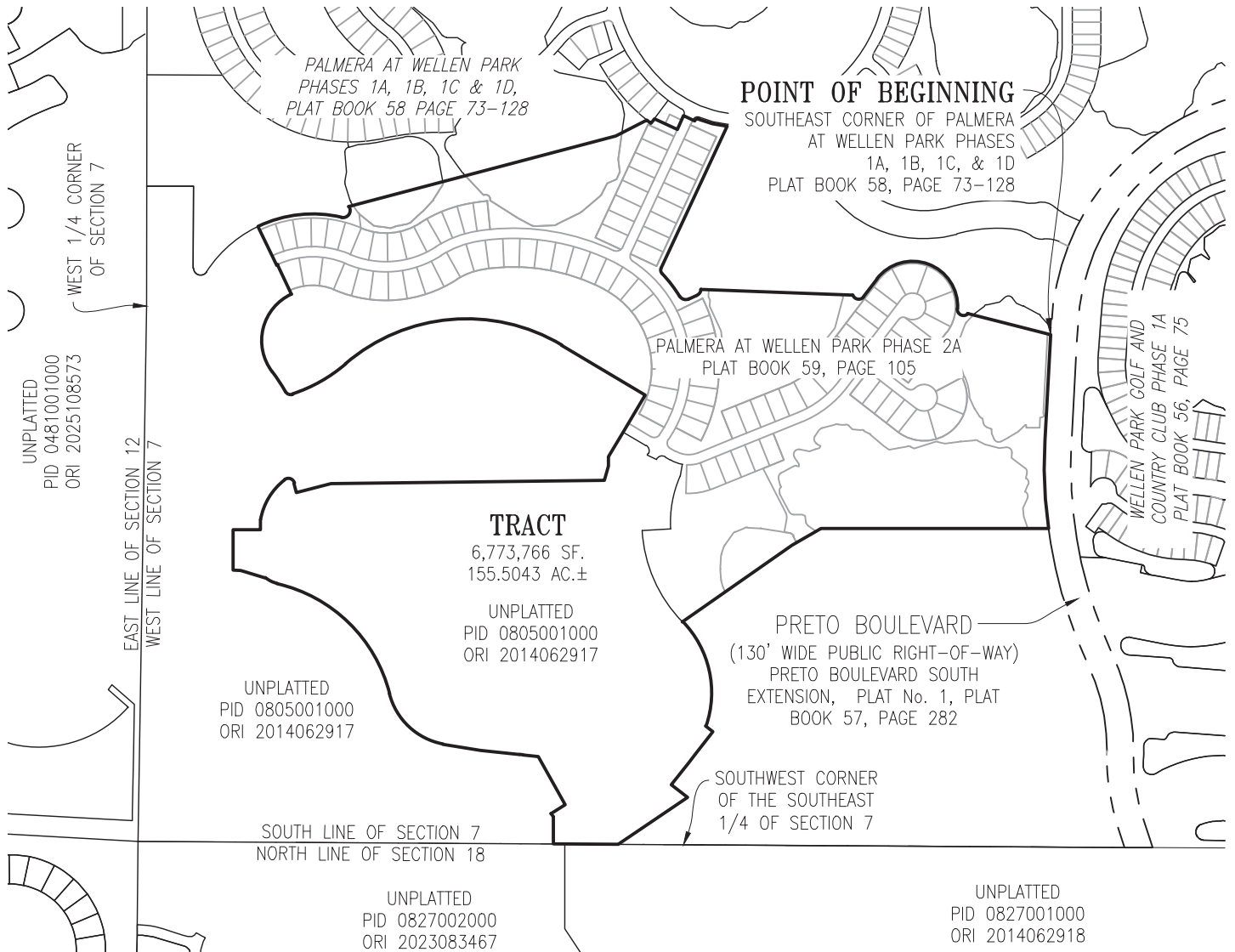
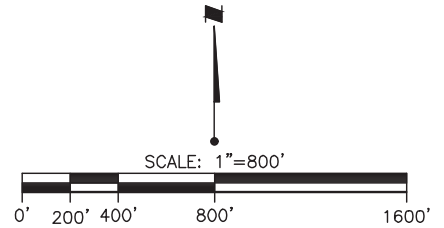
Title

UNIT 10 - PHASE 2A&2B-1
VILLAGE I
EXHIBIT

September, 2025
238210818

A.2 Unit 10 – Village I Phase 2A & 2B-1 Legal Description





LEGEND:

AC. = ACRES
ORI = OFFICIAL RECORDS INSTRUMENT
PID = PROPERTY IDENTIFICATION NUMBER
SF. = SQUARE FEET
± = MORE OR LESS

SHEET 1: OVERVIEW SHEET
SHEET 2-6: SKETCH
SHEET 7: LINE DATA & CURVE DATA
SHEET 8 & 9: LEGAL DESCRIPTION

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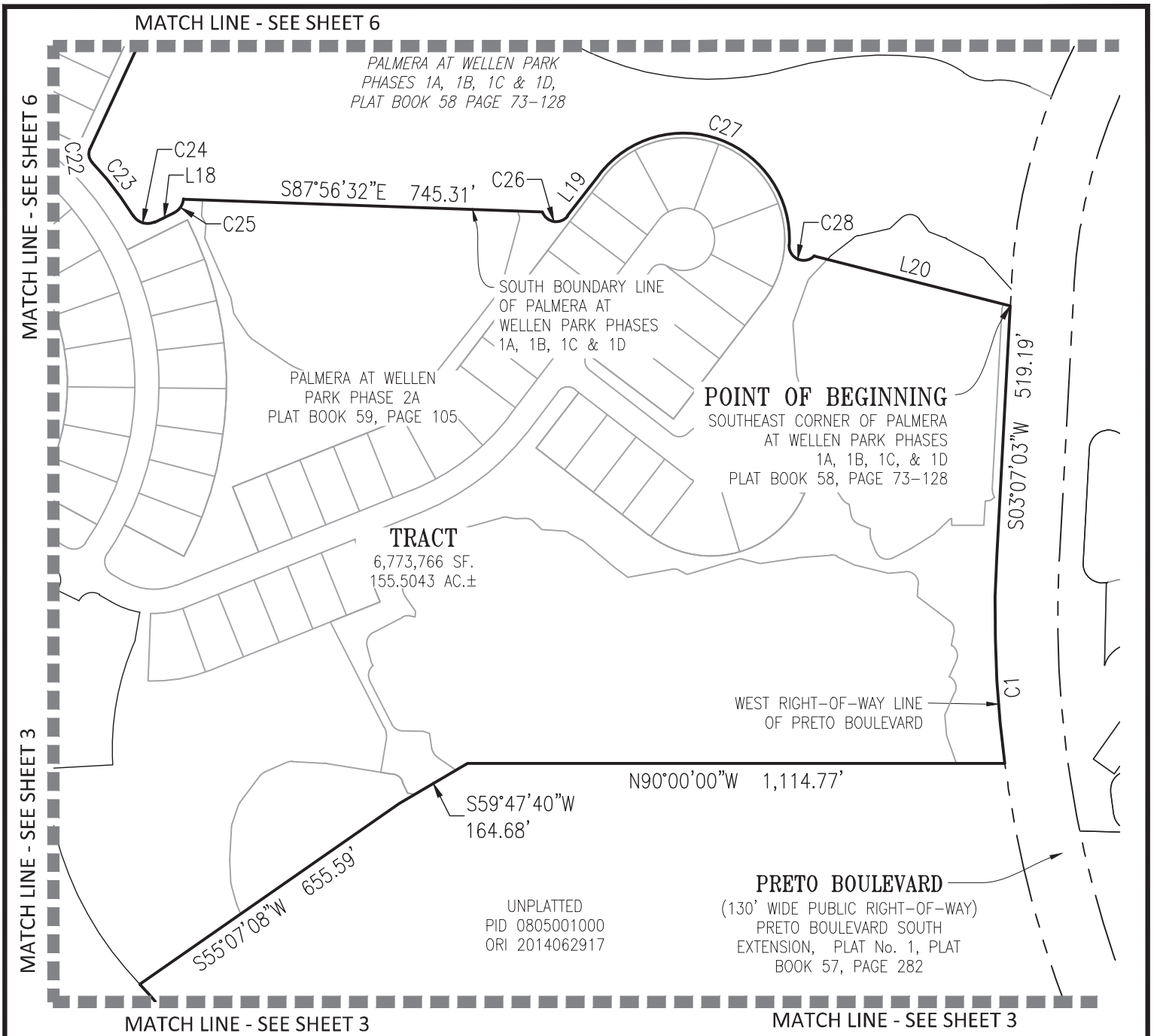
SKETCH & DESCRIPTION OF A
TRACT OF LAND LOCATED IN
SECTION 7, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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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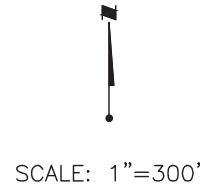
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LEGEND:

AC. = ACRES
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SKETCH & DESCRIPTION OF A
 TRACT OF LAND LOCATED IN
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 SARASOTA COUNTY, FLORIDA



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C6

C5

C4

N84°15'44"W 76.22'
N29°09'29"W 270.30'
N56°49'17"E 82.58'
N00°21'42"E 130.70'

C3

SOUTH LINE OF SECTION 7
NORTH LINE OF SECTION 18

(BEARING BASIS)

N89°38'18"W
317.92'

UNPLATTED
PID 0827002000
ORI 2023083467

S38°06'32"W 53.36'
S38°13'33"W 138.34'

S51°46'27"E 45.26'
S38°15'07"W 138.30'

S51°46'27"E 101.29'

S55°58'42"W 409.45'

SOUTHWEST CORNER
OF THE SOUTHEAST
1/4 OF SECTION 7

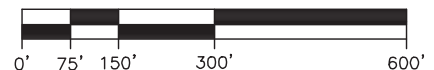
S55°07'08"W 655.59'

LEGEND:

AC. = ACRES
ORI = OFFICIAL RECORDS INSTRUMENT
PID = PROPERTY IDENTIFICATION NUMBER
SF. = SQUARE FEET
± = MORE OR LESS

SHEET 1: OVERVIEW SHEET
SHEET 2-6: SKETCH
SHEET 7: LINE DATA & CURVE DATA
SHEET 8 & 9: LEGAL DESCRIPTION

SCALE: 1"=300'



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SKETCH & DESCRIPTION OF A
TRACT OF LAND LOCATED IN
SECTION 7, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



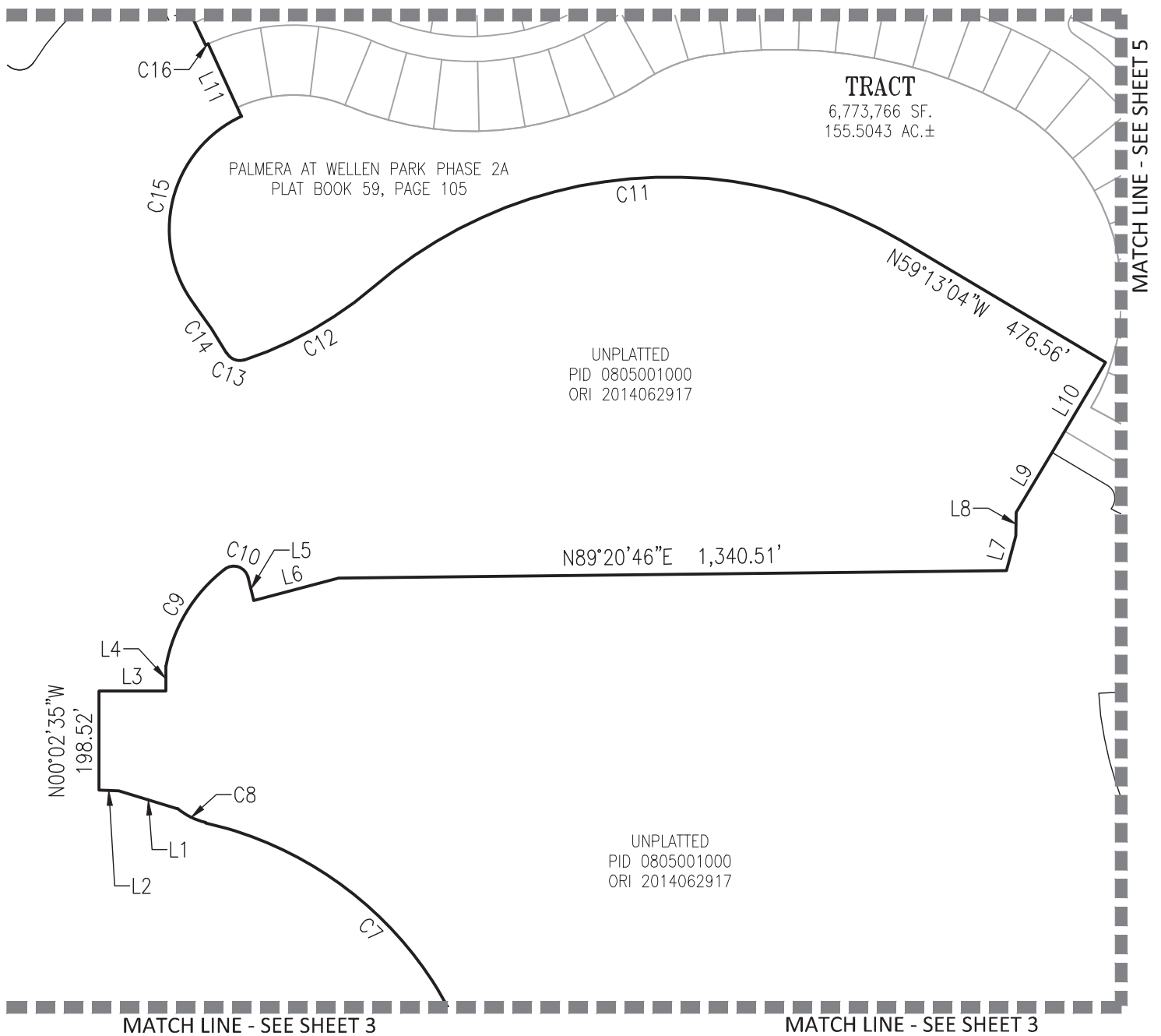
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MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 5



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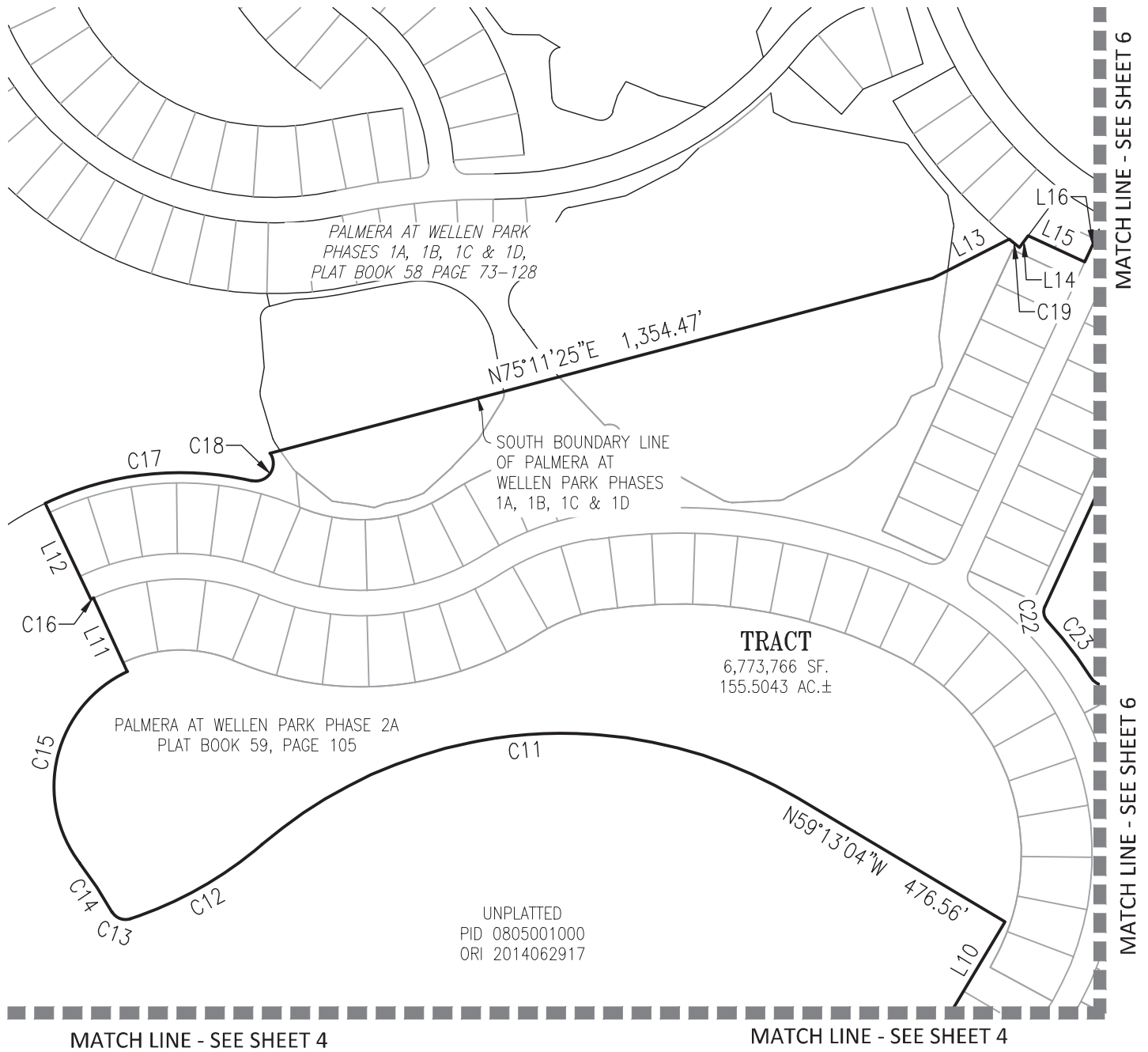
SKETCH & DESCRIPTION OF A
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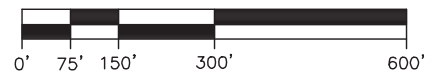
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SCALE: 1"=300'



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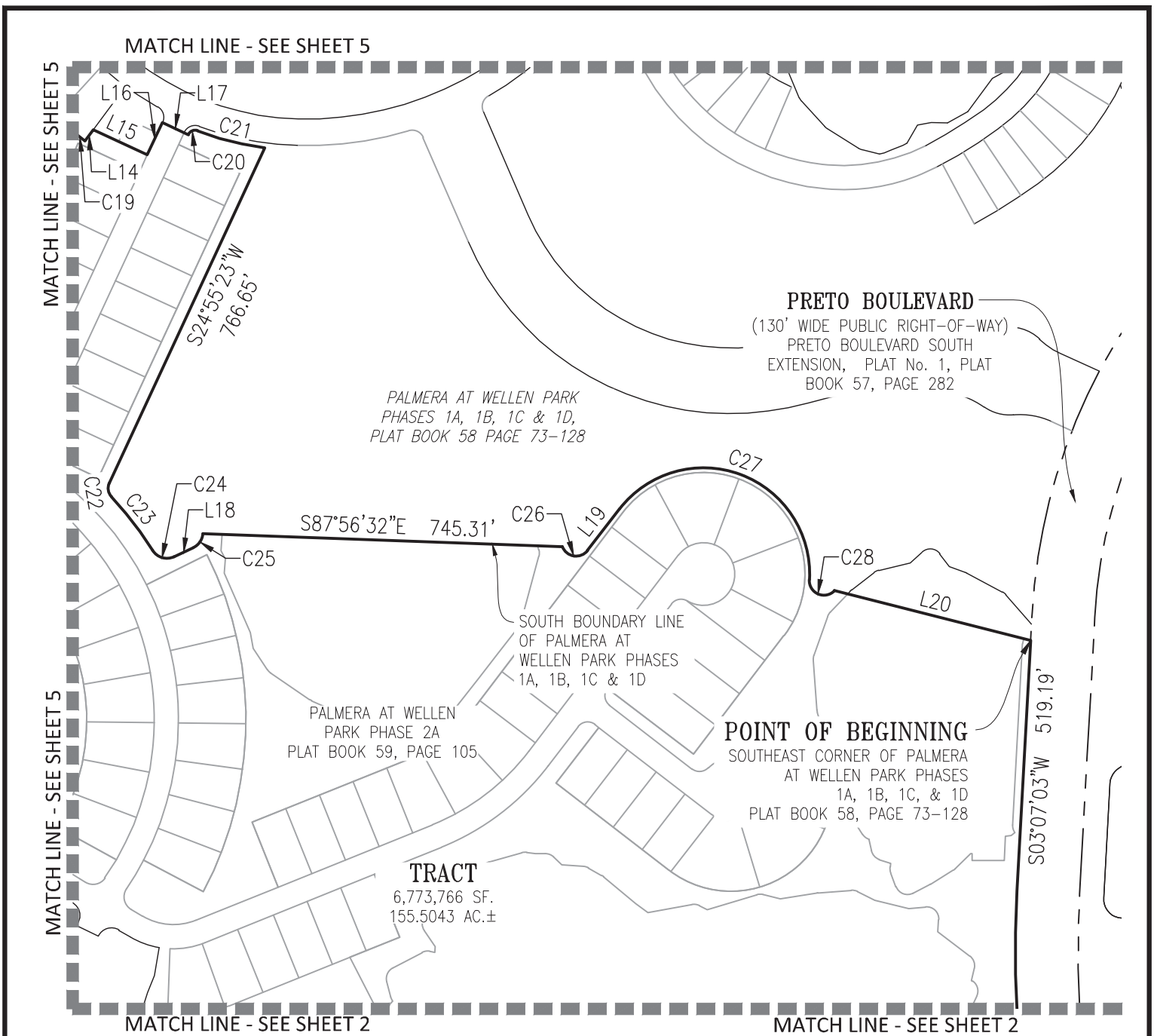
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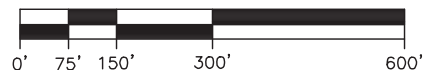


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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2,315.00'	10°41'57"	432.30'	431.67'	S02°13'56"E
C2	500.00'	63°05'14"	550.54'	523.15'	S12°35'12"E
C3	175.00'	6°44'32"	20.59'	20.58'	N36°32'59"W
C4	415.00'	2°20'11"	16.92'	16.92'	N84°15'44"W
C5	3,535.00'	6°08'10"	378.57'	378.39'	N82°21'44"W
C6	335.00'	65°08'30"	380.87'	360.69'	N46°43'25"W
C7	738.65'	63°00'17"	812.25'	771.94'	N45°39'18"W
C8	135.00'	27°00'27"	63.64'	63.05'	N63°39'13"W
C9	315.00'	42°17'52"	232.54'	227.30'	N31°15'11"E
C10	30.00'	113°42'35"	59.54'	50.24'	S70°44'35"E
C11	910.00'	71°29'36"	1,135.49'	1,063.25'	S85°02'08"W
C12	765.00'	22°31'50"	300.82'	298.89'	S60°33'15"W
C13	30.00'	78°42'37"	41.21'	38.05'	N68°49'31"W
C14	835.00'	7°55'35"	115.52'	115.43'	N33°26'01"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C15	250.00'	102°38'37"	447.87'	390.33'	N13°55'30"E
C16	410.00'	0°46'26"	5.54'	5.54'	S64°51'36"W
C17	620.00'	38°36'40"	417.81'	409.95'	N83°46'42"E
C18	35.00'	138°05'38"	84.36'	65.37'	N34°02'13"E
C19	965.00'	1°35'15"	26.74'	26.74'	S51°26'06"E
C20	15.00'	85°35'18"	22.41'	20.38'	N67°43'01"E
C21	635.00'	12°59'55"	144.06'	143.75'	S75°59'17"E
C22	25.00'	68°26'51"	29.87'	28.12'	S09°18'02"E
C23	670.00'	12°00'29"	140.42'	140.16'	S37°31'13"E
C24	35.00'	83°53'35"	51.25'	46.79'	S73°27'47"E
C25	35.00'	60°29'15"	36.95'	35.26'	N34°20'49"E
C26	30.00'	122°13'07"	63.99'	52.53'	S81°10'59"E
C27	220.00'	145°21'55"	558.16'	420.06'	S69°36'34"E
C28	30.00'	139°41'02"	73.14'	56.32'	S66°46'08"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N72°54'28"W	123.33'
L2	N87°51'56"W	39.79'
L3	N90°00'00"E	134.18'
L4	N00°00'00"E	50.26'
L5	S13°53'18"E	47.37'
L6	N75°14'05"E	175.58'
L7	N15°23'26"E	71.81'
L8	N01°12'14"E	47.36'
L9	N30°46'56"E	140.00'
L10	N30°46'56"E	210.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	N24°45'11"W	160.00'
L12	N25°31'37"W	210.00'
L13	N62°56'17"E	169.56'
L14	N36°31'21"E	28.89'
L15	S65°04'37"E	123.19'
L16	N24°55'23"E	73.86'
L17	S65°04'37"E	60.00'
L18	N64°35'26"E	44.11'
L19	N37°42'28"E	108.15'
L20	S75°44'11"E	420.45'

SHEET 1: OVERVIEW SHEET
SHEET 2-6: SKETCH
SHEET 7: LINE DATA & CURVE DATA
SHEET 8 & 9: LEGAL DESCRIPTION

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SKETCH & DESCRIPTION OF A
TRACT OF LAND LOCATED IN
SECTION 7, TOWNSHIP 40 S., RANGE 20 E.,
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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land of lying in Section 7, Township 40 South, Range 20 East, Sarasota County, Florida, and a portion of land lying in Palmera at Wellen Park Phase 2A, recorded in Plat Book 59, Page 105 of the Public Records of Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Palmera at Wellen Park Phases 1A, 1B, 1C, & 1D, recorded in Plat Book 58, Page 73, also being the Northeast corner of said Palmera at Wellen Park Phase 2A, of said Public Records of Sarasota County; thence along the West right-of-way line of Preto Boulevard South Extension Plat No.1, (130' wide public right-of-way, recorded in Plat Book 57, Page 282 of said Public Records); S.03°07'03"W., a distance of 519.19 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 10°41'57"; thence Southerly along the arc of said curve, a distance of 432.30 feet to the end of said curve; thence S.90°00'00"W., along a line non-tangent to the previously described curve, a distance of 1,114.77 feet; thence S.59°47'40"W., a distance of 164.68 feet; thence S.55°07'08"W., a distance of 655.59 feet to the point of curvature of a non-tangent curve to the right, having a radius of 500.00 feet and a central angle of 63°05'14"; thence Southerly along the arc of said curve, a distance of 550.54 feet, said curve having a chord bearing and distance of S.12°35'12"E., 523.15 feet, to the end of said curve; thence S.51°46'27"E., along a line non-tangent to the previously described curve, a distance of 45.26 feet; thence S.38°15'07"W., a distance of 138.30 feet; thence S.38°06'32"W., a distance of 53.36 feet; thence S.38°13'33"W., a distance of 138.34 feet; thence S.51°46'27"E., a distance of 101.29 feet; thence S.55°58'42"W., a distance of 409.45 feet to a point on the south line of Section 7; thence along said south line of Section 7, N.89°38'18"W., a distance of 317.92 feet; thence leaving said south line of Section 7, N.00°21'42"E., a distance of 130.70 feet to the point of curvature of a non-tangent curve to the right, having a radius of 175.00 feet and a central angle of 06°44'32"; thence Northwesterly along the arc of said curve, a distance of 20.59 feet, said curve having a chord bearing and distance of N.36°32'59"W., 20.58 feet, to the end of said curve; thence N.56°49'17"E., along a line non-tangent to the previously described curve, a distance of 82.58 feet; thence N.29°09'29"W., a distance of 270.30 feet; thence N.84°15'44"W., a distance of 76.22 feet to the point of curvature of a non-tangent curve to the left, having a radius of 415.00 feet and a central angle of 02°20'11"; thence Westerly along the arc of said curve, a distance of 16.92 feet, said curve having a chord bearing and distance of N.84°15'44"W., 16.92 feet, to a point of curvature of a reverse curve to the right having a radius of 3,535.00 feet and a central angle of 06°08'10"; thence Westerly along the arc of said curve, a distance of 378.57 feet, to a point of curvature of a compound curve to the right having a radius of 335.00 feet and a central angle of 65°08'30"; thence Northwesterly along the arc of said curve, a distance of 380.87 feet, to a point of curvature of a reverse curve to the left having a radius of 738.65 feet and a central angle of 63°00'17"; thence Northwesterly along the arc of said curve, a distance of 812.25 feet, to a point of curvature of a reverse curve to the right having a radius of 135.00 feet and a central angle of 27°00'27"; thence Northwesterly along the arc of said curve, a distance of 63.64 feet, to the end of said curve; thence N.72°54'28"W., a distance of 123.33 feet; thence N.87°51'56"W., a distance of 39.79 feet; thence N.00°02'35"W., a distance of 198.52 feet; thence N.90°00'00"E., a distance of 134.18 feet; thence N.00°00'00"E., a distance of 50.26 feet to the point of curvature of a non-tangent curve to the right, having a radius of 315.00 feet and a central angle of 42°17'52"; thence Northeasterly along the arc of said curve, a distance of 232.54 feet, said curve having a chord bearing and distance of N.31°15'11"E., 227.30 feet, to a point of curvature of a compound curve to the right having a radius of 30.00 feet and a central angle of 113°42'35"; thence Easterly along the arc of said curve, a distance of 59.54 feet, to the end of said curve; thence S.13°53'18"E., a distance of 47.37 feet; thence N.75°14'05"E., a distance of 175.58 feet; thence N.89°20'46"E., a distance of 1,340.51 feet; thence N.15°23'26"E., a distance of 71.81 feet; thence N.01°12'14"E., a distance of 47.36 feet; thence N.30°46'56"E., a distance of 140.00 feet; thence continue N.30°46'56"E. along said line, a distance of 210.00 feet; thence N.59°13'04"W., a distance of 476.56 feet to a point of curvature of a curve to the left having a radius of 910.00 feet and a central angle of 71°29'36"; thence Westerly along the arc of said curve, a distance of 1,135.49 feet, to a point of curvature of a reverse curve to the right having a radius of 765.00 feet and a central angle of 22°31'50"; thence Southwesterly along the arc of said curve, a distance of 300.82 feet, to a point of curvature of a compound curve to the right having a radius of 30.00 feet and a central angle of 78°42'37"; thence Westerly along the arc of said curve, a distance of 41.21 feet, to a point of curvature of a reverse curve to the left having a radius of 835.00 feet and a central angle of 07°55'35"; thence Northwesterly along the arc of said curve, a distance of 115.52 feet, to a point of curvature of a reverse curve to the right having a radius of 250.00 feet and a

SHEET 1: OVERVIEW SHEET

SHEET 2-6: SKETCH

SHEET 7: LINE DATA & CURVE DATA

SHEET 8 & 9: LEGAL DESCRIPTION

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central angle of 102°38'37"; thence Northerly along the arc of said curve, a distance of 447.87 feet, to the end of said curve; thence N.24°45'11"W., a distance of 160.00 feet to the point of curvature of a non-tangent curve to the left, having a radius of 410.00 feet and a central angle of 00°46'26"; thence Southwesterly along the arc of said curve, a distance of 5.54 feet, said curve having a chord bearing and distance of S.64°51'36"W., 5.54 feet, to the end of said curve; thence N.25°31'37"W., along a line non-tangent to the previously described curve, a distance of 210.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 620.00 feet and a central angle of 38°36'40"; thence Easterly along the arc of said curve, a distance of 417.81 feet, said curve having a chord bearing and distance of N.83°46'42"E., 409.95 feet, to a point of curvature of a reverse curve to the left having a radius of 35.00 feet and a central angle of 138°05'38"; thence Northeasterly along the arc of said curve, a distance of 84.36 feet, to the end of said curve; thence N.75°11'25"E., a distance of 1,354.47 feet; thence N.62°56'17"E., a distance of 169.56 feet to the point of curvature of a non-tangent curve to the left, having a radius of 965.00 feet and a central angle of 01°35'15"; thence Southeasterly along the arc of said curve, a distance of 26.74 feet, said curve having a chord bearing and distance of S.51°26'06"E., 26.74 feet, to the end of said curve; thence N.36°31'21"E., along a line non-tangent to the previously described curve, a distance of 28.89 feet; thence S.65°04'37"E., a distance of 123.19 feet; thence N.24°55'23"E., a distance of 73.86 feet; thence S.65°04'37"E., a distance of 60.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 15.00 feet and a central angle of 85°35'18"; thence Easterly along the arc of said curve, a distance of 22.41 feet, said curve having a chord bearing and distance of N.67°43'02"E., 20.38 feet, to a point of curvature of a reverse curve to the left having a radius of 635.00 feet and a central angle of 12°59'55"; thence Easterly along the arc of said curve, a distance of 144.06 feet, to the end of said curve; thence S.24°55'23"W., a distance of 766.65 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 68°26'51"; thence Southerly along the arc of said curve, a distance of 29.87 feet, to a point of curvature of a reverse curve to the right having a radius of 670.00 feet and a central angle of 12°00'29"; thence Southeasterly along the arc of said curve, a distance of 140.42 feet, to a point of curvature of a reverse curve to the left having a radius of 35.00 feet and a central angle of 83°53'35"; thence Easterly along the arc of said curve, a distance of 51.25 feet, to the end of said curve; thence N.64°35'26"E., a distance of 44.11 feet to the point of curvature of a non-tangent curve to the left, having a radius of 35.00 feet and a central angle of 60°29'15"; thence Northeasterly along the arc of said curve, a distance of 36.95 feet, said curve having a chord bearing and distance of N.34°20'49"E., 35.26 feet, to the end of said curve; thence S.87°56'32"E., a distance of 745.31 feet to the point of curvature of a non-tangent curve to the left, having a radius of 30.00 feet and a central angle of 122°13'07"; thence Easterly along the arc of said curve, a distance of 63.99 feet, said curve having a chord bearing and distance of S.81°10'59"E., 52.53 feet, to the end of said curve; thence N.37°42'28"E., along a line non-tangent to the previously described curve, a distance of 108.15 feet to a point of curvature of a curve to the right having a radius of 220.00 feet and a central angle of 145°21'55"; thence Easterly along the arc of said curve, a distance of 558.16 feet, to a point of curvature of a reverse curve to the left having a radius of 30.00 feet and a central angle of 139°41'02"; thence Southeasterly along the arc of said curve, a distance of 73.14 feet, to the end of said curve; thence S.75°44'11"E., a distance of 420.45 feet to the POINT OF BEGINNING.

Containing 6,773,765 square feet or 155.5043 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 South line of Section 7, being N.89°38'18"W.
3. This is a sketch only and does not represent a field survey.



SHEET 1: OVERVIEW SHEET
SHEET 2-6: SKETCH
SHEET 7: LINE DATA & CURVE DATA
SHEET 8 & 9: LEGAL DESCRIPTION

Joseph A. Kelly, P.S.M.
Florida Registration No. 7141

Date of Signature

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Second Supplemental Special Assessment Methodology Report Series 2025 Bonds

WEST VILLAGES IMPROVEMENT DISTRICT
Unit of Development No. 10

October 30, 2025

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 Second Supplemental Special Assessment Methodology Report (the “Second 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 1,090 residential dwelling units of varying product types.

Unit No. 10 includes approximately 878.3+/- 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 (the “Master Engineer’s Report”) was prepared by Dewberry Engineers Inc., and 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 Series 2025 Bonds dated September 11, 2025 (the “Supplemental Engineer’s Report” and together with the Master Engineer’s Report, the “Engineer’s Report”) was prepared by Stantec Consulting Services Inc. (the “District Engineer”) and sets forth the portion of the Project consisting of neighborhood improvements related to Assessment Area Two (hereinafter defined).

The District presently plans to issue \$8,360,000 of its Capital Improvement Revenue Bonds (Unit of Development No. 10), Series 2025 (Assessment Area Two) (the “Series 2025 Bonds”) to finance a portion of the master¹ and neighborhood infrastructure improvements comprising the Project relative to Assessment Area Two 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 Second Supplemental Report supplements the Master Special Assessment Methodology Report, (Unit of Development No. 10) dated January 11, 2024 (the “Master Report”), and will equitably allocate the costs being incurred by the District to issue the Series 2025 Bonds in order finance a portion of the Unit No. 10 Improvements benefiting certain assessable lands within Assessment Area Two 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 master infrastructure² and neighborhood infrastructure for Phase 2A and

¹ Only to the extent not otherwise financed by a prior series of bonds.

² Only to the extent not otherwise financed by a prior series of bonds.

a portion of Phase 2B-1 within Unit No. 10 ("Assessment Area Two") is estimated to be \$44,900,000 (collectively, the "Assessment Area Two Project"). A detail of the estimated costs of the Assessment Area Two Project is included herein on **Table A**.

The Project area consists of approximately 878.3 gross acres of land and Assessment Area Two is anticipated to include approximately 206 of the planned 1,090 residential units of various unit types as outlined on **Table C** over approximately 155.50 acres.

The Series 2025 Bonds, when issued will be repaid through the levy of non-ad valorem special assessments on all assessable property in Assessment Area Two within Unit No. 10 (the "Series 2025 Assessments"). Any portion of the Assessment Area Two Project not financed through the issuance of the Series 2025 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 Project identified in this Second 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 2025 Bonds, the District will impose the Series 2025 Assessments on benefited real property within Assessment Area Two within Unit No. 10. These Series 2025 Assessments are based on the direct, special and peculiar benefits accruing to such property from the improvements comprising the Assessment Area Two 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 Two 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 2025 Assessments placed upon various benefited properties in Assessment Area Two within Unit No. 10 must be sufficient to cover the debt service of the Series 2025 Bonds that will be issued for financing all or a portion of the Assessment Area Two Project. The Series 2025 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 Two 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 Two 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 2025 Bonds, the District's debt will be distributed on lands planned

to contain 206 residential dwelling units consisting of one hundred-three (103) 50' lots, fifteen (15) 65' lots, and eighty-eight (88) 75' lots as outlined herein on **Table F** and **Exhibit "A"** attached hereto. For the purpose of this Second Supplemental 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*. (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 2025 Assessments, this method results in a fair allocation of benefits and an equitable allocation of costs for the Assessment Area Two 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 Two 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 2025 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 2025 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 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 Assessment Area Two Project is \$44,900,000. The construction program and the costs associated with the Assessment Area Two Project within Unit No. 10 are identified herein on **Table A**.

All or a portion of the capital improvements comprising the Assessment Area Two Project are assumed to be financed by the Series 2025 Bonds which, when issued, will be payable from and secured by the Series 2025 Assessments levied annually against all assessable properties within Assessment Area Two within Unit No. 10 in the District. Based on the current market conditions the total aggregate principal amount of the Series 2025 Bonds (\$8,360,000) for Unit No. 10 is shown herein on **Table B**. The proceeds of the Series 2025 Bonds will provide a maximum of \$7,739,040 for construction related costs. The sizing of the Series 2025 Bonds includes a debt service reserve fund equal to 50% of the maximum annual net debt service and issuance costs 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 Two Project (estimated at \$44,900,000) is initially based on the estimated number of product types and residential dwelling units (206) projected to be constructed within Assessment Area Two within Unit No. 10 in the District and benefited by the infrastructure improvements comprising the Assessment Area Two Project. Based on a Series 2025 Bond size of \$8,360,000 at an average interest rate of 5.37% the annual debt service on the Unit No. 10 Bonds will be \$559,487.50 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 Two Project is at least 254.50.

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 254.50, 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 254.50, 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 2025 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 254.50 after the filing of the final plat for Assessment Area Two, then the District shall equitably reallocate the assessments resulting in a reduction in the per 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 2025 Assessments and is developed in such a manner as to receive special benefit from the Assessment Area Two 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 2025 Assessments while all currently assessed parcels will receive a relative reduction in their Series 2025 Assessments.

8.0 PRELIMINARY ASSESSMENT ROLL

The debt associated with the District’s improvement plan will be initially distributed on 103 platted residential units in Phase 2A as follows: fifteen (15) 65’ lots and eighty-eight (88) 75’ lots. The

remainder of the debt will be distributed on the 59.79 undeveloped acreage on a gross acre basis in Phase 2B-1 within Assessment Area Two. As platting occurs in Phase 2B-1, the debt assessments will be assigned on a first platted first assessed basis to the remaining planned 103 residential units in Phase 2B-1.

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 Second 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 2A + 2B-1)

	Master Infrastructure*	Village I Phase 2A	Village I Phase 2B-1	Total
COLLECTOR AND ARTERIAL ROADS	\$ 21,100,000	\$ -	\$ -	\$ 21,100,000
EARTHWORK	\$ 200,000	\$ 400,000	\$ 300,000	\$ 900,000
DRAINAGE AND STORMWATER	\$ 200,000	\$ 1,300,000	\$ 1,100,000	\$ 2,600,000
POTABLE WATER	\$ 4,800,000	\$ 500,000	\$ 400,000	\$ 5,700,000
WASTEWATER	\$ 6,700,000	\$ 1,100,000	\$ 900,000	\$ 8,700,000
PROFESSIONAL SERVICES	\$ 5,000,000	\$ 495,000	\$ 405,000	\$ 5,900,000
Total	\$ 38,000,000	\$ 3,795,000	\$ 3,105,000	\$ 44,900,000

*As of October 20, 2025, \$13,955,148 was previously spent from the Series 2024 Bond proceeds.

TABLE B

BOND SIZING

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 10**

	BOND SIZING
Par Amount*	\$ 8,360,000
Original Issue Discount	\$ (31,066)
Debt Service Reserve Fund (DSRF)	\$ (279,744)
Capitalized Interest	\$ -
Issuance Costs	\$ (310,150)
Construction Funds	\$ 7,739,040
Bond Interest Rate (Average Coupon)	5.37%
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*
50'	103	1.00	103.00	\$ 18,171,709	\$ 176,424
65'	15	1.30	19.50	\$ 3,440,275	\$ 229,352
75'	88	1.50	132.00	\$ 23,288,016	\$ 264,637
Total	206	N/A	254.50	\$ 44,900,000	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*
50'	103	1.00	103.00	\$ 3,383,418	\$ 32,849
65'	15	1.30	19.50	\$ 640,550	\$ 42,703
75'	88	1.50	132.00	\$ 4,336,031	\$ 49,273
Total	206	N/A	254.50	\$ 8,360,000	N/A

*Rounded

TABLE E

CALCULATION OF ANNUAL DEBT SERVICE

WEST VILLAGES IMPROVEMENT DISTRICT

UNIT 10

		2025 Series Bond Debt
1	Maximum Annual Debt Service	\$ 559,487.50
2	Maximum Annual Debt Service Assessment to be Collected	\$ 595,199.47 *
3	Total Number of Unplatted Gross Acres in Assessment Area Two (2B-1)	59.79
4	Maximum Annual Debt Service per Gross Acre (2B-1)	\$ 3,787.14
5	Total Number of Residential Units Planned (Assessment Area Two)	206
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*
50'	103	1.00	103.00	\$ 240,886.23	\$ 2,338.70
65'	15	1.30	19.50	\$ 45,604.67	\$ 3,040.31
75'	88	1.50	132.00	\$ 308,708.56	\$ 3,508.05
TOTAL	206	N/A	254.50	\$ 595,199.47	N/A

*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	Gross Acreage by Parcel/ Platted Unit Type	*Maximum Annual Debt Assessment Per Acre/Unit*	Par Debt Per Acre/Unit	Total Par Debt Per Acreage/Unit Type
65' - Phase 2A - Platted	15	\$ 3,040.31	\$ 42,703.34	\$ 640,550.10
75' - Phase 2A - Platted	88	\$ 3,508.05	\$ 49,273.08	\$ 4,336,031.43
Phase 2B-1 - Acreage	59.79	\$ 4,028.87	\$ 56,588.37	\$ 3,383,418.47
TOTALS		N/A	N/A	\$ 8,360,000.00

*1Grossed 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.

Exhibit "A"

DESCRIPTION (as prepared by the certifying Surveyor and Mapper) :

A tract of land of lying in Section 7, Township 40 South, Range 20 East, Sarasota County, Florida, and a portion of land lying in Palmera at Wellen Park Phase 2A, recorded in Plat Book 59, Page 105 of the Public Records of Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Palmera at Wellen Park Phases 1A, 1B, 1C, & 1D, recorded in Plat Book 58, Page 73, also being the Northeast corner of said Palmera at Wellen Park Phase 2A, of said Public Records of Sarasota County; thence along the West right-of-way line of Preto Boulevard South Extension Plat No.1, (130' wide public right-of-way, recorded in Plat Book 57, Page 282 of said Public Records); S.03°07'03"W., a distance of 519.19 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 10°41'57"; thence Southerly along the arc of said curve, a distance of 432.30 feet to the end of said curve; thence S.90°00'00"W., along a line non-tangent to the previously described curve, a distance of 1,114.77 feet; thence S.59°47'40"W., a distance of 164.68 feet; thence S.55°07'08"W., a distance of 655.59 feet to the point of curvature of a non-tangent curve to the right, having a radius of 500.00 feet and a central angle of 63°05'14"; thence Southerly along the arc of said curve, a distance of 550.54 feet, said curve having a chord bearing and distance of S.12°35'12"E., 523.15 feet, to the end of said curve; thence S.51°46'27"E., along a line non-tangent to the previously described curve, a distance of 45.26 feet; thence S.38°15'07"W., a distance of 138.30 feet; thence S.38°06'32"W., a distance of 53.36 feet; thence S.38°13'33"W., a distance of 138.34 feet; thence S.51°46'27"E., a distance of 101.29 feet; thence S.55°58'42"W., a distance of 409.45 feet to a point on the south line of Section 7; thence along said south line of Section 7, N.89°38'18"W., a distance of 317.92 feet; thence leaving said south line of Section 7, N.00°21'42"E., a distance of 130.70 feet to the point of curvature of a non-tangent curve to the right, having a radius of 175.00 feet and a central angle of 06°44'32"; thence Northwesterly along the arc of said curve, a distance of 20.59 feet, said curve having a chord bearing and distance of N.36°32'59"W., 20.58 feet, to the end of said curve; thence N.56°49'17"E., along a line non-tangent to the previously described curve, a distance of 82.58 feet; thence N.29°09'29"W., a distance of 270.30 feet; thence N.84°15'44"W., a distance of 76.22 feet to the point of curvature of a non-tangent curve to the left, having a radius of 415.00 feet and a central angle of 02°20'11"; thence Westerly along the arc of said curve, a distance of 16.92 feet, said curve having a chord bearing and distance of N.84°15'44"W., 16.92 feet, to a point of curvature of a reverse curve to the right having a radius of 3,535.00 feet and a central angle of 06°08'10"; thence Westerly along the arc of said curve, a distance of 378.57 feet, to a point of curvature of a compound curve to the right having a radius of 335.00 feet and a central angle of 65°08'30"; thence Northwesterly along the arc of said curve, a distance of 380.87 feet, to a point of curvature of a reverse curve to the left having a radius of 738.65 feet and a central angle of 63°00'17"; thence Northwesterly along the arc of said curve, a distance of 812.25 feet, to a point of curvature of a reverse curve to the right having a radius of 135.00 feet and a central angle of 27°00'27"; thence Northwesterly along the arc of said curve, a distance of 63.64 feet, to the end of said curve; thence N.72°54'28"W., along a line non-tangent to the previously described curve a distance of 123.33 feet; thence N.87°51'56"W., a distance of 39.79 feet; thence N.00°02'35"W., a distance of 198.52 feet; thence N.90°00'00"E., a distance of 134.18 feet; thence N.00°00'00"E., a distance of 50.26 feet to the point of curvature of a non-tangent curve to the right, having a radius of 315.00 feet and a central angle of 42°17'52"; thence Northeasterly along the arc of said curve,

Exhibit "A"

a distance of 232.54 feet, said curve having a chord bearing and distance of N.31°15'11"E., 227.30 feet, to a point of curvature of a compound curve to the right having a radius of 30.00 feet and a central angle of 113°42'35"; thence Easterly along the arc of said curve, a distance of 59.54 feet, to the point of tangency of said curve; thence S.13°53'18"E., a distance of 47.37 feet; thence N.75°14'05"E., a distance of 175.58 feet; thence N.89°20'46"E., a distance of 1,340.51 feet; thence N.15°23'26"E., a distance of 71.81 feet; thence N.01°12'14"E., a distance of 47.36 feet; thence N.30°46'56"E., a distance of 140.00 feet; thence continue N.30°46'56"E. along said line, a distance of 210.00 feet; thence N.59°13'04"W., a distance of 476.56 feet to a point of curvature of a curve to the left having a radius of 910.00 feet and a central angle of 71°29'36"; thence Westerly along the arc of said curve, a distance of 1,135.49 feet, to a point of curvature of a reverse curve to the right having a radius of 765.00 feet and a central angle of 22°31'50"; thence Southwesterly along the arc of said curve, a distance of 300.82 feet, to a point of curvature of a compound curve to the right having a radius of 30.00 feet and a central angle of 78°42'37"; thence Westerly along the arc of said curve, a distance of 41.21 feet, to a point of curvature of a reverse curve to the left having a radius of 835.00 feet and a central angle of 07°55'35"; thence Northwesterly along the arc of said curve, a distance of 115.52 feet, to a point of curvature of a reverse curve to the right having a radius of 250.00 feet and a central angle of 102°38'37"; thence Northerly along the arc of said curve, a distance of 447.87 feet, to the end of said curve; thence N.24°45'11"W., along a line non-tangent to the previously described curve a distance of 160.00 feet to the point of curvature of a non-tangent curve to the left, having a radius of 410.00 feet and a central angle of 00°46'26"; thence Southwesterly along the arc of said curve, a distance of 5.54 feet, said curve having a chord bearing and distance of S.64°51'36"W., 5.54 feet, to the end of said curve; thence N.25°31'37"W., along a line non-tangent to the previously described curve, a distance of 210.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 620.00 feet and a central angle of 38°36'40"; thence Easterly along the arc of said curve, a distance of 417.81 feet, said curve having a chord bearing and distance of N.83°46'42"E., 409.95 feet, to a point of curvature of a reverse curve to the left having a radius of 35.00 feet and a central angle of 138°05'38"; thence Northeasterly along the arc of said curve, a distance of 84.36 feet, to the end of said curve; thence N.75°11'25"E., a distance of 1,354.47 feet; thence N.62°56'17"E., a distance of 169.56 feet to the point of curvature of a non-tangent curve to the left, having a radius of 965.00 feet and a central angle of 01°35'15"; thence Southeasterly along the arc of said curve, a distance of 26.74 feet, said curve having a chord bearing and distance of S.51°26'06"E., 26.74 feet, to the end of said curve; thence N.36°31'21"E., along a line non-tangent to the previously described curve, a distance of 28.89 feet; thence S.65°04'37"E., a distance of 123.19 feet; thence N.24°55'23"E., a distance of 73.86 feet; thence S.65°04'37"E., a distance of 60.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 15.00 feet and a central angle of 85°35'18"; thence Easterly along the arc of said curve, a distance of 22.41 feet, said curve having a chord bearing and distance of N.67°43'02"E., 20.38 feet, to a point of curvature of a reverse curve to the left having a radius of 635.00 feet and a central angle of 12°59'55"; thence Easterly along the arc of said curve, a distance of 144.06 feet, to the end of said curve; thence S.24°55'23"W., a distance of 766.65 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 68°26'51"; thence Southerly along the arc of said curve, a distance of 29.87 feet, to a point of curvature of a reverse curve to the right having a radius of 670.00 feet and a central angle of 12°00'29"; thence Southeasterly along the arc of said curve, a distance of 140.42 feet, to a point of curvature of a reverse curve to the left having a radius of 35.00 feet and a central angle of 83°53'35"; thence Easterly along the arc of said curve, a distance of 51.25 feet, to the end of said

Exhibit "A"

curve; thence N.64°35'26"E., a distance of 44.11 feet to the point of curvature of a non-tangent curve to the left, having a radius of 35.00 feet and a central angle of 60°29'15"; thence Northeasterly along the arc of said curve, a distance of 36.95 feet, said curve having a chord bearing and distance of N.34°20'49"E., 35.26 feet, to the end of said curve; thence S.87°56'32"E., a distance of 745.31 feet to the point of curvature of a non-tangent curve to the left, having a radius of 30.00 feet and a central angle of 122°13'07"; thence Easterly along the arc of said curve, a distance of 63.99 feet, said curve having a chord bearing and distance of S.81°10'59"E., 52.53 feet, to the end of said curve; thence N.37°42'28"E., along a line non-tangent to the previously described curve, a distance of 108.15 feet to a point of curvature of a curve to the right having a radius of 220.00 feet and a central angle of 145°21'55"; thence Easterly along the arc of said curve, a distance of 558.16 feet, to a point of curvature of a reverse curve to the left having a radius of 30.00 feet and a central angle of 139°41'02"; thence Southeasterly along the arc of said curve, a distance of 73.14 feet, to the end of said curve; thence S.75°44'11"E., a distance of 420.45 feet to the POINT OF BEGINNING.

Containing 6,773,765 square feet or 155.5043 acres, more or less.

RESOLUTION 2025-41

UNIT OF DEVELOPMENT NO. 10 - SERIES 2025 BONDS

(ASSESSMENT AREA TWO 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 2025 (ASSESSMENT AREA TWO); 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 2025 BONDS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2025 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, relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2024-06, 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 30, 2025, the District entered into a Bond Purchase Contract whereby it agreed to sell its \$8,360,000 Capital Improvement Revenue Bonds (Unit of Development No. 10), Series 2025 (Assessment Area Two) (the "Series 2025 Bonds"); and

WHEREAS, pursuant to and consistent with Resolution 2024-06, the District desires to set forth the particular terms of the sale of the Series 2025 Bonds and confirm the lien of the special assessments securing the Series 2025 Bonds (the "Series 2025 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 Resolution 2024-06.

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. That Resolution 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 (the "Master Engineer's Report"), as supplemented by the *West Villages Improvement District Unit of Development No. 10 Supplemental Engineer's Report, Phase 2A and 2B-1*, dated September 11, 2025, 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 master and Phase 2A and 2B-1 neighborhood improvements to be financed with the Series 2025 Bonds (the "Series 2025 Improvements"). The District hereby confirms that the Series 2025 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 2025 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 2025 Bonds.

(c) The final *Second Supplemental Special Assessment Methodology Report Series 2025 Bonds – West Villages Improvement District Unit of Development No. 10*, dated October 30, 2025, 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, (the "Master Assessment Report") to the actual terms of the Series 2025 Bonds. The Supplemental Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2025 Bonds.

(d) The Series 2025 Improvements will specially benefit all of the developable, assessable acreage within "Assessment Area Two" 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 2025 Improvements financed with the Series 2025 Bonds to such specially benefited properties within the District as set forth in Resolution 2024-06 and this Resolution.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2025 BONDS. As provided in Resolution 2024-06, this Resolution is intended to set forth the terms of the Series 2025 Bonds and the final amount of the lien of the special assessments securing those bonds. The Series 2025 Bonds, in a par amount of \$8,360,000 shall bear such rates of interest and maturity as shown on **Exhibit C** attached hereto. The final payment on the Series 2025 Bonds shall be due on November 1, 2055. The sources and uses of funds of the Series 2025 Bonds shall be as set forth in **Exhibit D**. The debt service due on the Series 2025 Bonds is set forth on **Exhibit E** attached hereto. The lien of the special assessments securing the Series 2025 Bonds on all assessable, developable land within Assessment Area Two within Unit No. 10 shall be the principal amount due on the Series 2025 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 2025 BONDS.

(a) The special assessments for the Series 2025 Bonds shall be allocated in accordance with **Exhibit B** which allocation shall initially be distributed to fifteen (15) 65' lots and eighty-eight (88) 75' lots in Phase 2A within Assessment Area Two. The remaining debt will be distributed on an equal acreage basis on all of the remaining benefiting developable acreage within Phase 2B-1 within Assessment Area Two, approximately 59.79 acres, and will be further allocated as lands are platted. The Supplemental Assessment Report is consistent with the District's Master Assessment Methodology. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the District's Series 2025 Bonds. The estimated costs of collection of the special assessments for the Series 2025 Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the special assessments securing the Series 2025 Bonds includes all developable, assessable land within Assessment Area Two 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 Two, the District may, by supplemental resolution, determine such land to be benefited by the Series 2025 Improvements and reallocate the special assessments securing the Series 2025 Bonds and impose special assessments on the newly added and benefited property.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the *Master Trust Indenture* and *Second Supplemental Trust Indenture*, dated as of April 1, 2024 and November 1, 2025, respectively, the District shall begin annual collection of special assessments for the Series 2025 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 2025 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 Resolution 2024-06, 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 Two, the special assessments securing the Series 2025 Bonds shall be allocated to such lands as set forth in Resolution 2024-06, this Resolution, and the Supplemental Assessment Report, including, without limitation, the application of the True-Up process set forth in Section 8 of Resolution 2024-06. Based on the final par amount of \$8,360,000 in Series 2025 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 2025 Bonds only to the credit of the Series 2025 Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the *Second Supplemental Trust Indenture* governing the Series 2025 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 Resolution 2024-06, which remains in full force and effect. This Resolution and Resolution 2024-06 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 2025 Special Assessments securing the Series 2025 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 13th day of November, 2025.

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*

West Villages Improvement District Unit of Development No. 10 Supplemental Engineer's Report, Phase 2A and 2B-1, dated September 11, 2025,

Exhibit B: *Second Supplemental Special Assessment Methodology Report Series 2025 Bonds – West Villages Improvement District Unit of Development No. 10, dated October 30, 2025*

Exhibit C: Maturities and Coupon of Series 2025 Bonds

Exhibit D: Sources and Uses of Funds for Series 2025 Bonds

Exhibit E: Annual Debt Service Payment Due on Series 2025 Bonds

Composite Exhibit A

***West Villages Improvement District Unit of Development No. 10 Master Engineer's Report,
dated January 11, 2024***

***West Villages Improvement District Unit of Development No. 10 Supplemental Engineer's
Report, Phase 2A and 2B-1 dated September 11, 2025***

Exhibit B

***Second Supplemental Special Assessment Methodology Report Series 2025 Bonds – West
Villages Improvement District Unit of Development No. 10, dated October 30, 2025***

Exhibit C

Maturities and Coupon of Series 2025 Bonds

BOND PRICING

West Villages Improvement District
Special Assessment Revenue Bonds (Unit of Development No. 10), Series 2025 (Assessment Area Two)

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term 1:	05/01/2030	720,000	4.000%	4.000%	100.000
Term 2:	05/01/2035	855,000	4.250%	4.250%	100.000
Term 3:	05/01/2045	2,500,000	5.250%	5.250%	100.000
Term 4:	05/01/2055	4,285,000	5.500%	5.550%	99.275
		8,360,000			

Dated Date	11/19/2025	
Delivery Date	11/19/2025	
First Coupon	05/01/2026	
Par Amount	8,360,000.00	
Original Issue Discount	-31,066.25	
Production	8,328,933.75	99.628394%
Underwriter's Discount	-125,400.00	-1.500000%
Purchase Price	8,203,533.75	98.128394%
Accrued Interest		
Net Proceeds	8,203,533.75	

Exhibit D

Sources and Uses of Funds for Series 2025 Bonds

SOURCES AND USES OF FUNDS

West Villages Improvement District
Special Assessment Revenue Bonds (Unit of Development No. 10), Series 2025 (Assessment Area Two)

Sources:

Bond Proceeds:	
Par Amount	8,360,000.00
Original Issue Discount	-31,066.25
	8,328,933.75

Uses:

Other Fund Deposits:	
Debt Service Reserve Fund (50% MADS)	279,743.75
Delivery Date Expenses:	
Cost of Issuance	184,750.00
Underwriter's Discount	125,400.00
	310,150.00
Other Uses of Funds:	
Construction Fund	7,739,040.00
	8,328,933.75

Exhibit E

Annual Debt Service Payment Due on Series 2025 Bonds

BOND DEBT SERVICE

West Villages Improvement District
Special Assessment Revenue Bonds (Unit of Development No. 10), Series 2025 (Assessment Area Two)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2026	150,000	4.000%	194,428.13	344,428.13	
11/01/2026			213,031.25	213,031.25	557,459.38
05/01/2027	135,000	4.000%	213,031.25	348,031.25	
11/01/2027			210,331.25	210,331.25	558,362.50
05/01/2028	140,000	4.000%	210,331.25	350,331.25	
11/01/2028			207,531.25	207,531.25	557,862.50
05/01/2029	145,000	4.000%	207,531.25	352,531.25	
11/01/2029			204,631.25	204,631.25	557,162.50
05/01/2030	150,000	4.000%	204,631.25	354,631.25	
11/01/2030			201,631.25	201,631.25	556,262.50
05/01/2031	155,000	4.250%	201,631.25	356,631.25	
11/01/2031			198,337.50	198,337.50	554,968.75
05/01/2032	165,000	4.250%	198,337.50	363,337.50	
11/01/2032			194,831.25	194,831.25	558,168.75
05/01/2033	170,000	4.250%	194,831.25	364,831.25	
11/01/2033			191,218.75	191,218.75	556,050.00
05/01/2034	180,000	4.250%	191,218.75	371,218.75	
11/01/2034			187,393.75	187,393.75	558,612.50
05/01/2035	185,000	4.250%	187,393.75	372,393.75	
11/01/2035			183,462.50	183,462.50	555,856.25
05/01/2036	195,000	5.250%	183,462.50	378,462.50	
11/01/2036			178,343.75	178,343.75	556,806.25
05/01/2037	205,000	5.250%	178,343.75	383,343.75	
11/01/2037			172,962.50	172,962.50	556,306.25
05/01/2038	215,000	5.250%	172,962.50	387,962.50	
11/01/2038			167,318.75	167,318.75	555,281.25
05/01/2039	230,000	5.250%	167,318.75	397,318.75	
11/01/2039			161,281.25	161,281.25	558,600.00
05/01/2040	240,000	5.250%	161,281.25	401,281.25	
11/01/2040			154,981.25	154,981.25	556,262.50
05/01/2041	255,000	5.250%	154,981.25	409,981.25	
11/01/2041			148,287.50	148,287.50	558,268.75
05/01/2042	270,000	5.250%	148,287.50	418,287.50	
11/01/2042			141,200.00	141,200.00	559,487.50
05/01/2043	280,000	5.250%	141,200.00	421,200.00	
11/01/2043			133,850.00	133,850.00	555,050.00
05/01/2044	295,000	5.250%	133,850.00	428,850.00	
11/01/2044			126,106.25	126,106.25	554,956.25
05/01/2045	315,000	5.250%	126,106.25	441,106.25	
11/01/2045			117,837.50	117,837.50	558,943.75
05/01/2046	330,000	5.500%	117,837.50	447,837.50	
11/01/2046			108,762.50	108,762.50	556,600.00
05/01/2047	350,000	5.500%	108,762.50	458,762.50	
11/01/2047			99,137.50	99,137.50	557,900.00
05/01/2048	370,000	5.500%	99,137.50	469,137.50	
11/01/2048			88,962.50	88,962.50	558,100.00
05/01/2049	390,000	5.500%	88,962.50	478,962.50	
11/01/2049			78,237.50	78,237.50	557,200.00
05/01/2050	410,000	5.500%	78,237.50	488,237.50	
11/01/2050			66,962.50	66,962.50	555,200.00
05/01/2051	435,000	5.500%	66,962.50	501,962.50	
11/01/2051			55,000.00	55,000.00	556,962.50
05/01/2052	460,000	5.500%	55,000.00	515,000.00	
11/01/2052			42,350.00	42,350.00	557,350.00
05/01/2053	485,000	5.500%	42,350.00	527,350.00	

BOND DEBT SERVICE

West Villages Improvement District
Special Assessment Revenue Bonds (Unit of Development No. 10), Series 2025 (Assessment Area Two)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2053			29,012.50	29,012.50	556,362.50
05/01/2054	515,000	5.500%	29,012.50	544,012.50	
11/01/2054			14,850.00	14,850.00	558,862.50
05/01/2055	540,000	5.500%	14,850.00	554,850.00	
11/01/2055					554,850.00
	8,360,000		8,350,115.63	16,710,115.63	16,710,115.63

West Villages Improvement District

Unit of Development No. 11 Supplemental Engineer's Report
October 9, 2025



Prepared for:
West Villages Improvement District
19503 S. West Villages Parkway Suite #A3 Venice,
Florida 34293

Phone: 941.244.270

Prepared by:
Stantec Consulting Services Inc.
777 S Harbour Island Blvd, Suite 600
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Submittal to: West Villages Improvement District

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Project/File: 238202231

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Aerial Location Map
Unit 11 Phase 1A Sketch & 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 (“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. 11 - Phase 1A (“Phase 1A”). 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 1A, 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. 11 – Phase 1A

An Aerial Location Map showing the location of Phase 1A is included as Exhibit A. The legal description(s) and sketch(es) are included as Exhibit B and reflect the lands included in Phase 1A. These lands total approximately 176.98 acres. A land use summary is presented in Table 1.1.

Table 3.1 Land Use Summary

LAND USE SUMMARY	
LAND USE	UNIT AREA (AC)
PHASE 1A	
Residential Land (Single-Family Lots)	47.07
Roadways Infrastructure & Public Facilities	20.64
Open Space/Conservation Areas/Parks/Amenity	74.39
Master Stormwater System	34.88
TOTAL	176.98

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Table 3.2 Lot Types

LOT TYPE SUMMARY	
LOT WIDTH	PHASE 1A
37.5x130ft Attached Villa	52
45x130-ft Single Family	75
52x130-ft Single Family	18
57x130-ft Single Family	60
72x120-ft Single Family	54
TOTAL	259

4 Existing Conditions

4.1 Topography

The area within Phase 1A is relatively flat with site elevations ranging from approximately nine (9) feet to fifteen (15) feet. The land within Phase 1A 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 Phase 1A are identified as SCS Soil No. 10, EauGallie and Myakka Fine Sands, SCS Soil No. 22, Holopaw fine sand, SCS Soil No. 31, Pineda Fine Sand, and Pople Fine Sand. 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 1A 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 1A is located within Sarasota County, Florida (“County”). The zoning for Phase 1A is Residential Single Family Planned Unit Development. The plans for the Phase 1A project are currently being designed and prepared for development review and approval with the County. It is expected that the County will approve uses compatible with the adopted Sarasota County Comprehensive Plan (“SCCP”).

5 Infrastructure Plans

5.1 Public Infrastructure Improvements

WVID has formed Unit 11 to finance infrastructure design and construction to provide public infrastructure for Phase 1A and its ultimate property owners.

The improvements will be consistent with the SCCP and implementing ordinances, studies, plans, and may include:

- Drainage and stormwater improvements;
- Water and sewer facilities;
- Irrigation facilities and
- Consulting and contingencies.

Access to Phase 1A will be provided via Boca Royale Boulevard and Hogan Circle to the west. A future roadway connection to Preto Boulevard will be through future Keyway Road. Potable water and sanitary sewer services will be provided by the Englewood Water District.

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 1A 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
Boca Royale East Phase 1A		
Sarasota County	23-111441-00-DS	05/03/2024
Sarasota County Tree Removal	EP-TREE-24-00083	06/06/2024

Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit (ERP) – Mass Grading	864800 / 43046812.001	02/22/2024
Englewood Water District	No Number Assigned	05/21/2024
Florida Department of Environmental Protection (FDEP) Water Permit Public Water System (PWS)	0128133-158-DSGP	06/07/2024
FDEP Wastewater Permit (WW)	CS58-449285	07/03/2024

5.3 Estimated Costs of Improvements

Table 5.2 lists the components of the planned improvements for the Phase 1A 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.

Table 5.2 Estimated Costs of Improvements

ESTIMATED COSTS OF IMPROVEMENTS	
IMPROVEMENTS	ESTIMATED COSTS ⁽¹⁾
Offsite Irrigation Water Improvements	
Master Irrigation	\$600,000.00
Contingency, Consultants and Administration (15%)	\$90,000.00
Subtotal	\$690,000.00
Boca Royale East Phases 1A⁽²⁾	
Earthwork	\$5,000,000.00
Drainage and Stormwater	\$2,000,000.00
Potable Water	\$2,000,000.00
Wastewater	\$4,000,000.00
Contingency, Consultants and Administration (15%)	\$1,950,000.00
Subtotal	\$14,950,000.00
TOTAL	\$15,640,000.00

Note 1 – Estimates are based on 2025 Dollars.

Note 2 - Costs are rounded to the nearest \$1 million.

The remainder of this page has been left intentionally blank.

6 Maintenance Responsibilities

6.1 Public Infrastructure Improvements

Maintenance and operational responsibilities of the Phase 1A project will include the following:

1. Maintenance and operation of the potable water and sanitary sewer systems will be the responsibility of the Englewood Water District;
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, 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 the WVID or the County.

7 Summary and Conclusion

The improvements, as outlined, are necessary for the functional development of the Phase 1A project, which is being designed in accordance with current governmental regulatory requirements. The Phase 1A project will serve its intended function, provided the construction is in substantial compliance with the design.

Construction for Phase 1A 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 1A 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 1A within Unit of Development No. 11 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\GLICAR\DCI\ACCDOS\STANTEC CONSULTING\238202206_WEST_VILLAGES_FY2025\PROJECT FILES\UNIT 11\ENGINEER REPORT\SUPPLEMENTAL 2025\EXHIBITS\UNIT 11-PHASE 1A.DWG
8/22/2025 4:56 PM

UNIT 11 BOUNDARY
UNIT 11 - PHASE 1A BOUNDARY
WVID BOUNDARY

SCALE: 1" = 2000'



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

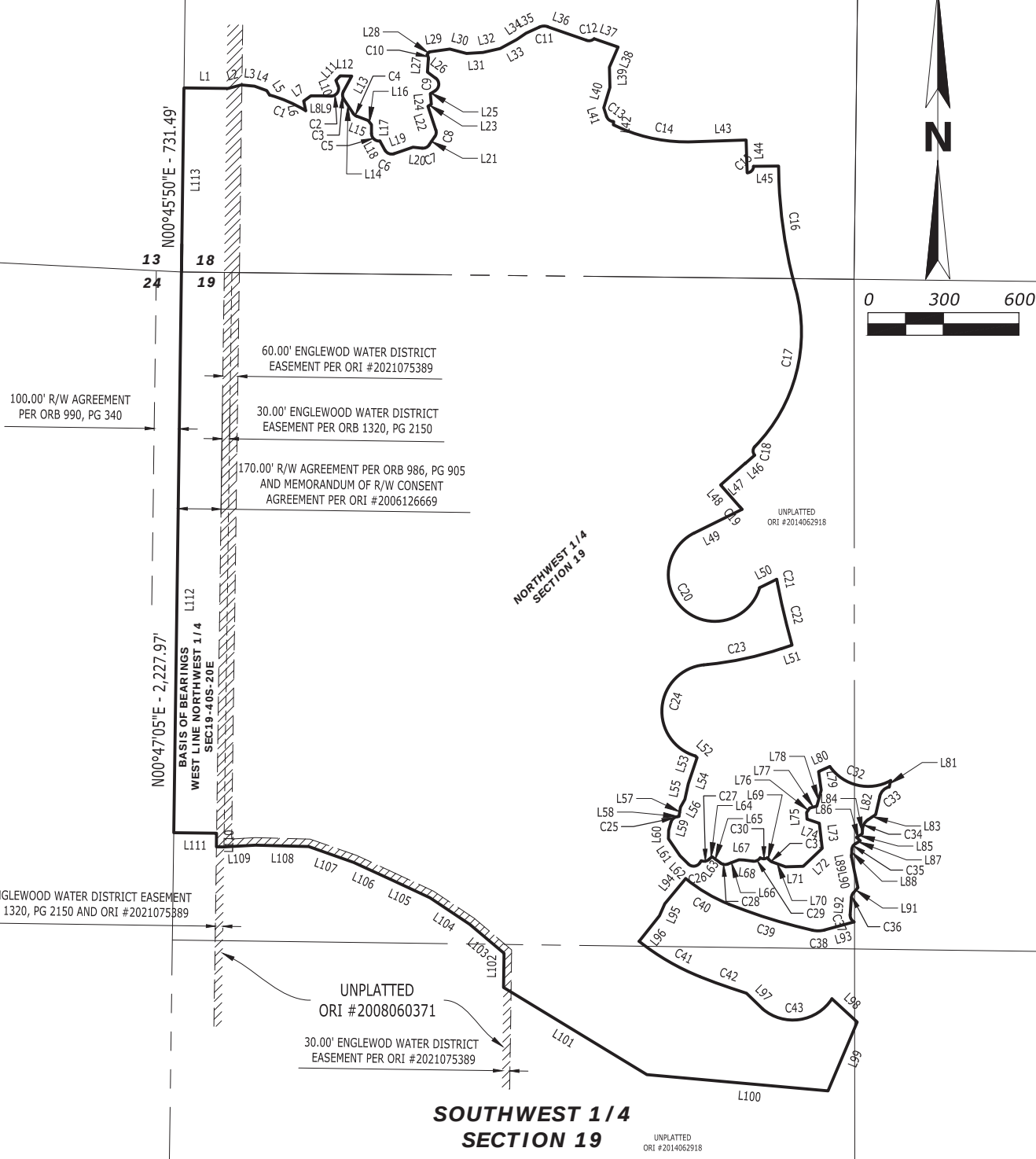
UNIT 11 - PHASE 1A
BOCA ROYALE AT WELLEN PARK
EXHIBIT A

August, 2025
238202231

A.2 Unit 11 – Phase 1A Sketch & Legal Description



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PROJECT NAME

BOCA ROYALE EAST PHASE 1 A - W.V.I.D. UNIT 1 REMAINDER

SHEET NAME

SKETCH OF DESCRIPTION

DATE	PROJECT	DRAWN	QC	SCALE
08/15/2025	2023-1091	SMB	SH	1" = ___'



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Engineer # - CA No. 33088
Survey # - LB8342

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
SKETCH AND LEGAL DESCRIPTION NOT VALID WITHOUT THE SIGNATURE AND
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SAMUEL MARK BEACH
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS 6261
CERTIFICATE OF AUTHORIZATION # LB 8342

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 18 & 19, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18 TOWNSHIP 40 SOUTH, RANGE 20 EAST; THENCE NORTH 00°45'50" EAST, FOR 731.49 FEET; THENCE SOUTH 89°14'10" EAST, FOR 174.97 FEET; THENCE NORTH 74°54'55" EAST, FOR 54.70 FEET; THENCE SOUTH 84°34'57" EAST, FOR 53.00 FEET; THENCE SOUTH 69°49'47" EAST, FOR 51.50 FEET; THENCE SOUTH 33°31'05" EAST, FOR 21.09 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 156.53 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 15°52'26", AND A CHORD BEARING AND DISTANCE OF SOUTH 66°31'43" EAST, FOR 156.03 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 11°31'30" WEST, A DISTANCE OF 39.20 FEET TO A POINT; THENCE NORTH 54°32'23" EAST, FOR 34.97 FEET; THENCE NORTH 89°51'40" EAST, FOR 44.75 FEET; THENCE SOUTH 88°14'42" EAST, FOR 34.53 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 59.15 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 112°57'51", AND A CHORD BEARING AND DISTANCE OF NORTH 35°16'22" EAST, FOR 50.02 FEET; THENCE NORTH 21°12'33" WEST, FOR 23.48 FEET; THENCE NORTH 43°45'44" EAST, FOR 24.47 FEET; THENCE SOUTH 89°20'36" EAST, FOR 45.79 FEET; THENCE SOUTH 28°12'57" WEST, FOR 69.51 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 32.40 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 61°52'49", AND A CHORD BEARING AND DISTANCE OF

SURVEYOR'S NOTES:

- 1) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
- 2) UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- 3) THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
- 4) BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 SECTION 19, TOWNSHIP 40 SOUTH, RANGE 20 EAST BEING N00°47'05"E, AS SHOWN HEREON.
- 5) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

PROJECT NAME

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Engineer # - CA No. 33088
Survey # - LB8342

SOUTH 02°43'28" EAST, FOR 30.85 FEET; THENCE SOUTH 33°39'52" EAST, FOR 67.31 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 18.80 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 35°53'59", AND A CHORD BEARING AND DISTANCE OF SOUTH 51°36'52" EAST, FOR 18.49 FEET; THENCE SOUTH 69°33'51" EAST, FOR 48.38 FEET; THENCE SOUTH 37°27'05" EAST, FOR 21.32 FEET; THENCE SOUTH 00°03'22" WEST, FOR 34.79 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 50.72 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 96°52'06", AND A CHORD BEARING AND DISTANCE OF SOUTH 48°22'41" EAST, FOR 44.89 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 28°39'17" EAST, A DISTANCE OF 41.78 FEET TO A POINT TO A POINT ON A CURVE TO THE LEFT; THENCE EASTERLY 42.02 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 80°14'51", AND A CHORD BEARING AND DISTANCE OF SOUTH 68°46'42" EAST, FOR 38.67 FEET; THENCE NORTH 71°05'52" EAST, FOR 79.73 FEET; THENCE SOUTH 84°13'16" EAST, FOR 36.41 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 32.24 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 61°34'56", AND A CHORD BEARING AND DISTANCE OF NORTH 64°59'16" EAST, FOR 30.71 FEET; THENCE NORTH 34°11'48" EAST, FOR 40.00 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHERLY 27.38 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 52°17'49", AND A CHORD BEARING AND DISTANCE OF NORTH 08°02'53" EAST, FOR 26.44 FEET; THENCE NORTH 18°06'01" WEST, FOR 98.97 FEET; THENCE NORTH 59°27'30" EAST, FOR 15.71 FEET; THENCE NORTH 05°58'39" WEST, FOR 42.32 FEET; THENCE NORTH 58°35'10" EAST, FOR 22.23 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHERLY 58.49 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 111°41'53", AND A CHORD BEARING AND DISTANCE OF NORTH 02°44'13" EAST, FOR 49.65 FEET; THENCE NORTH 53°06'44" WEST, FOR 41.00 FEET; THENCE NORTH 04°01'51" EAST, FOR 51.23 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHERLY 19.28 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 36°49'12", AND A CHORD BEARING AND DISTANCE OF NORTH 14°22'45" WEST, FOR 18.95 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 36°49'06" EAST, A DISTANCE OF 13.03 FEET TO A POINT; THENCE NORTH 81°56'37" EAST, FOR 83.05 FEET; THENCE SOUTH 75°08'34" EAST, FOR 69.17 FEET; THENCE NORTH 86°14'51" EAST, FOR 64.71 FEET; THENCE NORTH 77°22'39" EAST, FOR 70.64 FEET; THENCE NORTH 61°21'44" EAST, FOR 74.50 FEET; THENCE NORTH 56°14'51" EAST, FOR 45.19 FEET; THENCE NORTH 65°12'44" EAST, FOR 57.57 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE EASTERLY 34.58 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 44°01'34", AND A CHORD BEARING AND DISTANCE OF NORTH 87°13'31" EAST, FOR 33.73 FEET; THENCE SOUTH 70°45'42" EAST, FOR 162.82 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE EASTERLY 32.47 FEET ALONG THE ARC OF SAID CURVE, HAVING

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TRINITY, FLORIDA 34655

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Engineer # - CA No. 33088
Survey # - LB8342

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A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 62°00'40", AND A CHORD BEARING AND DISTANCE OF NORTH 78°13'58" EAST, FOR 30.91 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 70°45'42" EAST, A DISTANCE OF 101.16 FEET TO A POINT; THENCE SOUTH 23°10'16" WEST, FOR 86.60 FEET; THENCE SOUTH 01°06'31" EAST, FOR 80.67 FEET; THENCE SOUTH 16°38'22" WEST, FOR 84.77 FEET; THENCE SOUTH 18°16'34" EAST, FOR 35.47 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 33.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 64°13'46", AND A CHORD BEARING AND DISTANCE OF SOUTH 50°23'27" EAST, FOR 31.90 FEET; THENCE SOUTH 82°30'20" EAST, FOR 3.72 FEET; THENCE SOUTH 07°06'38" WEST, FOR 12.75 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 326.52 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 28°07'58", AND A CHORD BEARING AND DISTANCE OF SOUTH 77°54'02" EAST, FOR 323.25 FEET; THENCE NORTH 88°01'59" EAST, FOR 211.84 FEET; THENCE SOUTH 01°58'01" EAST, FOR 130.00 FEET; THENCE NORTH 88°01'59" EAST, FOR 0.46 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 38.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°36'33", AND A CHORD BEARING AND DISTANCE OF NORTH 43°43'43" EAST, FOR 34.92 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 89°25'26" EAST, A DISTANCE OF 100.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 495.41 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,935.00 FEET, A CENTRAL ANGLE OF 14°40'09", AND A CHORD BEARING AND DISTANCE OF SOUTH 07°54'38" EAST, FOR 494.06 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHERLY 675.90 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 59°34'45", AND A CHORD BEARING AND DISTANCE OF SOUTH 14°32'39" WEST, FOR 645.86 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHERLY 37.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°45'07", AND A CHORD BEARING AND DISTANCE OF SOUTH 01°27'28" WEST, FOR 34.02 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 48°34'55" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY 0.60 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 01°21'57", AND A CHORD BEARING AND DISTANCE OF NORTH 42°06'04" WEST, FOR 0.60 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 48°34'55" WEST, A DISTANCE OF 129.99 FEET TO A POINT; THENCE SOUTH 41°25'05" EAST, FOR 115.45 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 13.46 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 645.00 FEET, A CENTRAL ANGLE OF 01°11'45", AND A CHORD BEARING AND DISTANCE OF SOUTH 40°49'13" EAST, FOR 13.46 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 63°40'57" WEST, A DISTANCE OF 212.11 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 734.54 FEET

PROJECT NAME

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NON-TANGENT TO SAID CURVE, SOUTH 63°40'57" WEST, A DISTANCE OF 212.11 FEET TO A POINT TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 734.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 227°29'36", AND A CHORD BEARING AND DISTANCE OF SOUTH 50°03'51" EAST, FOR 338.67 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 63°40'57" EAST, A DISTANCE OF 75.73 FEET TO A POINT TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 16.30 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 645.00 FEET, A CENTRAL ANGLE OF 01°26'52", AND A CHORD BEARING AND DISTANCE OF SOUTH 11°41'19" EAST, FOR 16.30 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHERLY 252.32 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3,075.00 FEET, A CENTRAL ANGLE OF 04°42'05", AND A CHORD BEARING AND DISTANCE OF SOUTH 13°18'56" EAST, FOR 252.24 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 71°26'40" WEST, A DISTANCE OF 44.28 FEET TO A POINT TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 301.18 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,345.00 FEET, A CENTRAL ANGLE OF 12°49'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 77°51'34" WEST, FOR 300.55 FEET; THENCE SOUTH 84°16'28" WEST, FOR 15.30 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 510.28 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 158°02'09", AND A CHORD BEARING AND DISTANCE OF SOUTH 05°15'23" WEST, FOR 363.22 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 47°03'45" EAST, A DISTANCE OF 9.36 FEET TO A POINT; THENCE SOUTH 18°26'44" WEST, FOR 56.62 FEET; THENCE SOUTH 18°38'00" WEST, FOR 53.31 FEET; THENCE SOUTH 12°15'35" WEST, FOR 63.37 FEET; THENCE SOUTH 29°02'06" WEST, FOR 35.51 FEET; THENCE SOUTH 09°15'18" WEST, FOR 37.38 FEET; THENCE SOUTH 81°31'49" WEST, FOR 7.71 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 34.43 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 65°45'39", AND A CHORD BEARING AND DISTANCE OF SOUTH 48°39'00" WEST, FOR 32.57 FEET; THENCE SOUTH 15°46'10" WEST, FOR 33.56 FEET; THENCE SOUTH 01°30'47" WEST, FOR 33.48 FEET; THENCE SOUTH 34°15'02" EAST, FOR 81.42 FEET; THENCE SOUTH 44°56'22" EAST, FOR 46.46 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE EASTERLY 53.08 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 101°22'01", AND A CHORD BEARING AND DISTANCE OF NORTH 84°22'37" EAST, FOR 46.42 FEET; THENCE NORTH 33°41'37" EAST, FOR 9.74 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 32.84 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 62°42'53", AND A CHORD BEARING AND DISTANCE OF NORTH 80°11'47" EAST, FOR 31.22 FEET; THENCE NORTH 48°50'21" EAST, FOR 16.16 FEET; THENCE SOUTH 53°57'05" EAST, FOR 42.37 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE EASTERLY 29.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 56°57'35", AND A CHORD BEARING AND DISTANCE OF SOUTH 82°25'53" EAST, FOR 28.61

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FEET; THENCE NORTH 69°05'20" EAST, FOR 47.70 FEET; THENCE SOUTH 86°31'57" EAST, FOR 19.65 FEET; THENCE SOUTH 82°20'29" EAST, FOR 35.79 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 33.51 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 64°00'17", AND A CHORD BEARING AND DISTANCE OF NORTH 65°39'23" EAST, FOR 31.80 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 30.35 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 57°58'02", AND A CHORD BEARING AND DISTANCE OF NORTH 88°25'26" EAST, FOR 29.07 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 36°34'07" EAST, A DISTANCE OF 7.74 FEET TO A POINT TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 17.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 33°39'24", AND A CHORD BEARING AND DISTANCE OF SOUTH 53°23'49" EAST, FOR 17.37 FEET; THENCE SOUTH 70°13'31" EAST, FOR 57.19 FEET; THENCE NORTH 88°38'48" EAST, FOR 70.16 FEET; THENCE NORTH 46°32'13" EAST, FOR 103.89 FEET; THENCE NORTH 06°33'55" WEST, FOR 100.10 FEET; THENCE NORTH 71°27'27" WEST, FOR 52.08 FEET; THENCE NORTH 03°10'52" WEST, FOR 26.44 FEET; THENCE NORTH 34°31'32" EAST, FOR 21.26 FEET; THENCE NORTH 74°32'01" EAST, FOR 29.43 FEET; THENCE NORTH 15°43'06" EAST, FOR 65.99 FEET; THENCE NORTH 08°04'09" WEST, FOR 74.71 FEET; THENCE NORTH 65°57'30" EAST, FOR 48.68 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 271.80 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 84°10'47", AND A CHORD BEARING AND DISTANCE OF SOUTH 77°01'58" EAST, FOR 248.01 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 11°53'08" WEST, A DISTANCE OF 26.31 FEET TO A POINT TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY 56.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 64°19'34", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°52'50" WEST, FOR 53.23 FEET; THENCE SOUTH 12°43'03" WEST, FOR 73.48 FEET; THENCE SOUTH 56°04'30" WEST, FOR 37.22 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 46.41 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 53°11'11", AND A CHORD BEARING AND DISTANCE OF SOUTH 29°28'54" WEST, FOR 44.77 FEET; THENCE SOUTH 02°53'18" WEST, FOR 16.91 FEET; THENCE SOUTH 59°07'37" WEST, FOR 26.99 FEET; THENCE SOUTH 48°38'07" EAST, FOR 21.00 FEET; THENCE SOUTH 59°07'37" WEST, FOR 22.41 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 28.96 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 55°18'40", AND A CHORD BEARING AND DISTANCE OF SOUTH 31°28'17" WEST, FOR 27.85 FEET; THENCE SOUTH 03°48'58" WEST, FOR 22.59 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 8.11 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 15°29'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 03°55'40" EAST, FOR 8.08 FEET; THENCE SOUTH 11°40'17" EAST, FOR 53.86 FEET; THENCE SOUTH 12°04'36" EAST, FOR 69.37 FEET;

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Aug 19, 2025 @ 1:39pm X:\1091\Legal\1091_BRE-WVD- Unit 11 Phase 1A_REMAINDER.dwg - MarkBeach

THIS IS NOT A SURVEY

THENCE SOUTH 41°46'50" WEST, FOR 27.94 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 19.72 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 37°39'26", AND A CHORD BEARING AND DISTANCE OF SOUTH 22°57'07" WEST, FOR 19.36 FEET; THENCE SOUTH 04°07'24" WEST, FOR 68.96 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 34.29 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 65°29'43", AND A CHORD BEARING AND DISTANCE OF SOUTH 28°37'27" EAST, FOR 32.46 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 74°45'55" WEST, A DISTANCE OF 121.27 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 48.92 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 28°01'36", AND A CHORD BEARING AND DISTANCE OF SOUTH 88°46'43" WEST, FOR 48.43 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE WESTERLY 347.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,238.44 FEET, A CENTRAL ANGLE OF 08°54'08", AND A CHORD BEARING AND DISTANCE OF NORTH 72°45'25" WEST, FOR 347.44 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE NORTHWESTERLY 201.18 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 645.22 FEET, A CENTRAL ANGLE OF 17°51'53", AND A CHORD BEARING AND DISTANCE OF NORTH 59°22'25" WEST, FOR 200.36 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 39°33'43" WEST, A DISTANCE OF 130.00 FEET TO A POINT; THENCE SOUTH 23°46'30" WEST, FOR 51.83 FEET; THENCE SOUTH 38°34'57" WEST, FOR 130.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 281.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 16°53'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 59°51'48" EAST, FOR 280.53 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; THENCE EASTERLY 195.49 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,550.00 FEET, A CENTRAL ANGLE OF 04°23'33", AND A CHORD BEARING AND DISTANCE OF SOUTH 70°30'19" EAST, FOR 195.44 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 45°54'14" EAST, A DISTANCE OF 90.22 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 313.86 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 97°12'14", AND A CHORD BEARING AND DISTANCE OF NORTH 81°33'26" EAST, FOR 277.55 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 47°19'48" EAST, A DISTANCE OF 136.89 FEET TO A POINT; THENCE SOUTH 23°03'06" WEST, FOR 296.69 FEET; THENCE NORTH 84°52'31" WEST, FOR 722.42 FEET; THENCE NORTH 58°42'27" WEST, FOR 666.92 FEET; THENCE NORTH 00°47'05" EAST, FOR 135.53 FEET; THENCE NORTH 49°50'04" WEST, FOR 178.34 FEET; THENCE NORTH 56°18'11" WEST, FOR 190.18 FEET; THENCE NORTH 64°57'23" WEST, FOR 166.26 FEET; THENCE NORTH 65°14'22" WEST, FOR 167.94 FEET; THENCE NORTH 70°38'32" WEST, FOR 189.13 FEET; THENCE NORTH 88°28'31" WEST, FOR 211.61 FEET; THENCE SOUTH 86°45'40" WEST, FOR 125.62 FEET; THENCE NORTH 89°12'51" WEST, FOR 30.00 FEET; THENCE NORTH 00°47'05" EAST, FOR 54.02 FEET; THENCE NORTH 89°12'51" WEST, FOR 170.00 FEET; THENCE NORTH 00°47'05" EAST, FOR 2,227.97 FEET; THENCE NORTH 00°45'50" EAST, FOR 9.70 FEET; THENCE SOUTH 00°45'50" WEST, FOR 9.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 176.975 ACRES.

PROJECT NAME

BOCA ROYALE EAST PHASE 1 A - W.V.I.D. UNIT 11 REMAINDER

SHEET NAME

LEGAL DESCRIPTION



**Florida Land
Design &
Permitting**

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342



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.



First Supplemental Special Assessment Methodology Report Series 2025 Bonds

WEST VILLAGES IMPROVEMENT DISTRICT
Unit of Development No. 11

October 29, 2025

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 First Supplemental Special Assessment Methodology Report (the “First Supplemental Report”) will address the current development plan within Phase 1A (“Assessment Area One”) within Unit of Development No. 11 within the District (“Unit No. 11”) and the issuance of the District's Capital Improvement Revenue Bonds (Unit of Development No. 11), Series 2025 (Assessment Area One) (the “Series 2025 Bonds”) to finance the 2025 Project (defined herein). Unit No. 11 includes approximately 505.61+/- acres and was created by the District to acquire and construct public infrastructure improvements designed to provide special benefit to the lands in Unit No. 11 (the "Unit No. 11 Improvements"). Of the 505.61+/- acres within Unit No. 11, Assessment Area One includes approximately 176.98+/- acres.

The West Villages Improvement District Unit of Development No. 11 Supplemental Engineer’s Report (Series 2025 Bonds) (the “Supplemental Engineer’s Report”) dated October 9, 2025, sets forth certain infrastructure improvements to be funded, in part, by the Series 2025 Bonds, including Earthwork; Stormwater Improvements; Water and sewer facilities; Irrigation facilities; and Consulting services (the “2025 Project”). The Supplemental Engineer’s Report was prepared by Stantec Consulting Services Inc.

Product Types and Number of Units

Product Type	Assessment Area One – Phase 1A
Villa – 37.5’	52
SF – 45’	75
SF – 52’	18
SF – 57’	60
SF – 72’	54
Total(s)	259

This First Supplemental Report will equitably allocate the costs being incurred by the District to provide infrastructure improvements to the benefitted, developable lands within Assessment Area One in Unit No. 11. The implementation of the improvements will convey direct special and peculiar benefits to all of the assessable properties within Assessment Area One in Unit No. 11. The Series 2025 Bonds are being issued to finance a portion of the 2025 Project within Unit No. 11.

2.0 **PROJECTS TO BE FUNDED BY THE DISTRICT**

The 2025 Project as designed is an integrated system of facilities that provides specific benefits to all of the assessable lands within Unit No. 11. The total costs for the 2025 Project for Assessment Area One is estimated to be \$15,640,000. A detail of the estimated costs of the 2025 Project is included herein on **Table A**.

Assessment Area One consists of approximately 176.98 gross acres of land and is anticipated to include approximately 259 of the planned 825 residential units of various unit types as outlined on **Table C**.

The Series 2025 Bonds, when issued will be repaid through the levy of non-ad valorem special assessments on all assessable property in Assessment Area One within Unit No. 11 (the "Series 2025 Assessments"). Any portion of the 2025 Project not financed through the issuance of the Series 2025 Bonds or future bonds will be paid for by Neal Communities of Southwest Florida, LLC or its successors or assigns (collectively the "Developer").

The construction costs for the 2025 Project identified in this First 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 2025 Bonds, the District will impose the Series 2025 Assessments on benefited real property within Assessment Area One within Unit No. 11. These Series 2025 Assessments are based on the direct, special and peculiar benefits accruing to such property from the improvements comprising the 2025 Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the special benefits from the 2025 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 2025 Assessments placed upon various benefited properties in Assessment Area One within Unit No. 11 must be sufficient to cover the debt service of the Series 2025 Bonds that will be issued for financing all or a portion of the 2025 Project. The Series 2025 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 One within Unit No. 11 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 One within Unit No. 11 cannot exceed the value of the benefits provided to such parcel of land, lot and/or unit.

Upon the sale of the Series 2025 Bonds, the District's debt attributable to the 2025 Project will be allocated to Assessment Area One that has been platted in proportion to its share of the bonds to each platted residential dwelling unit/lot on an Equivalent Residential Unit ("ERU") basis as shown herein on **Table F**. Given the District's approved land use plan and the type of infrastructure to be funded by the proposed Series 2025 Bonds, this method results in a fair allocation of benefits and an equitable allocation of costs for the 2025 Project. The special benefit received and applied to each parcel and/or

residential dwelling unit/lot as a result of the construction of the 2025 Project 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 Series 2025 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 2025 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 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 2025 Project is \$15,640,000. The construction program and the costs associated with the 2025 Project within Unit No. 11 are identified herein on **Table A**.

All or a portion of the capital improvements comprising the 2025 Project is assumed to be financed by the Series 2025 Bonds which, when issued, will be payable from and secured by the Series 2025 Assessments levied annually against all assessable properties within Assessment Area One within Unit No. 11 in the District. Based on the current market conditions the total aggregate principal amount of the Series 2025 Bonds (\$17,325,000) for Unit No. 11 is shown herein on **Table B**. The proceeds of the Series 2025 Bonds will provide a maximum of \$15,639,580 for construction related costs. The sizing of the Series 2025 Bonds includes a debt service reserve fund equal to 100% of the maximum annual interest requirement 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 2025 Project (estimated at \$15,640,000) is initially based on the estimated number of product types and residential dwelling units (259) projected to be constructed within Assessment Area One within Unit No. 11 in the District and benefited by the infrastructure improvements comprising the 2025 Project. Based on a Series 2025 Bonds size of \$17,325,000 at an interest rate of 4.75%, the maximum annual interest on the Series 2025 Bonds will be \$822,937.50. There will be no scheduled principal payments on the Series 2025 Bonds until the final maturity date, at which time the full outstanding principal balance will be due. Interest payment dates shall occur every May 1 and November 1, commencing May 1, 2026 through maturity.

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 2025 Project is at least 271.38.

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 271.38 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 271.38, 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 2025 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 271.38 after the filing of the final plat for Assessment Area One, 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. 11 which is currently not subject to the Series 2025 Assessments and is developed in such a manner as to receive special benefit from the 2025 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 2025 Assessments while all currently assessed parcels will receive a relative reduction in their Series 2025 Assessments.

8.0 PRELIMINARY ASSESSMENT ROLL

The debt associated with the District’s improvement plan will be initially distributed on the 176.98 undeveloped acreage on a gross acre basis in Assessment Area One. As platting occurs in Assessment Area One, the debt assessments will be assigned on a first platted first assessed basis to the planned 259 residential units in Assessment Area One.

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 First 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 11
(Phase 1A)**

	Offsite Irrigation Water Improvements	Boca Royale East Phase 1A	Total
MASTER IRRIGATION	\$ 600,000	\$ -	\$ 600,000
EARTHWORK	\$ -	\$ 5,000,000	\$ 5,000,000
DRAINAGE AND STORMWATER	\$ -	\$ 2,000,000	\$ 2,000,000
POTABLE WATER	\$ -	\$ 2,000,000	\$ 2,000,000
WASTEWATER	\$ -	\$ 4,000,000	\$ 4,000,000
CONSULTANTS AND ADMINISTRATION	\$ 90,000	\$ 1,950,000	\$ 2,040,000
TOTAL	\$ 690,000	\$ 14,950,000	\$ 15,640,000

TABLE B

BOND SIZING

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 11
(Phase 1A)**

	BOND SIZING
Par Amount*	\$ 17,325,000
Debt Service Reserve Fund (DSRF)	\$ (822,938)
Capitalized Interest	\$ (372,608)
Issuance Costs	\$ (489,875)
Construction Funds	\$ 15,639,580
Bond Interest Rate	4.75%
Term	7

TABLE C**ALLOCATION OF PROJECT COSTS****WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 11
(Phase 1A)**

Product	Number of Units by Type	ERU Factor*	Total ERUs	Project Cost Allocation Per Type	Project Cost Allocation Per Unit*
Villa - 37.5'	52	0.75	39.00	\$ 2,247,623	\$ 43,224
Single-Family - 45'	75	0.90	67.50	\$ 3,890,117	\$ 51,868
Single-Family - 52'	18	1.04	18.72	\$ 1,078,859	\$ 59,937
Single-Family - 57'	60	1.14	68.40	\$ 3,941,985	\$ 65,700
Single-Family 72'	54	1.44	77.76	\$ 4,481,415	\$ 82,989
Total	259	N/A	271.38	\$ 15,640,000	N/A

*Rounded

TABLE D**ALLOCATION OF BOND DEBT****WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 11
(Phase 1A)**

Product	Number of Units by Type	ERU Factor*	Total ERUs	Bond Debt Allocation Per Unit Type*	Bond Debt Allocation Per Unit*
Villa - 37.5'	52	0.75	39.00	\$ 2,489,774	\$ 47,880
Single-Family - 45'	75	0.90	67.50	\$ 4,309,225	\$ 57,456
Single-Family - 52'	18	1.04	18.72	\$ 1,195,092	\$ 66,394
Single-Family - 57'	60	1.14	68.40	\$ 4,366,681	\$ 72,778
Single-Family 72'	54	1.44	77.76	\$ 4,964,227	\$ 91,930
Total	259	N/A	271.38	\$ 17,325,000	N/A

*Rounded

TABLE E

CALCULATION OF ANNUAL INTEREST

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 11
(Phase 1A)**

		2025 Series Bond Debt
1	Maximum Annual Interest	\$ 822,937.50
2	Total Number of Gross Acres (Phase 1A)	176.98
3	Maximum Annual Interest per Gross Acre (Phase 1A)	\$4,649.89
4	Total Number of Residential Units Planned (Phase 1A)	259
5	Maximum Annual Interest per Unit Type	See Table F

TABLE F

ALLOCATION OF INTEREST ASSESSMENTS**WEST VILLAGES IMPROVEMENT DISTRICT****UNIT 11
(Phase 1A)**

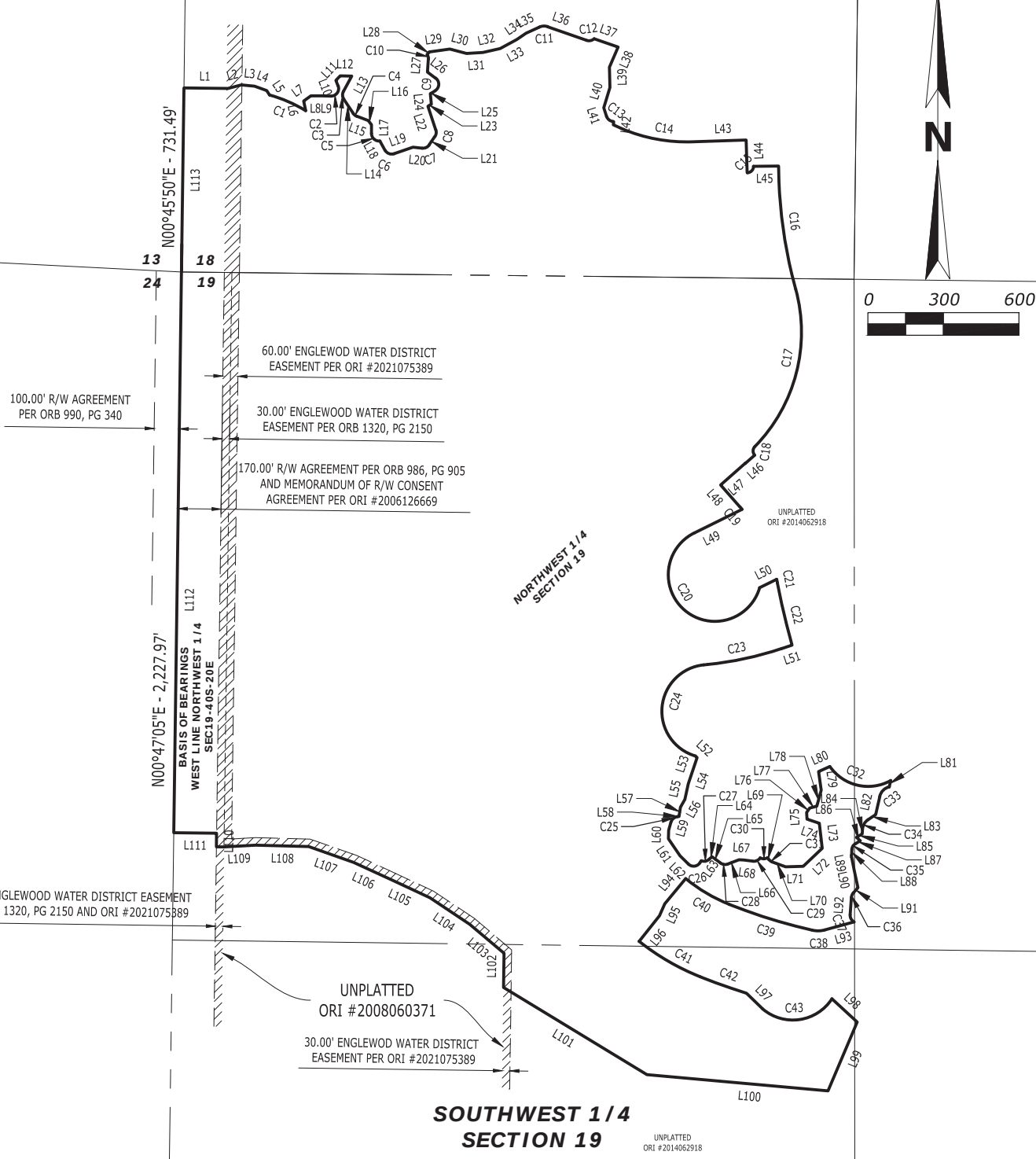
Product	Number of Units by Type	ERU Factor	Total ERUs	Maximum Annual Interest Assessment Per Unit Type*	Maximum Annual Interest Assessment Per Unit*
Villa - 37.5'	52	0.75	39.00	\$ 118,264	\$ 2,274
Single-Family - 45'	75	0.90	67.50	\$ 204,688	\$ 2,729
Single-Family - 52'	18	1.04	18.72	\$ 56,767	\$ 3,154
Single-Family - 57'	60	1.14	68.40	\$ 207,417	\$ 3,457
Single-Family 72'	54	1.44	77.76	\$ 235,801	\$ 4,367
TOTAL	259	N/A	271.38	\$ 822,938	N/A

*Rounded; net of collection costs and/or early payment discounts; includes interest only and does not include the principal due at maturity.

Folio ID#'s and/or Parcel Plat Description	Developable Acreage by Parcel	Maximum Annual Interest Assessment Per Acre*	Par Debt Per Acre	Total Par Debt
Gross Acreage	176.98	\$ 4,649.89	\$ 97,892.42	\$ 17,325,000.00
TOTALS		N/A	N/A	\$ 17,325,000.00

*Rounded; net of collection costs and/or early payment discounts; includes interest only and does not include the principal due at maturity.

THIS IS NOT A SURVEY



PROJECT NAME

BOCA ROYALE EAST PHASE 1 A - W.V.I.D. UNIT 1 REMAINDER

SHEET NAME

SKETCH OF DESCRIPTION

DATE	PROJECT	DRAWN	QC	SCALE
08/15/2025	2023-1091	SMB	SH	1" = ___'



**Florida Land
Design &
Permitting**

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
SKETCH AND LEGAL DESCRIPTION NOT VALID WITHOUT THE SIGNATURE AND
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SAMUEL MARK BEACH
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS 6261
CERTIFICATE OF AUTHORIZATION # LB 8342

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 18 & 19, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18 TOWNSHIP 40 SOUTH, RANGE 20 EAST; THENCE NORTH 00°45'50" EAST, FOR 731.49 FEET; THENCE SOUTH 89°14'10" EAST, FOR 174.97 FEET; THENCE NORTH 74°54'55" EAST, FOR 54.70 FEET; THENCE SOUTH 84°34'57" EAST, FOR 53.00 FEET; THENCE SOUTH 69°49'47" EAST, FOR 51.50 FEET; THENCE SOUTH 33°31'05" EAST, FOR 21.09 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 156.53 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 15°52'26", AND A CHORD BEARING AND DISTANCE OF SOUTH 66°31'43" EAST, FOR 156.03 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 11°31'30" WEST, A DISTANCE OF 39.20 FEET TO A POINT; THENCE NORTH 54°32'23" EAST, FOR 34.97 FEET; THENCE NORTH 89°51'40" EAST, FOR 44.75 FEET; THENCE SOUTH 88°14'42" EAST, FOR 34.53 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 59.15 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 112°57'51", AND A CHORD BEARING AND DISTANCE OF NORTH 35°16'22" EAST, FOR 50.02 FEET; THENCE NORTH 21°12'33" WEST, FOR 23.48 FEET; THENCE NORTH 43°45'44" EAST, FOR 24.47 FEET; THENCE SOUTH 89°20'36" EAST, FOR 45.79 FEET; THENCE SOUTH 28°12'57" WEST, FOR 69.51 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 32.40 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 61°52'49", AND A CHORD BEARING AND DISTANCE OF

SURVEYOR'S NOTES:

- 1) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
- 2) UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- 3) THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
- 4) BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 SECTION 19, TOWNSHIP 40 SOUTH, RANGE 20 EAST BEING N00°47'05"E, AS SHOWN HEREON.
- 5) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

PROJECT NAME

BOCA ROYALE EAST PHASE 1 A - W.V.I.D. UNIT 11 REMAINDER

SHEET NAME

LEGAL DESCRIPTION

**Florida Land
Design &
Permitting**

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Engineer # - CA No. 33088
Survey # - LB8342

SOUTH 02°43'28" EAST, FOR 30.85 FEET; THENCE SOUTH 33°39'52" EAST, FOR 67.31 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 18.80 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 35°53'59", AND A CHORD BEARING AND DISTANCE OF SOUTH 51°36'52" EAST, FOR 18.49 FEET; THENCE SOUTH 69°33'51" EAST, FOR 48.38 FEET; THENCE SOUTH 37°27'05" EAST, FOR 21.32 FEET; THENCE SOUTH 00°03'22" WEST, FOR 34.79 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 50.72 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 96°52'06", AND A CHORD BEARING AND DISTANCE OF SOUTH 48°22'41" EAST, FOR 44.89 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 28°39'17" EAST, A DISTANCE OF 41.78 FEET TO A POINT TO A POINT ON A CURVE TO THE LEFT; THENCE EASTERLY 42.02 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 80°14'51", AND A CHORD BEARING AND DISTANCE OF SOUTH 68°46'42" EAST, FOR 38.67 FEET; THENCE NORTH 71°05'52" EAST, FOR 79.73 FEET; THENCE SOUTH 84°13'16" EAST, FOR 36.41 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 32.24 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 61°34'56", AND A CHORD BEARING AND DISTANCE OF NORTH 64°59'16" EAST, FOR 30.71 FEET; THENCE NORTH 34°11'48" EAST, FOR 40.00 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHERLY 27.38 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 52°17'49", AND A CHORD BEARING AND DISTANCE OF NORTH 08°02'53" EAST, FOR 26.44 FEET; THENCE NORTH 18°06'01" WEST, FOR 98.97 FEET; THENCE NORTH 59°27'30" EAST, FOR 15.71 FEET; THENCE NORTH 05°58'39" WEST, FOR 42.32 FEET; THENCE NORTH 58°35'10" EAST, FOR 22.23 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHERLY 58.49 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 111°41'53", AND A CHORD BEARING AND DISTANCE OF NORTH 02°44'13" EAST, FOR 49.65 FEET; THENCE NORTH 53°06'44" WEST, FOR 41.00 FEET; THENCE NORTH 04°01'51" EAST, FOR 51.23 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHERLY 19.28 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 36°49'12", AND A CHORD BEARING AND DISTANCE OF NORTH 14°22'45" WEST, FOR 18.95 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 36°49'06" EAST, A DISTANCE OF 13.03 FEET TO A POINT; THENCE NORTH 81°56'37" EAST, FOR 83.05 FEET; THENCE SOUTH 75°08'34" EAST, FOR 69.17 FEET; THENCE NORTH 86°14'51" EAST, FOR 64.71 FEET; THENCE NORTH 77°22'39" EAST, FOR 70.64 FEET; THENCE NORTH 61°21'44" EAST, FOR 74.50 FEET; THENCE NORTH 56°14'51" EAST, FOR 45.19 FEET; THENCE NORTH 65°12'44" EAST, FOR 57.57 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE EASTERLY 34.58 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 44°01'34", AND A CHORD BEARING AND DISTANCE OF NORTH 87°13'31" EAST, FOR 33.73 FEET; THENCE SOUTH 70°45'42" EAST, FOR 162.82 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE EASTERLY 32.47 FEET ALONG THE ARC OF SAID CURVE, HAVING

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Survey # - LB8342

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A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 62°00'40", AND A CHORD BEARING AND DISTANCE OF NORTH 78°13'58" EAST, FOR 30.91 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 70°45'42" EAST, A DISTANCE OF 101.16 FEET TO A POINT; THENCE SOUTH 23°10'16" WEST, FOR 86.60 FEET; THENCE SOUTH 01°06'31" EAST, FOR 80.67 FEET; THENCE SOUTH 16°38'22" WEST, FOR 84.77 FEET; THENCE SOUTH 18°16'34" EAST, FOR 35.47 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 33.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 64°13'46", AND A CHORD BEARING AND DISTANCE OF SOUTH 50°23'27" EAST, FOR 31.90 FEET; THENCE SOUTH 82°30'20" EAST, FOR 3.72 FEET; THENCE SOUTH 07°06'38" WEST, FOR 12.75 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 326.52 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 28°07'58", AND A CHORD BEARING AND DISTANCE OF SOUTH 77°54'02" EAST, FOR 323.25 FEET; THENCE NORTH 88°01'59" EAST, FOR 211.84 FEET; THENCE SOUTH 01°58'01" EAST, FOR 130.00 FEET; THENCE NORTH 88°01'59" EAST, FOR 0.46 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 38.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°36'33", AND A CHORD BEARING AND DISTANCE OF NORTH 43°43'43" EAST, FOR 34.92 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 89°25'26" EAST, A DISTANCE OF 100.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 495.41 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,935.00 FEET, A CENTRAL ANGLE OF 14°40'09", AND A CHORD BEARING AND DISTANCE OF SOUTH 07°54'38" EAST, FOR 494.06 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHERLY 675.90 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 59°34'45", AND A CHORD BEARING AND DISTANCE OF SOUTH 14°32'39" WEST, FOR 645.86 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHERLY 37.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°45'07", AND A CHORD BEARING AND DISTANCE OF SOUTH 01°27'28" WEST, FOR 34.02 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 48°34'55" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY 0.60 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 01°21'57", AND A CHORD BEARING AND DISTANCE OF NORTH 42°06'04" WEST, FOR 0.60 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 48°34'55" WEST, A DISTANCE OF 129.99 FEET TO A POINT; THENCE SOUTH 41°25'05" EAST, FOR 115.45 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 13.46 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 645.00 FEET, A CENTRAL ANGLE OF 01°11'45", AND A CHORD BEARING AND DISTANCE OF SOUTH 40°49'13" EAST, FOR 13.46 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 63°40'57" WEST, A DISTANCE OF 212.11 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 734.54 FEET

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Aug 19, 2025 @ 1:39pm X:\1091\Legal\1091_BRE-WVID- Unit 11 Phase 1A_REMAINDER.dwg - MarkBeach

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NON-TANGENT TO SAID CURVE, SOUTH 63°40'57" WEST, A DISTANCE OF 212.11 FEET TO A POINT TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 734.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 227°29'36", AND A CHORD BEARING AND DISTANCE OF SOUTH 50°03'51" EAST, FOR 338.67 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 63°40'57" EAST, A DISTANCE OF 75.73 FEET TO A POINT TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 16.30 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 645.00 FEET, A CENTRAL ANGLE OF 01°26'52", AND A CHORD BEARING AND DISTANCE OF SOUTH 11°41'19" EAST, FOR 16.30 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHERLY 252.32 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3,075.00 FEET, A CENTRAL ANGLE OF 04°42'05", AND A CHORD BEARING AND DISTANCE OF SOUTH 13°18'56" EAST, FOR 252.24 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 71°26'40" WEST, A DISTANCE OF 44.28 FEET TO A POINT TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 301.18 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,345.00 FEET, A CENTRAL ANGLE OF 12°49'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 77°51'34" WEST, FOR 300.55 FEET; THENCE SOUTH 84°16'28" WEST, FOR 15.30 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 510.28 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 158°02'09", AND A CHORD BEARING AND DISTANCE OF SOUTH 05°15'23" WEST, FOR 363.22 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 47°03'45" EAST, A DISTANCE OF 9.36 FEET TO A POINT; THENCE SOUTH 18°26'44" WEST, FOR 56.62 FEET; THENCE SOUTH 18°38'00" WEST, FOR 53.31 FEET; THENCE SOUTH 12°15'35" WEST, FOR 63.37 FEET; THENCE SOUTH 29°02'06" WEST, FOR 35.51 FEET; THENCE SOUTH 09°15'18" WEST, FOR 37.38 FEET; THENCE SOUTH 81°31'49" WEST, FOR 7.71 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 34.43 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 65°45'39", AND A CHORD BEARING AND DISTANCE OF SOUTH 48°39'00" WEST, FOR 32.57 FEET; THENCE SOUTH 15°46'10" WEST, FOR 33.56 FEET; THENCE SOUTH 01°30'47" WEST, FOR 33.48 FEET; THENCE SOUTH 34°15'02" EAST, FOR 81.42 FEET; THENCE SOUTH 44°56'22" EAST, FOR 46.46 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE EASTERLY 53.08 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 101°22'01", AND A CHORD BEARING AND DISTANCE OF NORTH 84°22'37" EAST, FOR 46.42 FEET; THENCE NORTH 33°41'37" EAST, FOR 9.74 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 32.84 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 62°42'53", AND A CHORD BEARING AND DISTANCE OF NORTH 80°11'47" EAST, FOR 31.22 FEET; THENCE NORTH 48°50'21" EAST, FOR 16.16 FEET; THENCE SOUTH 53°57'05" EAST, FOR 42.37 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE EASTERLY 29.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 56°57'35", AND A CHORD BEARING AND DISTANCE OF SOUTH 82°25'53" EAST, FOR 28.61

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Aug 19, 2025 @ 1:39pm X:\1091\Legal\1091_BRE-WVD- Unit 11 Phase 1A_REMAINDER.dwg - MarkBeach

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FEET; THENCE NORTH 69°05'20" EAST, FOR 47.70 FEET; THENCE SOUTH 86°31'57" EAST, FOR 19.65 FEET; THENCE SOUTH 82°20'29" EAST, FOR 35.79 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 33.51 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 64°00'17", AND A CHORD BEARING AND DISTANCE OF NORTH 65°39'23" EAST, FOR 31.80 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 30.35 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 57°58'02", AND A CHORD BEARING AND DISTANCE OF NORTH 88°25'26" EAST, FOR 29.07 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 36°34'07" EAST, A DISTANCE OF 7.74 FEET TO A POINT TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 17.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 33°39'24", AND A CHORD BEARING AND DISTANCE OF SOUTH 53°23'49" EAST, FOR 17.37 FEET; THENCE SOUTH 70°13'31" EAST, FOR 57.19 FEET; THENCE NORTH 88°38'48" EAST, FOR 70.16 FEET; THENCE NORTH 46°32'13" EAST, FOR 103.89 FEET; THENCE NORTH 06°33'55" WEST, FOR 100.10 FEET; THENCE NORTH 71°27'27" WEST, FOR 52.08 FEET; THENCE NORTH 03°10'52" WEST, FOR 26.44 FEET; THENCE NORTH 34°31'32" EAST, FOR 21.26 FEET; THENCE NORTH 74°32'01" EAST, FOR 29.43 FEET; THENCE NORTH 15°43'06" EAST, FOR 65.99 FEET; THENCE NORTH 08°04'09" WEST, FOR 74.71 FEET; THENCE NORTH 65°57'30" EAST, FOR 48.68 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 271.80 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 84°10'47", AND A CHORD BEARING AND DISTANCE OF SOUTH 77°01'58" EAST, FOR 248.01 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 11°53'08" WEST, A DISTANCE OF 26.31 FEET TO A POINT TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY 56.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 64°19'34", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°52'50" WEST, FOR 53.23 FEET; THENCE SOUTH 12°43'03" WEST, FOR 73.48 FEET; THENCE SOUTH 56°04'30" WEST, FOR 37.22 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 46.41 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 53°11'11", AND A CHORD BEARING AND DISTANCE OF SOUTH 29°28'54" WEST, FOR 44.77 FEET; THENCE SOUTH 02°53'18" WEST, FOR 16.91 FEET; THENCE SOUTH 59°07'37" WEST, FOR 26.99 FEET; THENCE SOUTH 48°38'07" EAST, FOR 21.00 FEET; THENCE SOUTH 59°07'37" WEST, FOR 22.41 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 28.96 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 55°18'40", AND A CHORD BEARING AND DISTANCE OF SOUTH 31°28'17" WEST, FOR 27.85 FEET; THENCE SOUTH 03°48'58" WEST, FOR 22.59 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 8.11 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 15°29'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 03°55'40" EAST, FOR 8.08 FEET; THENCE SOUTH 11°40'17" EAST, FOR 53.86 FEET; THENCE SOUTH 12°04'36" EAST, FOR 69.37 FEET;

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THENCE SOUTH 41°46'50" WEST, FOR 27.94 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 19.72 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 37°39'26", AND A CHORD BEARING AND DISTANCE OF SOUTH 22°57'07" WEST, FOR 19.36 FEET; THENCE SOUTH 04°07'24" WEST, FOR 68.96 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 34.29 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 65°29'43", AND A CHORD BEARING AND DISTANCE OF SOUTH 28°37'27" EAST, FOR 32.46 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 74°45'55" WEST, A DISTANCE OF 121.27 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 48.92 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 28°01'36", AND A CHORD BEARING AND DISTANCE OF SOUTH 88°46'43" WEST, FOR 48.43 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE WESTERLY 347.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,238.44 FEET, A CENTRAL ANGLE OF 08°54'08", AND A CHORD BEARING AND DISTANCE OF NORTH 72°45'25" WEST, FOR 347.44 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE NORTHWESTERLY 201.18 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 645.22 FEET, A CENTRAL ANGLE OF 17°51'53", AND A CHORD BEARING AND DISTANCE OF NORTH 59°22'25" WEST, FOR 200.36 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 39°33'43" WEST, A DISTANCE OF 130.00 FEET TO A POINT; THENCE SOUTH 23°46'30" WEST, FOR 51.83 FEET; THENCE SOUTH 38°34'57" WEST, FOR 130.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 281.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 16°53'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 59°51'48" EAST, FOR 280.53 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; THENCE EASTERLY 195.49 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,550.00 FEET, A CENTRAL ANGLE OF 04°23'33", AND A CHORD BEARING AND DISTANCE OF SOUTH 70°30'19" EAST, FOR 195.44 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 45°54'14" EAST, A DISTANCE OF 90.22 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 313.86 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 97°12'14", AND A CHORD BEARING AND DISTANCE OF NORTH 81°33'26" EAST, FOR 277.55 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 47°19'48" EAST, A DISTANCE OF 136.89 FEET TO A POINT; THENCE SOUTH 23°03'06" WEST, FOR 296.69 FEET; THENCE NORTH 84°52'31" WEST, FOR 722.42 FEET; THENCE NORTH 58°42'27" WEST, FOR 666.92 FEET; THENCE NORTH 00°47'05" EAST, FOR 135.53 FEET; THENCE NORTH 49°50'04" WEST, FOR 178.34 FEET; THENCE NORTH 56°18'11" WEST, FOR 190.18 FEET; THENCE NORTH 64°57'23" WEST, FOR 166.26 FEET; THENCE NORTH 65°14'22" WEST, FOR 167.94 FEET; THENCE NORTH 70°38'32" WEST, FOR 189.13 FEET; THENCE NORTH 88°28'31" WEST, FOR 211.61 FEET; THENCE SOUTH 86°45'40" WEST, FOR 125.62 FEET; THENCE NORTH 89°12'51" WEST, FOR 30.00 FEET; THENCE NORTH 00°47'05" EAST, FOR 54.02 FEET; THENCE NORTH 89°12'51" WEST, FOR 170.00 FEET; THENCE NORTH 00°47'05" EAST, FOR 2,227.97 FEET; THENCE NORTH 00°45'50" EAST, FOR 9.70 FEET; THENCE SOUTH 00°45'50" WEST, FOR 9.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 176.975 ACRES.

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RESOLUTION 2025-42

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. 11), SERIES 2025 (ASSESSMENT AREA ONE); CONFIRMING THE DISTRICT'S PROVISION OF INFRASTRUCTURE IMPROVEMENTS AND CONFIRMING A SUPPLEMENTAL ENGINEER'S REPORT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING SERIES 2025 BONDS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2025 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the West Villages Improvement District (the "District") has previously indicated its intention to undertake, install, establish, construct or acquire certain public infrastructure improvements within Unit of Development No. 11 within the District (the "Unit No. 11"), including those within "Assessment Area One" within Unit No. 11, and to finance such improvements through the imposition of special assessments on benefitted property within Unit No. 11 and the issuance of bonds; and

WHEREAS, the District's Board of Supervisors (the "Board") has previously adopted, after notice and public hearing, Resolution 2025-09, relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2025-09, 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 29, 2025, the District entered into a Bond Purchase Contract whereby it agreed to sell its \$17,325,000 Capital Improvement Revenue Bonds (Unit of Development No. 11), Series 2025 (Assessment Area One) (the "Series 2025 Bonds"); and

WHEREAS, pursuant to and consistent with Resolution 2025-09, the District desires to set forth the particular terms of the sale of the Series 2025 Bonds and confirm the lien of the special assessments securing the Series 2025 Bonds (the "Series 2025 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 Resolution 2025-09.

SECTION 2. FINDINGS. The Board of Supervisors of the West Villages Improvement District hereby finds and determines as follows:

(a) On February 13, 2025, the District, after due notice and public hearing, adopted Resolution 2025-09, which, among other things, equalized, approved, confirmed and levied special assessments on property within Unit No. 11 benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds was issued to fund all or any portion of the District's infrastructure improvements within Unit No. 11, 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. 11 Supplemental Engineer's Report*, dated October 9, 2025, attached to this Resolution as **Exhibit A** (the "Engineer's Report"), identifies and describes the presently expected components of the improvements benefitting Assessment Area One of Unit No. 11 to be financed with the Series 2025 Bonds (the "Series 2025 Improvements"). The District hereby confirms that the Series 2025 Improvements serve a proper, essential and valid public purpose. The Engineer's Report is hereby confirmed. The District ratifies its use in connection with the sale of the Series 2025 Bonds.

(c) The *First Supplemental Special Assessment Methodology Report, Series 2025 Bonds, West Villages Improvement District Unit of Development No. 11*, dated October 29, 2025, 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. 11*, dated January 9, 2025 and adopted pursuant to Resolution 2025-09, (the "Master Assessment Report") to the actual terms of the Series 2025 Bonds. The Supplemental Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2025 Bonds.

(d) The Series 2025 Improvements will specially benefit all of the developable, assessable acreage within Assessment Area One within Unit No. 11, 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 2025 Improvements financed with the Series 2025 Bonds to such specially benefited properties within the District as set forth in Resolution 2025-09 and this Resolution.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2025 BONDS. As provided in Resolution 2025-09, this Resolution is intended to set forth the terms of the Series 2025 Bonds and the final amount of the lien of the special assessments securing those bonds. The Series 2025 Bonds, in a par amount of \$17,325,000 shall bear such rates of interest and maturity as shown on **Exhibit C** attached hereto. The final payment on the

Series 2025 Bonds shall be due on May 1, 2032. The sources and uses of funds of the Series 2025 Bonds shall be as set forth in **Exhibit D**. The debt service due on the Series 2025 Bonds is set forth on **Exhibit E** attached hereto. The lien of the special assessments securing the Series 2025 Bonds on all assessable, developable land within Assessment Area One within Unit No. 11 shall be the principal amount due on the Series 2025 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 2025 BONDS.

(a) The special assessments for the Series 2025 Bonds shall be allocated in accordance with **Exhibit B** which allocation shall initially be on a per gross acre basis and further allocated as lands are platted, all in accordance with the Supplemental Assessment Report. The Supplemental Assessment Report is consistent with the District's Master Assessment Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the District's Series 2025 Bonds. The estimated costs of collection of the special assessments for the Series 2025 Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the special assessments securing the Series 2025 Bonds includes all developable, assessable land within Assessment Area One within Unit No. 11 and as such land is ultimately defined and set forth in site plans, plats or other designations of developable acreage. To the extent land is added to Assessment Area One, the District may, by supplemental resolution, determine such land to be benefited by the Series 2025 Improvements and reallocate the special assessments securing the Series 2025 Bonds and impose special assessments on the newly added and benefited property.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the *Master Trust Indenture* and *First Supplemental Trust Indenture*, each dated as of November 1, 2025, the District shall begin annual collection of special assessments for the Series 2025 Bonds debt service payments using the methods available to it by law. Debt service payments consisting of semi-annual installments of interest and a one-time payment of the full outstanding principal balance on the final maturity date are reflected on **Exhibit E**. The Series 2025 Bonds include an amount for capitalized interest through May 1, 2026.

(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 2025 Assessments on platted lands using the Uniform Method in Chapter 197, Florida Statutes. The District intends, to the extent possible, to directly bill, collect and enforce the Series 2025 Assessments on unplatted lands. 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 and to collect special assessments on unplatted property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service on the Series 2025 Bonds.

SECTION 5. APPLICATION OF TRUE-UP PAYMENTS. Pursuant to Resolution 2025-09, there may be required from time to time certain True-Up payments. As lands are platted or approved within Assessment Area One of Unit No. 11, the special assessments securing the Series 2025 Bonds shall be allocated to the platted lands and unplatted lands as set forth in Resolution 2025-09, this Resolution, and the Supplemental Assessment Report, including, without limitation, the application of the True-Up process set forth in Section 8 of Resolution 2025-09. Based on the final par amount of \$17,325,000 in Series 2025 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 2025 Bonds only to the credit of the Series 2025 Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the *First Supplemental Trust Indenture* governing the Series 2025 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 Resolution 2025-09, which remains in full force and effect. This Resolution and Resolution 2025-09 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. 11 Series 2025 Special Assessments securing the Series 2025 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 13th day of November, 2025.

ATTEST:

**WEST VILLAGES
IMPROVEMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

- Exhibit A:** *West Villages Improvement District Unit of Development No. 11 Supplemental Engineer's Report*, dated October 9, 2025
- Exhibit B:** *First Supplemental Special Assessment Methodology Report, Series 2025 Bonds, West Villages Improvement District Unit of Development No. 11*, dated October 29, 2025
- Exhibit C:** Maturities and Coupon of Series 2025 Bonds
- Exhibit D:** Sources and Uses of Funds for Series 2025 Bonds
- Exhibit E:** Annual Debt Service Payment Due on Series 2025 Bonds

Exhibit A

***West Villages Improvement District Unit of Development No. 11 Supplemental Engineer's
Report, dated October 9, 2025***

Exhibit B

First Supplemental Special Assessment Methodology Report, Series 2025 Bonds, West Villages Improvement District Unit of Development No. 11, dated October 29, 2025

Exhibit C

Maturities and Coupon of Series 2025 Bonds

BOND PRICING

West Villages Improvement District
Special Assessment Revenue Bonds (Unit of Development No. 11), Series 2025 (Assessment Area One)

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term 1:	05/01/2032	17,325,000	4.750%	4.750%	100.000
		17,325,000			

Dated Date	11/18/2025		
Delivery Date	11/18/2025		
First Coupon	05/01/2026		
Par Amount	17,325,000.00		
Original Issue Discount			
Production	17,325,000.00	100.000000%	
Underwriter's Discount	-259,875.00	-1.500000%	
Purchase Price	17,065,125.00	98.500000%	
Accrued Interest			
Net Proceeds	17,065,125.00		

Exhibit D

Sources and Uses of Funds for Series 2025 Bonds

SOURCES AND USES OF FUNDS

West Villages Improvement District

Special Assessment Revenue Bonds (Unit of Development No. 11), Series 2025 (Assessment Area One)

Sources:

Bond Proceeds:	
Par Amount	17,325,000.00
	<u>17,325,000.00</u>

Uses:

Other Fund Deposits:	
Debt Service Reserve Fund (MAI)	822,937.50
Capitalized Interest Fund (thru 5/1/26)	<u>372,607.81</u>
	1,195,545.31
Delivery Date Expenses:	
Cost of Issuance	230,000.00
Underwriter's Discount	<u>259,875.00</u>
	489,875.00
Other Uses of Funds:	
Construction Fund	15,639,579.69
	<u>17,325,000.00</u>

Exhibit E

Annual Debt Service Payment Due on Series 2025 Bonds

BOND DEBT SERVICE

West Villages Improvement District
Special Assessment Revenue Bonds (Unit of Development No. 11), Series 2025 (Assessment Area One)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2026			372,607.81	372,607.81	
11/01/2026			411,468.75	411,468.75	784,076.56
05/01/2027			411,468.75	411,468.75	
11/01/2027			411,468.75	411,468.75	822,937.50
05/01/2028			411,468.75	411,468.75	
11/01/2028			411,468.75	411,468.75	822,937.50
05/01/2029			411,468.75	411,468.75	
11/01/2029			411,468.75	411,468.75	822,937.50
05/01/2030			411,468.75	411,468.75	
11/01/2030			411,468.75	411,468.75	822,937.50
05/01/2031			411,468.75	411,468.75	
11/01/2031			411,468.75	411,468.75	822,937.50
05/01/2032	17,325,000	4.750%	411,468.75	17,736,468.75	
11/01/2032					17,736,468.75
	17,325,000		5,310,232.81	22,635,232.81	22,635,232.81

**CONSIDER APPROVAL OF FINAL SUPPLEMENTAL
ASSESSMENT METHODOLOGY REPORT**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

**CONSIDER RESOLUTION 2025-43
SUPPLEMENTAL ASSESSMENT RESOLUTION**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

Publication Date
2025-11-04

Subcategory
Miscellaneous Notices

NOTICE OF THE WEST VILLAGES IMPROVEMENT DISTRICT
ATTORNEY-CLIENT SESSION

NOTICE IS HEREBY GIVEN that the West Villages Improvement District (the District) will hold an attorney-client session of its Board of Supervisors (the Board) at the Board meeting on November 13, 2025, at 1:00 P.M. in the Chambers Room of the City of North Port located at 4970 City Hall Boulevard, North Port, Florida 34286. The attorney-client session may be continued to a date, time and place approved by the Board on the record without additional publication of notice.

The attorney-client session, which is closed to the public, will be held to discuss settlement negotiations or strategy sessions related to litigation expenditures. This meeting is being held pursuant to Section 286.011(8), Florida Statutes. The following persons are anticipated to be in attendance at the attorney-client session: each of the Districts Board Supervisors who are not otherwise conflicted from such attendance, District Manager William Crosley, District Counsel Lindsay Whelan and Joseph Brown, and a court reporter. The attorney-client session is expected to begin after the commencement of the regularly scheduled Board meeting and to last approximately thirty (30) minutes. During the attorney-client session the individuals identified above will meet in private. Upon conclusion of the attorney-client session, the public will be invited into the Board meeting, and the Board meeting will continue to consider any business of the District.

District Manager

WEST VILLAGES IMPROVEMENT DISTRICT

www.westvillagesid.org

Pub: Nov 4, 2025; #11788117