

**TOWNS AT
WOODSDALE**

**COMMUNITY DEVELOPMENT
DISTRICT**

October 25, 2023

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**TOWNS AT
WOODSDALE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Towns at Woodsdale Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

October 18, 2023

Board of Supervisors

Towns at Woodsdale Community Development District

Dear Board Members:

The Board of Supervisors of the Towns at Woodsdale Community Development District will hold a Regular Meeting on October 25, 2023 at 10:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2024-01, Making Certain Findings; Approving the Engineer's Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2023 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2023 Bonds; Levying and Allocating Assessments Securing Series 2023 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date
 - A. Supplemental Notice of Imposition of Special Assessments
4. Consideration of Completion Agreement (2023 Bonds) By and Between the District and Boos-Woodsdale, LLC
5. Ratification of Requisition for Series 2023 Project to Boos-Woodsdale, LLC
6. Consideration of Resolution 2024-02, Declaring the Method for Collecting Certain Debt Service Assessments During Fiscal Year 2023/2024; Certifying an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
7. Acceptance of Unaudited Financial Statements as of September 30, 2023
8. Approval of August 23, 2023 Public Hearing and Regular Meeting Minutes

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

9. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Heidt Design, LLC*
- C. Field Operations Manager: *Access Management*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: November 15, 2023 at 10:00 AM [Audit Committee Meeting and Regular Meeting]
 - QUORUM CHECK

SEAT 1	BRETT GELBERT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	ROB BOOS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	GENE WRIGHTENBERRY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	CURT NEEL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	RYAN ZOOK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

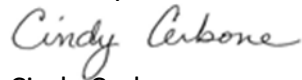
10. Board Members' Comments/Requests

11. Public Comments

12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 131 733 0895

**TOWNS AT
WOODSDALE
COMMUNITY DEVELOPMENT DISTRICT**

3

RESOLUTION 2024-01

A RESOLUTION MAKING CERTAIN FINDINGS; APPROVING THE ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT; SETTING FORTH THE TERMS OF THE SERIES 2023 BONDS; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SERIES 2023 BONDS; LEVYING AND ALLOCATING ASSESSMENTS SECURING SERIES 2023 BONDS; ADDRESSING COLLECTION OF THE SAME; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SPECIAL ASSESSMENTS; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Towns at Woodsdale Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct, or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

WHEREAS, the District's Board of Supervisors ("**Board**") has previously adopted, after notice and public hearing, Resolution 2023-33, relating to the imposition, levy, collection, and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2023-33, this Resolution shall set forth the terms of bonds to be actually issued by the District and apply the adopted special assessment methodology to the actual scope of the project to be completed with such series of bonds and the terms of the bond issue; and

WHEREAS, on October 12, 2023, the District entered into a Bond Purchase Contract whereby it agreed to sell its \$5,870,000 Towns at Woodsdale Community Development District Capital Improvement Revenue Bonds, Series 2023 (the "**Series 2023 Bonds**"); and

WHEREAS, pursuant to and consistent with Resolution 2023-33, the District desires to set forth the particular terms of the sale of the Series 2023 Bonds and confirm the levy of special assessments securing the Series 2023 Bonds (the "**Series 2023 Assessments**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, *Florida Statutes*, and Resolution 2023-33.

SECTION 2. MAKING CERTAIN FINDINGS; APPROVING THE ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT. The Board of Supervisors of the Towns at Woodsdale Community Development District hereby finds and determines as follows:

(a) On April 26, 2023, the District, after due notice and public hearing, adopted Resolution 2023-33, which, among other things, equalized, approved, confirmed, and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds were issued to fund all or any portion of the District's infrastructure improvements a supplemental resolution would be adopted to set forth the specific terms of the bonds and to certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the true-up amounts, and the application of receipt of true-up proceeds.

(b) The *Master Engineer's Report*, dated February 6, 2023, prepared by the District Engineer, Heidt Design, and attached to this Resolution as **Exhibit A** (the "**Engineer's Report**"), identifies and describes the presently expected components to be financed in whole or in part with the Series 2023 Bonds (the "**2023 Project**"), and sets forth the estimated costs of the 2023 Project as \$18,260,000. The District hereby confirms that the 2023 Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Series 2023 Bonds is hereby ratified.

(c) The *Final First Supplemental Special Assessment Methodology Report*, dated October 12, 2023, attached to this Resolution as **Exhibit B** (the "**Supplemental Assessment Report**"), applies the adopted *Master Special Assessment Methodology Report*, dated February 22, 2023, and approved by Resolution 2023-33 (the "**Master Assessment Report**"), to the 2023 Project and the actual terms of the Series 2023 Bonds. The Supplemental Assessment Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Series 2023 Bonds.

(d) The 2023 Project will specially benefit all of the developable lands within the District, as set forth in the Supplemental Assessment Report. It is reasonable, proper, just, and right to assess the portion of the costs of the 2023 Project financed with the Series 2023 Bonds to the specially benefitted properties within the District as set forth in Resolution 2023-34 and this Resolution.

SECTION 3. SETTING FORTH THE TERMS OF THE SERIES 2023 BONDS; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SERIES 2023 BONDS. As provided in Resolution 2023-33, this Resolution is intended to set forth the terms of the Series 2023 Bonds and the final amount of the lien of the Series 2023 Assessments securing those bonds. The Series 2023 Bonds, in an aggregate par amount of \$5,870,000, shall bear such rates of interest and mature on such dates as shown on **Exhibit C** attached hereto. The sources and uses of funds of the Series 2023 Bonds shall be as set forth in **Exhibit D**. The debt service due on the Series 2023 Bonds is set forth on **Exhibit E** attached hereto. The lien of the Series 2023 Assessments securing the Series

2023 Bonds, as such land is described in **Exhibit B**, shall be the principal amount due on the Series 2023 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which the annual assessments shall be grossed up to include early payment discounts required by law and costs of collection.

SECTION 4. LEVYING AND ALLOCATING THE SERIES 2023 ASSESSMENTS SECURING THE SERIES 2023 BONDS; ADDRESSING COLLECTION OF THE SAME.

(a) The Series 2023 Assessments securing the Series 2023 Bonds shall be levied and allocated in accordance with **Exhibit B**. 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 Series 2023 Bonds. The estimated costs of collection of the Series 2023 Assessments for the Series 2023 Bonds are as set forth in the Supplemental Assessment Report.

(b) To the extent that lands are added to the District and made subject to the lien of the Series 2023 Assessments described in the Supplemental Assessment Report, the District may, by supplemental resolution at a regularly noticed meeting and without the need for a public hearing on reallocation, determine such land to be benefitted by the 2023 Project and reallocate the Series 2023 Assessments securing the Series 2023 Bonds in order to impose Series 2023 Assessments on the newly added and benefitted property.

(c) Taking into account earnings on certain funds and accounts as set forth in the *Master Trust Indenture*, dated October 1, 2023, and *First Supplemental Trust Indenture*, dated October 1, 2023, the District shall, for Fiscal Year 2023/2024, begin annual collection of Series 2023 Assessments for the Series 2023 Bonds debt service payments using the methods available to it by law. Beginning with the first debt service payment on May 1, 2024, there shall be thirty (30) years of installments of principal and interest, as reflected on **Exhibit E**.

(d) The District hereby certifies the Series 2023 Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed for collection by Pasco County and other Florida law. The District's Board each year shall adopt a resolution addressing the manner in which the Series 2023 Assessments shall be collected for the upcoming fiscal year. The decision to collect Series 2023 Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Series 2023 Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. CALCULATION AND APPLICATION OF TRUE-UP PAYMENTS. The terms of Resolution 2023-33 addressing True-Up Payments, as defined therein, shall continue to apply in full force and effect.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Series 2023 Assessments as reflected herein shall be recorded by the Secretary

of the Board of the District in the District’s Improvement Lien Book. The Series 2023 Assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcels 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. ASSESSMENT NOTICE. The District’s Secretary is hereby directed to record a Notice of Series 2023 Assessments securing the Series 2023 Bonds in the Official Records of Pasco County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 8. CONFLICTS. This Resolution is intended to supplement Resolution 2023-33, which remains in full force and effect. This Resolution and Resolution 2023-33 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 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 25th day of October 2023.

ATTEST:

**TOWNS AT WOODSDALE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Vice Chairperson, Board of Supervisors

- Exhibit A:** Engineer’s Report
- Exhibit B:** Supplemental Assessment Report
- Exhibit C:** Maturities and Coupon of Series 2023 Bonds
- Exhibit D:** Sources and Uses of Funds for Series 2023 Bonds
- Exhibit E:** Annual Debt Service Payment Due on Series 2023 Bonds

EXHIBIT A

Engineer's Report



February 6, 2023

Board of Supervisors
Towns at Woodsdale Community Development District
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

**RE: Towns at Woodsdale Community Development District
Master Engineer's Report**

Board of Supervisors, Towns at Woodsdale Community Development District:

Heidt Design, LLC is pleased to submit this Master Engineer's Report. This report has been prepared on behalf of the District and in connection with the financing for the proposed improvements as outlined herein. A detailed description of the improvements and their corresponding estimates of costs are outlined in the following report.

Thank you for this opportunity to be of professional service.

Sincerely,

HEIDT DESIGN, LLC

Boyan V. Pargov, P.E.
District Engineer

cc: e-File

**TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT
DISTRICT
MASTER ENGINEER'S REPORT**

Prepared for:

**Board of Supervisors
Towns at Woodsdale Community Development District**

Prepared by:

**Heidt Design, LLC
5904-A Hampton Oaks Parkway
Tampa, Florida 33610
813-253-5311**

February 6, 2023

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INTRODUCTION

The Towns at Woodsdale Community Development District (“District”) is a 77.39 +/- acre community development district located in Pasco County, Florida (see **Exhibit A**, Location Map). The land within the District is currently undeveloped. The Towns at Woodsdale (“Development”) is a residential development generally located north of Elam Rd, east of I-75, north of Overpass Road and west of Curley Road.

The District was established by Pasco County Ordinance No. 22-53, which became effective September 23, 2022. The District anticipated land uses consist of residential and multifamily development. A breakout of the proposed product mix is provided in **Table 1**. The District’s legal description is provided at **Exhibit B**.

To serve the landowners and residents of the District, the District has developed public improvements, consisting of this Capital Improvement Plan (“CIP”) to allow it to finance and construct certain stormwater management/drainage, offsite and onsite roadway, amenity, common area landscape and hardscape, water distribution, sanitary sewer collection and transmission, reclaimed water distribution, and professional consultant fees all associated therewith. Summaries of the proposed CIP and corresponding cost estimates follow in **Table 2**. A description and basis of costs for each improvement is contained within this report.

The CIP contained in this report reflects the current intentions of the District. However, the CIP may be subject to modification in the future. The implementation of any improvements outlined herein requires final approval by the District’s Board of Supervisors.

Cost estimates contained in this report are based upon year 2022 dollars and have been prepared based upon the best available information, but in some cases without benefit of final engineering design and environmental permitting. Heidt Design, Inc. believes the estimates to be accurate based upon the available information, however, actual costs will vary based on final engineering, planning and approvals from regulatory agencies.

Overview: Capital Improvement Plan

The overall CIP is anticipated to be built in two phases. The phasing of the CIP allows the clearing, earthwork, stormwater management systems, roadways, utilities, etc. to be constructed as needed throughout the build-out of the District. Any public improvements or facilities acquired by the District will be at the lesser of cost or fair market value.

A product mix table is provided below to indicates the proposed unit and their associated lot frontage.

TABLE 1

<u>Proposed Units</u>	<u>Number of Units</u>	<u>Lot Front Footage (FT)</u>	<u>Phase of Development</u>
Townhomes	208	20	Phase 1
Townhomes	98	20	Phase 2
Villas	94	37.5	Phase 1

The CIP consists of public infrastructure improvements necessary to support the development of the various unit types and uses within the Development. The primary portions of the CIP will entail master stormwater management facilities, roadways , amenity facility, water and sewer facilities, and off-site improvements required by development approvals to support development of the Development (including, but not necessarily limited to, roadway improvements, and transportation fees).

TABLE 2

Improvement Description	Estimated Cost
Stormwater Management/Drainage	\$5,000,000
Roadway	\$2,000,000
Amenity	\$3,000,000
Common Area Hardscape, Landscape, and Irrigation	\$500,000
Offsite Roadway	\$1,000,000
Water Distribution	\$1,500,000
Sanitary Sewer Collection and Transmission	\$2,500,000
Reclaimed Water Distribution	\$450,000
Professional Consultant Fees	\$650,000
Subtotal	\$16,600,000
Contingency 10%	\$1,660,000
Grand Total	\$18,260,000

Capital Improvement Infrastructure Components

The CIP includes infrastructure improvements that will provide special benefit to all assessable land within the District. The required improvements included in the CIP are more specifically described below. The District presently intends to finance all or a portion of the below improvements comprising the District’s CIP. Any portion of the improvements below not financed by the District may be provided by the Developer or a builder responsible for same.

Stormwater Management System:

A comprehensive system of surface water management ponds, consisting primarily of wet detention ponds, is proposed to manage the water quality and quantity impacts associated with the Development. These ponds will provide water quality treatment and stormwater runoff attenuation, designed in accordance with the South Florida Water Management District's (SWFWMD) Basis of Review and the Pasco County Land Development Code and Stormwater Technical Manual. Additionally, these ponds will provide 100-year flood control, conveyance of stormwater through and around the District and for the ongoing function of the onsite natural wetland systems.

Material excavated from surface water management ponds is anticipated to remain within the Development for use in road subbase, perimeter berms, and site grading. However, any grading in connection with the preparation of pads for private home sites or on other private property within the Development will not be funded by the District. Any material excavated from ponds areas constructed on lands owned by the District shall be used only for public improvements within the CIP. Upon completion of the stormwater management system it will be owned and maintained by the District.

Roadway:

The District presently intends to finance all of the master transportation and roadway facilities required to support the Development. Offsite roadway improvements as well as local roadways within the Development including the premium transit corridors, avenues, local streets, and alleys will be financed by the District and consist of the pavement, base, subbase, curb and gutter and storm drains. The offsite roadway will be open to the public and owned by Pasco County. All roadways within the District will be open to the public and owned and maintained by the District.

Amenity and Park Facilities:

Amenities to include 2500 SF amenity building with outdoor seating and bathrooms with a concrete swimming pool, associated pool deck area and furniture. There is a tot lot, fenced in dog park, community trail, two small parks, mailbox area, dumpster enclosure and an entry monument sign. Landscaping and irrigation is provided at the perimeter of the neighborhood, amenity areas and various street intersections.

Park facilities will include the construction of pedestrian paths and open play area within the neighborhood. All of the amenity facilities will be owned and maintained by the District.

Water Distribution Management System:

The District presently intends to finance all or a portion of the water distribution system for the Development. The system will consist of a series of water distribution mains to serve the Development. Onsite water mains will connect to this extension to provide water service to the Development. Upon completion of construction, the water distribution system will be owned and maintained by Pasco County.

Sanitary Sewer Collection and Transmission System:

The District presently intends to finance all or a portion of the sanitary sewer collection system for the Development. The sanitary sewer system consists of the gravity sewer mains and associated lift stations needed to serve the District. Force mains will direct wastewater from the onsite lift stations to an offsite force main in Elam Road. Upon completion of construction, the sanitary sewer system will be owned and maintained by Pasco County.

Reclaimed Water Distribution System:

The District presently intends to finance all or a portion of the reclaimed water distribution system for the Development. The system will consist of a series reclaimed water distribution mains to provide the future residential units, community centers, and common areas with irrigation water. Upon completion of construction, the distribution system will be owned and maintained by Pasco County. The District will only fund the operating cost of providing reclaimed water to District-owned property.

Professional Services:

Professional Fees include civil engineering costs for site design, permitting, inspection, and master planning, survey costs for construction staking and as-built drawings as well as preparation of preliminary and final plats, geotechnical costs for pre-design soil borings, underdrain analyses and construction inspection, and architectural costs for landscape and recreation design, all as related to the CIP only. Also included in this category are fees associated with environmental consultation and permitting, and any other miscellaneous professional fees, such as district legal fees, financial consultant fees and other consultant fees.

Permitting Status:

The following permits have been obtained for this site:

- Pasco County Planning and Development Approval
- Southwest Florida Water Management District EPR Approval
- FDEP Utility Permit

The following permit is still being pursued and is anticipated shortly:

- Pasco County ROW Use Permit

OWNERSHIP & MAINTENANCE

Ownership and maintenance of the improvements is generally anticipated as set forth in **Table 3**.

TABLE 3

<u>Proposed Infrastructure Improvement</u>	<u>Ownership</u>	<u>Operation & Maintenance</u>
Stormwater Management/Drainage	CDD	CDD
Roadway	CDD	CDD
Amenity	CDD	CDD
Offsite Roadway	County	County
Water Distribution	County	County
Sanitary Sewer Collection and Transmission	County	County
Reclaimed Water Distribution	County	County

ENGINEER'S OPINION

It is my professional opinion that these infrastructure improvements will benefit and add value to the assessable lands within the District. Such assessable property within the District will receive a special benefit from the improvements provided by the CIP, which benefit will be at least equal to the cost of such improvements. Infrastructure costs are for public improvements or community facilities as set forth in section 190.012(1) and (2) of the Florida Statutes.

The estimate of infrastructure construction costs, listed in **Table 2**, is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Pasco County. In no event will the District pay more than the actual cost or fair market value of the public improvements constituting the CIP, whichever is the least.

All of the foregoing improvements are required by applicable development approvals. Note that there are impact fee credits available from the construction of any roadway and utility improvements which will be remitted to the District as is required by the County and bond documents associated with financing of those improvements by the District.

Assuming project construction continues in a timely manner, it is our opinion that the proposed improvements, if constructed and built in substantial accordance with the approved plans and specifications, can be completed and meets their intended functions. Where necessary, historical costs, and information from other professional or utility consultants and contractors have been used in preparation of this report. Consultants and contractors who have contributed to providing the cost data included in this report are from reputable entities in the Pasco County area. It is therefore our opinion that the construction of the proposed project can be completed at the cost stated.




Boyan V Pargov, P.E.

Florida Registered Engineer No. 67706

Exhibit A

Legend

 External Boundary of Proposed District

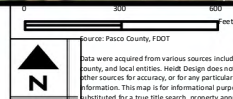


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Towns at Woodsdale Community Development District

Parcel Map

Pasco County



Date saved: 7/19/2022 Map Document: G:\GIS - Projects\Pasco\Ham - Townhomes\WXD\CD\LEI_CDD_gerial_20220209.mxd - V Ramirez

Exhibit B

DESCRIPTION:

A Subdivision of land being a portion of the West 1/2 of Section 27, Township 25, Range 20 East, Pasco County, Florida lying North of Elam Road, EXCEPT the East 60.0 feet thereof being further described as follows:

COMMENCE at the Northwest corner of said Section 27, run thence along the West line of the Northwest 1/4 of said Section 27, S.00°16'59"E., a distance of 1744.06 feet; thence S.87°54'39"E., a distance of 496.00 feet to the **POINT OF BEGINNING**; thence S.00°16'59"E., a distance of 1461.88 feet to a point on the Northerly maintained Right-of-Way line of Elam Road as recorded in Pasco County Maintained Right-of-Way Map, Road Plat Books 2 & 3, Pages 376 & 342, respectively, of the Public Records of Pasco County, Florida; thence along said maintained Right-of-Way line the following six (6) courses: 1) N.75°21'27"E., a distance of 23.52 feet; 2) N.77°00'20"E., a distance of 759.16 feet; 3) N.77°23'51"E., a distance of 635.27 feet; 4) N.77°29'52"E., a distance of 502.02 feet; 5) N.78°26'24"E., a distance of 220.47 feet; 6) N.79°39'43"E., a distance of 87.24 feet to a point lying 60.00 feet West of the East line of the West 1/2 of said Section 27; thence N.01°27'37"E., parallel with said East line, a distance of 2742.89 feet to a point on the North line of the Northwest 1/4 of said Section 27; thence along said North line, S.89°57'47"W., a distance of 389.31 feet; thence S.01°25'01"W., a distance of 1430.48 feet; thence N.87°59'37"W., a distance of 226.16 feet; thence S.00°16'59"E., a distance of 400.00 feet; thence N.87°54'39"W., a distance of 1603.83 feet to the **POINT OF BEGINNING**.

Containing 77.386 acres, more or less

EXHIBIT B

Supplemental Assessment Report

TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT

Final First Supplemental Special Assessment
Methodology Report

October 12, 2023



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Final First Supplemental Special Assessment Methodology Report (the “Final First Supplemental Report”) was developed to supplement the Master Special Assessment Methodology Report (the “Master Report”) dated February 22, 2023 and to provide a supplemental financing plan and a supplemental special assessment methodology for the Towns at Woodsdale Community Development District (the “District”), located entirely within Pasco County, Florida, as related to funding a portion of the costs of the acquisition and construction of public infrastructure improvements contemplated to be provided by the District to support the development of 400 residential dwelling units projected to be developed within the District.

1.2 Scope of the Final First Supplemental Report

This Final First Supplemental Report presents the projections for financing a portion of the District’s overall “Capital Improvement Plan” (the “CIP”) related to the development and supporting the development of the District. The CIP is described in the Engineer’s Report developed by Heidt Design, LLC (the “District Engineer”) and dated February 6, 2023 (the “Engineer’s Report”). This Final First Supplemental Report also describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding a portion of the CIP with proceeds of indebtedness projected to be issued by the District.

1.3 Special Benefits and General Benefits

The public infrastructure improvements undertaken and funded by the District as part of the CIP create special and peculiar benefits, different in kind and degree than general benefits, for properties within the District as well as general benefits to properties outside of the District and to the public at large. However, as discussed within this Final First Supplemental Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District’s CIP enables properties within the boundaries of the District to be developed.

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the CIP. However, these benefits are only incidental since the CIP is designed

solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the CIP and do not depend upon the CIP to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which the District properties receive compared to those lying outside of the District's boundaries.

The CIP will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the CIP. Even though the exact value of the benefits provided by the CIP is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Final First Supplemental Report

Section Two describes the development program for the District as proposed by the Developer, as defined below.

Section Three provides a summary of the CIP as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District will serve the Towns at Woodsdale development, a master planned residential development located entirely within Pasco County, Florida (the "Development"). The land within the District consists of approximately 77.39 +/- acres and is generally located north of Elam Road, east of I-75, north of Overpass Road and west of Curley Road.

2.2 The Development Program

The development of the District is anticipated to be conducted by Boos-Woodsdale, LLC or an affiliated entity (the "Developer"). Based upon the information provided by the Developer and the

District Engineer, the current development plan for the District envisions a total of 400 residential dwelling units consisting of 306 Townhomes and 94 Villas, although unit numbers, land use types and phasing may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for the District.

3.0 The CIP

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 CIP

The CIP is designed to serve and will benefit the 400 residential dwelling units that are projected to be developed within the District. According to the Engineer's Report, the CIP is comprised of stormwater management/drainage, roadway, amenity, common area hardscape, landscape, and irrigation, off-site roadway, water distribution, sanitary sewer collection and transmission, and reclaimed water distribution, the costs of which, along with contingencies and professional services, were estimated by the District Engineer at \$18,260,000.

The public infrastructure improvements that comprise the CIP will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the CIP.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of public infrastructure improvements which will facilitate the development of lands within the District. Generally, construction of public

infrastructure improvements is either funded by the Developer and then acquired by the District or funded directly by the District. The District anticipates acquiring completed public infrastructure improvements from the Developer, although the District maintains the complete flexibility regarding the choice of the exact mechanism for providing public infrastructure improvements, and the District may either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

The District intends to issue Capital Improvement Revenue Bonds, Series 2023 in the principal amount of \$5,870,000 (the "Series 2023 Bonds") to fund a portion of the CIP costs in the total amount of \$5,325,114.05. It is anticipated that any costs of the CIP which are not funded by the Series 2023 Bonds will be completed or funded by the Developer pursuant to a Completion Agreement and an Acquisition Agreement that will be entered into by the Developer and the District.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Series 2023 Bonds in the principal amount of \$5,870,000 to finance a portion of the CIP costs in the total amount of \$5,325,114.05. The Series 2023 Bonds are structured to be amortized in 30 annual installments. Interest payments on the Series 2023 Bonds will be made every May 1 and November 1, and principal payments on the Series 2023 Bonds will be made on November 1.

In order to finance a portion of the costs of the CIP in the total amount of \$5,325,114.05, the District will need to incur indebtedness in the principal amount of \$5,870,000. The difference is comprised of funding a debt service reserve account, capitalized interest, and costs of issuance, which include the underwriter's discount. sources and uses of funding for the Series 2023 Bonds are presented in Table 3 in the *Appendix*.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Series 2023 Bonds provides the District with a portion of the funds necessary to construct/acquire the infrastructure improvements which are part of the CIP outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits,

with special benefits accruing to the assessable properties within the boundaries of the District and general benefits accruing to areas outside of the District but being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the CIP. All properties that receive special benefits from the CIP will be assessed for their fair share of the debt issued in order to finance all or a portion of the CIP.

5.2 Benefit Allocation

The most current development plan envisions the development of 400 residential dwelling units consisting of 306 Townhomes and 94 Villas, although unit numbers and land use types may change throughout the development period.

The public infrastructure included in the CIP will comprise an interrelated system of public infrastructure improvements, which means that all of the improvements will serve the entire District and such public improvements will be interrelated in such way that, once constructed, they will reinforce each other, and their combined benefit will be greater than the sum of their individual benefits. As a practical matter, this means that public improvements that are not financed by the Series 2023 Bonds may be constructed by the Developer or funded by a future series of bonds.

As stated previously, the public infrastructure included in the CIP has a logical connection to the special and peculiar benefits received by the properties within the District, as without such improvements, the development of such properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the designated lands within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the lands within the District receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the assessment levied on that parcel.

In following the Master Report, this Final First Supplemental Report proposes to allocate the benefit associated with the CIP to the different product types proposed to be developed within the District in proportion to their density of development and intensity of use of infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU

weights that are proposed to be assigned to the product types contemplated to be developed within the District based on the densities of development and the intensities of use of infrastructure, total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind the different ERU values is supported by the fact that generally and on average units with smaller lot sizes will use and benefit from the improvements which are part of the District less than units with larger lot sizes, as, for instance, generally and on average units with smaller lot sizes will produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than units with larger lot sizes. Additionally, the value of the units with larger lot sizes is likely to appreciate by more in terms of dollars than that of the units with smaller lot sizes as a result of the implementation of the infrastructure improvements. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by representatives of different unit types from the District's CIP.

Based on the ERU benefit allocation illustrated in Table 4, Table 5 in the *Appendix* presents the allocation of the amount of CIP costs to the various product types proposed to be developed within the District based on the ERU benefit allocation factors present in Table 4. Further, Table 5 illustrates the costs that are projected to be financed with the Series 2023 Bonds, and the approximate costs of the portion of the CIP to be contributed by the Developer, as the case may be. With the Series 2023 Bonds funding approximately \$5,325,114.05 in costs of the CIP, the Developer is anticipated to fund improvements valued at an estimated cost of \$12,934,885.95 which will not be funded with proceeds of the Series 2023 Bonds.

Finally, Table 6 in the *Appendix* presents the apportionment of the bond assessments securing the Series 2023 Bonds (the "Series 2023 Bond Assessments") and also presents the projected annual debt service assessments per unit.

Amenities - No Series 2023 Bond Assessments will be allocated herein to any platted amenities or other platted common areas planned for the development. If owned by a homeowner's association, the amenities and common areas would be considered a common element for the exclusive benefit of certain property owners and would not be subject to Series 2023 Bonds Assessments. If the amenities are owned by the District, then they would be governmental property not subject to the Series 2023 Bond

Assessments and would be open to the general public, subject to District rules and policies.

Governmental Property - If at any time, any portion of the real property contained in the District is sold or otherwise transferred to a unit of local, state, or federal government or similarly exempt entity and such exempt entity does not consent to the imposition of Series 2023 Bond Assessments thereon, then all future unpaid Series 2023 Bond Assessments for such parcel shall become due and payable immediately prior to such transfer.

Contributions - As referenced in the Master Report, Developer has opted to “buy down” the Series 2023 Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, in order for Series 2023 Bond Assessments to reach certain target levels. The amount of such “buy down” for the Series 2023 Bond Assessments is identified in Table 5. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down the Series 2023 Bond Assessments will not be eligible for “deferred costs” or any other form of repayment.

5.3 Assigning Series 2023 Bond Assessments

As the land within the District has already been platted for its intended final use, the Series 2023 Bond Assessments will be levied on the 400 platted lots as reflected in Table 6 in the *Appendix*.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's public infrastructure improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;

- b. added enjoyment of the property;
- c. decreased insurance premiums; and
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the CIP make the land in the District developable and saleable and when implemented jointly as parts of the CIP, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received by the various land use types from the improvements is delineated in Table 4 (expressed as the ERU factors).

The apportionment of the Series 2023 Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the CIP.

Accordingly, no parcel within the District will be liened for the payment of the Series 2023 Bond Assessments more than the determined special benefit peculiar to that parcel.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned ERUs as set forth in Table 4 in the *Appendix* ("Development Plan"). As the land in the District has already been platted, the provisions of this section would apply only should the land in the District be re-platted in the future. At such time as lands are to be re-platted or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

- a. If a Proposed Plat results in the same amount of ERUs (and thus Series 2023 Bond Assessments) able to be imposed on the

“Remaining Developable Unplatted Lands” (i.e., those remaining developable unplatted lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Series 2023 Bond Assessments to the product types being platted and the remaining property in accordance with this Supplemental Report, and cause the Series 2023 Bond Assessments to be recorded in the District’s improvement lien book.

b. If a Proposed Plat results in a greater amount of ERUs (and thus Series 2023 Bond Assessments) able to be imposed on the Remaining Developable Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District may undertake a pro rata reduction of Series 2023 Bond Assessments for all assessed properties within the District, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat results in a lower amount of ERUs (and thus Series 2023 Bond Assessments) able to be imposed on the Remaining Developable Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a “True-Up Payment” equal to the difference between: (i) the Series 2023 Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Series 2023 Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District’s assessment consultant, in consultation with the District Engineer and District Counsel, shall determine in his or her sole discretion what amount of ERUs (and thus Series 2023 Bond Assessments) are able to be imposed on the Remaining Developable Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the development, b) the revised, overall development plan showing the number and type of units reasonably planned for the District, c) proof of the amount of entitlements for the Remaining Developable Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient assessments to

pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable by the landowner of the lands subject to the Proposed Plat within the tax year that such land is platted, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Series 2023 Bond Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Series 2023 Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the applicable assessment resolution(s).

5.7 Final Assessment Roll

The Series 2023 Bond Assessments in the principal amount of \$5,870,000 are proposed to be levied in the manner described in Exhibit "A".

Excluding any capitalized interest period, debt service assessments shall be paid in no more than thirty (30) annual principal installments.

6.0 Additional Stipulations

6.1 Overview

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

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

7.0 Appendix

Table 1

Towns at Woodsdale

Community Development District

Development Plan

Product Type	Number of Units
Townhome	306
Villas	94
Total	400

Table 2

Towns at Woodsdale

Community Development District

Project Costs

Improvement	Total Costs
Stormwater Management / Drainage	\$5,000,000.00
Roadway	\$2,000,000.00
Amenity	\$3,000,000.00
Common Area Hardscape, Landscape, and Irrigation	\$500,000.00
Offsite Roadway	\$1,000,000.00
Water Distribution	\$1,500,000.00
Sanitary Sewer Collection and Transmission	\$2,500,000.00
Reclaimed Water Distribution	\$450,000.00
Professional Consultant Fees	\$650,000.00
Contingency (10%)	\$1,660,000.00
Total	\$18,260,000.00

Table 3

Towns at Woodsdale

Community Development District

Sources and Uses of Funds

<u>Sources</u>	Series 2023
Bond Proceeds:	
Par Amount	\$5,870,000.00
Original Issue Discount	-\$30,310.95
Total Sources	\$5,839,689.05

<u>Uses</u>	
Project Fund Deposits:	
Project Fund	\$5,325,114.05
Other Fund Deposits:	
Debt Service Reserve Fund	\$220,500.00
Capitalized Interest Fund	\$0.00
Delivery Date Expenses:	
Costs of Issuance	\$294,075.00
Total Uses	\$5,839,689.05

Table 4

Towns at Woodsdale

Community Development District

Benefit Allocation

Product Type	Number of Units	ERU Weight	Total ERU
Townhome	306	1.00	306.00
Villas	94	1.85	173.90
Total	400		479.90

Table 5

Towns at Woodsdale

Community Development District

CIP Costs Allocation

Product Type	Capital Improvement Program Cost Allocation	Capital Improvement Program Cost Contributed by Developer	Capital Improvement Program Cost Funded by Series 2023 Bonds
Townhome	\$11,643,175.66	\$7,708,381.95	\$3,934,793.71
Villas	\$6,616,824.34	\$5,226,504.00	\$1,390,320.34
Total	\$18,260,000.00	\$12,934,885.95	\$5,325,114.05

Table 6

Towns at Woodsdale

Community Development District

Assessment Apportionment

Product Type	Number of Units	Total Cost Allocation*	Maximum Total Bond Assessment Apportionment	Maximum Bond Assessment Apportionment per Unit	Maximum Annual Bond Assessment Debt Service per Unit - paid in March**
Townhome	306	\$3,395,467.60	\$4,337,416.79	\$14,174.56	\$1,132.88
Villas	94	\$1,929,646.45	\$1,532,583.21	\$16,304.08	\$1,303.07
Total	400	\$5,325,114.05	\$5,870,000.00		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes 2% costs of collection (subject to change), and assumes payment in March which includes an early payment discount of 4% (subject to change.)

Exhibit “A”

Series 2023 Bond Assessments in the estimated amount of \$5,870,000 are proposed to be levied over the area as described below:

Exhibit "A"

Parcel ID	Block	Lot#	Product Type	Assessment
27-25-20-0230-01900-3000	19	300	Villa	\$ 16,304.08
27-25-20-0230-01900-2990	19	299	Villa	\$ 16,304.08
27-25-20-0230-01900-2980	19	298	Villa	\$ 16,304.08
27-25-20-0230-01900-2970	19	297	Villa	\$ 16,304.08
27-25-20-0230-01900-2960	19	296	Villa	\$ 16,304.08
27-25-20-0230-01900-2950	19	295	Villa	\$ 16,304.08
27-25-20-0230-01900-2940	19	294	Villa	\$ 16,304.08
27-25-20-0230-01900-2930	19	293	Villa	\$ 16,304.08
27-25-20-0230-01900-2920	19	292	Villa	\$ 16,304.08
27-25-20-0230-01900-2910	19	291	Villa	\$ 16,304.08
27-25-20-0230-01900-2900	19	290	Villa	\$ 16,304.08
27-25-20-0230-01900-2890	19	289	Villa	\$ 16,304.08
27-25-20-0230-01900-2880	19	288	Villa	\$ 16,304.08
27-25-20-0230-01900-2870	19	287	Villa	\$ 16,304.08
27-25-20-0230-01900-2860	19	286	Villa	\$ 16,304.08
27-25-20-0230-01900-2850	19	285	Villa	\$ 16,304.08
27-25-20-0230-01900-2840	19	284	Villa	\$ 16,304.08
27-25-20-0230-01900-2830	19	283	Villa	\$ 16,304.08
27-25-20-0230-01900-2820	19	282	Villa	\$ 16,304.08
27-25-20-0230-01900-2810	19	281	Villa	\$ 16,304.08
27-25-20-0230-01900-2800	19	280	Villa	\$ 16,304.08
27-25-20-0230-01900-2790	19	279	Villa	\$ 16,304.08
27-25-20-0230-01900-2780	19	278	Villa	\$ 16,304.08
27-25-20-0230-01900-2770	19	277	Villa	\$ 16,304.08
27-25-20-0230-01900-2760	19	276	Villa	\$ 16,304.08
27-25-20-0230-01900-2750	19	275	Villa	\$ 16,304.08
27-25-20-0230-01900-2740	19	274	Villa	\$ 16,304.08
27-25-20-0230-01900-2730	19	273	Villa	\$ 16,304.08
27-25-20-0230-01900-2720	19	272	Villa	\$ 16,304.08
27-25-20-0230-01900-2710	19	271	Villa	\$ 16,304.08
27-25-20-0230-01900-2700	19	270	Villa	\$ 16,304.08
27-25-20-0230-01900-2690	19	269	Villa	\$ 16,304.08
27-25-20-0230-01900-2680	19	268	Villa	\$ 16,304.08
27-25-20-0230-01900-2670	19	267	Villa	\$ 16,304.08
27-25-20-0230-01900-2660	19	266	Villa	\$ 16,304.08
27-25-20-0230-01900-2650	19	265	Villa	\$ 16,304.08
27-25-20-0230-01900-2640	19	264	Villa	\$ 16,304.08
27-25-20-0230-01900-2630	19	263	Villa	\$ 16,304.08
27-25-20-0230-01900-2620	19	262	Villa	\$ 16,304.08
27-25-20-0230-01900-2610	19	261	Villa	\$ 16,304.08
27-25-20-0230-01800-2600	18	260	Townhome	\$ 14,174.56
27-25-20-0230-01800-2590	18	259	Townhome	\$ 14,174.56
27-25-20-0230-01800-2580	18	258	Townhome	\$ 14,174.56
27-25-20-0230-01800-2570	18	257	Townhome	\$ 14,174.56
27-25-20-0230-01800-2560	18	256	Townhome	\$ 14,174.56
27-25-20-0230-01800-2550	18	255	Townhome	\$ 14,174.56

Exhibit "A"

27-25-20-0230-01800-2540	18	254	Townhome	\$	14,174.56
27-25-20-0230-01800-2530	18	253	Townhome	\$	14,174.56
27-25-20-0230-01800-2520	18	252	Townhome	\$	14,174.56
27-25-20-0230-01800-2510	18	251	Townhome	\$	14,174.56
27-25-20-0230-01800-2500	18	250	Townhome	\$	14,174.56
27-25-20-0230-01800-2490	18	249	Townhome	\$	14,174.56
27-25-20-0230-01800-2480	18	248	Townhome	\$	14,174.56
27-25-20-0230-01800-2470	18	247	Townhome	\$	14,174.56
27-25-20-0230-01800-2460	18	246	Townhome	\$	14,174.56
27-25-20-0230-01800-2450	18	245	Townhome	\$	14,174.56
27-25-20-0230-01800-2440	18	244	Townhome	\$	14,174.56
27-25-20-0230-01800-2430	18	243	Townhome	\$	14,174.56
27-25-20-0230-01800-2420	18	242	Townhome	\$	14,174.56
27-25-20-0230-01800-2410	18	241	Townhome	\$	14,174.56
27-25-20-0230-01800-2400	18	240	Townhome	\$	14,174.56
27-25-20-0230-01800-2390	18	239	Townhome	\$	14,174.56
27-25-20-0230-01800-2380	18	238	Townhome	\$	14,174.56
27-25-20-0230-01800-2370	18	237	Townhome	\$	14,174.56
27-25-20-0230-01800-2360	18	236	Townhome	\$	14,174.56
27-25-20-0230-01800-2350	18	235	Townhome	\$	14,174.56
27-25-20-0230-01800-2340	18	234	Townhome	\$	14,174.56
27-25-20-0230-01800-2330	18	233	Townhome	\$	14,174.56
27-25-20-0230-01800-2320	18	232	Townhome	\$	14,174.56
27-25-20-0230-01800-2310	18	231	Townhome	\$	14,174.56
27-25-20-0230-01800-2300	18	230	Townhome	\$	14,174.56
27-25-20-0230-01800-2290	18	229	Townhome	\$	14,174.56
27-25-20-0230-01800-2280	18	228	Townhome	\$	14,174.56
27-25-20-0230-01800-2270	18	227	Townhome	\$	14,174.56
27-25-20-0230-01800-2260	18	226	Townhome	\$	14,174.56
27-25-20-0230-01800-2250	18	225	Townhome	\$	14,174.56
27-25-20-0230-01800-2240	18	224	Townhome	\$	14,174.56
27-25-20-0230-01800-2230	18	223	Townhome	\$	14,174.56
27-25-20-0230-01800-2220	18	222	Townhome	\$	14,174.56
27-25-20-0230-01800-2210	18	221	Townhome	\$	14,174.56
27-25-20-0230-01800-2200	18	220	Townhome	\$	14,174.56
27-25-20-0230-01800-2190	18	219	Townhome	\$	14,174.56
27-25-20-0230-01800-2180	18	218	Townhome	\$	14,174.56
27-25-20-0230-01800-2170	18	217	Townhome	\$	14,174.56
27-25-20-0230-01700-2160	17	216	Townhome	\$	14,174.56
27-25-20-0230-01700-2150	17	215	Townhome	\$	14,174.56
27-25-20-0230-01700-2140	17	214	Townhome	\$	14,174.56
27-25-20-0230-01700-2130	17	213	Townhome	\$	14,174.56
27-25-20-0230-01700-2120	17	212	Townhome	\$	14,174.56
27-25-20-0230-01700-2110	17	211	Townhome	\$	14,174.56
27-25-20-0230-01700-2100	17	210	Townhome	\$	14,174.56
27-25-20-0230-01700-2090	17	209	Townhome	\$	14,174.56
27-25-20-0230-01700-2080	17	208	Townhome	\$	14,174.56

Exhibit "A"

27-25-20-0230-01700-2070	17	207	Townhome	\$	14,174.56
27-25-20-0230-01700-2060	17	206	Townhome	\$	14,174.56
27-25-20-0230-01700-2050	17	205	Townhome	\$	14,174.56
27-25-20-0230-01700-2040	17	204	Townhome	\$	14,174.56
27-25-20-0230-01700-2030	17	203	Townhome	\$	14,174.56
27-25-20-0230-01700-2020	17	202	Townhome	\$	14,174.56
27-25-20-0230-01700-2010	17	201	Townhome	\$	14,174.56
27-25-20-0230-01700-2000	17	200	Townhome	\$	14,174.56
27-25-20-0230-01700-1990	17	199	Townhome	\$	14,174.56
27-25-20-0230-01700-1980	17	198	Townhome	\$	14,174.56
27-25-20-0230-01700-1970	17	197	Townhome	\$	14,174.56
27-25-20-0230-01700-1960	17	196	Townhome	\$	14,174.56
27-25-20-0230-01700-1950	17	195	Townhome	\$	14,174.56
27-25-20-0230-01700-1940	17	194	Townhome	\$	14,174.56
27-25-20-0230-01700-1930	17	193	Townhome	\$	14,174.56
27-25-20-0230-01600-1920	16	192	Townhome	\$	14,174.56
27-25-20-0230-01600-1910	16	191	Townhome	\$	14,174.56
27-25-20-0230-01600-1900	16	190	Townhome	\$	14,174.56
27-25-20-0230-01600-1890	16	189	Townhome	\$	14,174.56
27-25-20-0230-01600-1880	16	188	Townhome	\$	14,174.56
27-25-20-0230-01600-1870	16	187	Townhome	\$	14,174.56
27-25-20-0230-01600-1860	16	186	Townhome	\$	14,174.56
27-25-20-0230-01600-1850	16	185	Townhome	\$	14,174.56
27-25-20-0230-01600-1840	16	184	Townhome	\$	14,174.56
27-25-20-0230-01600-1830	16	183	Townhome	\$	14,174.56
27-25-20-0230-01600-1820	16	182	Townhome	\$	14,174.56
27-25-20-0230-01600-1810	16	181	Townhome	\$	14,174.56
27-25-20-0230-01600-1800	16	180	Townhome	\$	14,174.56
27-25-20-0230-01600-1790	16	179	Townhome	\$	14,174.56
27-25-20-0230-01600-1780	16	178	Townhome	\$	14,174.56
27-25-20-0230-01600-1770	16	177	Townhome	\$	14,174.56
27-25-20-0230-01600-1760	16	176	Townhome	\$	14,174.56
27-25-20-0230-01600-1750	16	175	Townhome	\$	14,174.56
27-25-20-0230-01600-1740	16	174	Townhome	\$	14,174.56
27-25-20-0230-01600-1730	16	173	Townhome	\$	14,174.56
27-25-20-0230-01600-1720	16	172	Townhome	\$	14,174.56
27-25-20-0230-01600-1710	16	171	Townhome	\$	14,174.56
27-25-20-0230-01600-1700	16	170	Townhome	\$	14,174.56
27-25-20-0230-01600-1690	16	169	Townhome	\$	14,174.56
27-25-20-0230-01600-1680	16	168	Townhome	\$	14,174.56
27-25-20-0230-01600-1670	16	167	Townhome	\$	14,174.56
27-25-20-0230-01500-1660	15	166	Townhome	\$	14,174.56
27-25-20-0230-01500-1650	15	165	Townhome	\$	14,174.56
27-25-20-0230-01500-1640	15	164	Townhome	\$	14,174.56
27-25-20-0230-01500-1630	15	163	Townhome	\$	14,174.56
27-25-20-0230-01500-1620	15	162	Townhome	\$	14,174.56
27-25-20-0230-01500-1610	15	161	Townhome	\$	14,174.56

Exhibit "A"

27-25-20-0230-01500-1600	15	160	Townhome	\$	14,174.56
27-25-20-0230-01500-1590	15	159	Townhome	\$	14,174.56
27-25-20-0230-01500-1580	15	158	Townhome	\$	14,174.56
27-25-20-0230-01500-1570	15	157	Townhome	\$	14,174.56
27-25-20-0230-01500-1560	15	156	Townhome	\$	14,174.56
27-25-20-0230-01500-1550	15	155	Townhome	\$	14,174.56
27-25-20-0230-01500-1540	15	154	Townhome	\$	14,174.56
27-25-20-0230-01500-1530	15	153	Townhome	\$	14,174.56
27-25-20-0230-01500-1520	15	152	Townhome	\$	14,174.56
27-25-20-0230-01500-1510	15	151	Townhome	\$	14,174.56
27-25-20-0230-01500-1500	15	150	Townhome	\$	14,174.56
27-25-20-0230-01500-1490	15	149	Townhome	\$	14,174.56
27-25-20-0230-01500-1480	15	148	Townhome	\$	14,174.56
27-25-20-0230-01500-1470	15	147	Townhome	\$	14,174.56
27-25-20-0230-01500-1460	15	146	Townhome	\$	14,174.56
27-25-20-0230-01500-1450	15	145	Townhome	\$	14,174.56
27-25-20-0230-01500-1440	15	144	Townhome	\$	14,174.56
27-25-20-0230-01500-1430	15	143	Townhome	\$	14,174.56
27-25-20-0230-01500-1420	15	142	Townhome	\$	14,174.56
27-25-20-0230-01500-1410	15	141	Townhome	\$	14,174.56
27-25-20-0230-01500-1400	15	140	Townhome	\$	14,174.56
27-25-20-0230-01500-1390	15	139	Townhome	\$	14,174.56
27-25-20-0230-01400-1380	14	138	Townhome	\$	14,174.56
27-25-20-0230-01400-1370	14	137	Townhome	\$	14,174.56
27-25-20-0230-01400-1360	14	136	Townhome	\$	14,174.56
27-25-20-0230-01400-1350	14	135	Townhome	\$	14,174.56
27-25-20-0230-01400-1340	14	134	Townhome	\$	14,174.56
27-25-20-0230-01400-1330	14	133	Townhome	\$	14,174.56
27-25-20-0230-01400-1320	14	132	Townhome	\$	14,174.56
27-25-20-0230-01400-1310	14	131	Townhome	\$	14,174.56
27-25-20-0230-01400-1300	14	130	Townhome	\$	14,174.56
27-25-20-0230-01400-1290	14	129	Townhome	\$	14,174.56
27-25-20-0230-01400-1280	14	128	Townhome	\$	14,174.56
27-25-20-0230-01400-1270	14	127	Townhome	\$	14,174.56
27-25-20-0230-01400-1260	14	126	Townhome	\$	14,174.56
27-25-20-0230-01400-1250	14	125	Townhome	\$	14,174.56
27-25-20-0230-01400-1240	14	124	Townhome	\$	14,174.56
27-25-20-0230-01400-1230	14	123	Townhome	\$	14,174.56
27-25-20-0230-01400-1220	14	122	Townhome	\$	14,174.56
27-25-20-0230-01400-1210	14	121	Townhome	\$	14,174.56
27-25-20-0230-01400-1200	14	120	Townhome	\$	14,174.56
27-25-20-0230-01400-1190	14	119	Townhome	\$	14,174.56
27-25-20-0230-01400-1180	14	118	Townhome	\$	14,174.56
27-25-20-0230-01400-1170	14	117	Townhome	\$	14,174.56
27-25-20-0230-01400-1160	14	116	Townhome	\$	14,174.56
27-25-20-0230-01400-1150	14	115	Townhome	\$	14,174.56
27-25-20-0230-01400-1140	14	114	Townhome	\$	14,174.56

Exhibit "A"

27-25-20-0230-01400-1130	14	113	Townhome	\$	14,174.56
27-25-20-0230-01400-1120	14	112	Townhome	\$	14,174.56
27-25-20-0230-01400-1110	14	111	Townhome	\$	14,174.56
27-25-20-0240-01300-1100	13	110	Townhome	\$	14,174.56
27-25-20-0240-01300-1090	13	109	Townhome	\$	14,174.56
27-25-20-0240-01300-1080	13	108	Townhome	\$	14,174.56
27-25-20-0240-01300-1070	13	107	Townhome	\$	14,174.56
27-25-20-0240-01300-1060	13	106	Townhome	\$	14,174.56
27-25-20-0240-01300-1050	13	105	Townhome	\$	14,174.56
27-25-20-0240-01300-1040	13	104	Townhome	\$	14,174.56
27-25-20-0240-01300-1030	13	103	Townhome	\$	14,174.56
27-25-20-0240-01300-1020	13	102	Townhome	\$	14,174.56
27-25-20-0240-01300-1010	13	101	Townhome	\$	14,174.56
27-25-20-0240-01300-1000	13	100	Townhome	\$	14,174.56
27-25-20-0240-01300-990	13	99	Townhome	\$	14,174.56
27-25-20-0240-01300-980	13	98	Townhome	\$	14,174.56
27-25-20-0240-01300-970	13	97	Townhome	\$	14,174.56
27-25-20-0240-01300-960	13	96	Townhome	\$	14,174.56
27-25-20-0240-01300-950	13	95	Townhome	\$	14,174.56
27-25-20-0240-01300-940	13	94	Townhome	\$	14,174.56
27-25-20-0240-01300-930	13	93	Townhome	\$	14,174.56
27-25-20-0240-01300-920	13	92	Townhome	\$	14,174.56
27-25-20-0240-01300-910	13	91	Townhome	\$	14,174.56
27-25-20-0240-01300-900	13	90	Townhome	\$	14,174.56
27-25-20-0240-01300-890	13	89	Townhome	\$	14,174.56
27-25-20-0240-01300-880	13	88	Townhome	\$	14,174.56
27-25-20-0240-01300-870	13	87	Townhome	\$	14,174.56
27-25-20-0240-01300-860	13	86	Townhome	\$	14,174.56
27-25-20-0240-01300-850	13	85	Townhome	\$	14,174.56
27-25-20-0240-01300-840	13	84	Townhome	\$	14,174.56
27-25-20-0240-01300-830	13	83	Townhome	\$	14,174.56
27-25-20-0240-01300-820	13	82	Townhome	\$	14,174.56
27-25-20-0240-01300-810	13	81	Townhome	\$	14,174.56
27-25-20-0240-01300-800	13	80	Townhome	\$	14,174.56
27-25-20-0240-01300-790	13	79	Townhome	\$	14,174.56
27-25-20-0240-01300-780	13	78	Townhome	\$	14,174.56
27-25-20-0240-01300-770	13	77	Townhome	\$	14,174.56
27-25-20-0240-01300-760	13	76	Townhome	\$	14,174.56
27-25-20-0240-01300-750	13	75	Townhome	\$	14,174.56
27-25-20-0240-01300-740	13	74	Townhome	\$	14,174.56
27-25-20-0240-01300-730	13	73	Townhome	\$	14,174.56
27-25-20-0240-01300-720	13	72	Townhome	\$	14,174.56
27-25-20-0240-01300-710	13	71	Townhome	\$	14,174.56
27-25-20-0240-01300-700	13	70	Townhome	\$	14,174.56
27-25-20-0240-01300-690	13	69	Townhome	\$	14,174.56
27-25-20-0240-01300-680	13	68	Townhome	\$	14,174.56
27-25-20-0240-01300-670	13	67	Townhome	\$	14,174.56

Exhibit "A"

27-25-20-0230-01200-0660	12	66	Villa	\$	16,304.08
27-25-20-0230-01200-0650	12	65	Villa	\$	16,304.08
27-25-20-0230-01200-0640	12	64	Villa	\$	16,304.08
27-25-20-0230-01200-0630	12	63	Villa	\$	16,304.08
27-25-20-0230-01200-0620	12	62	Villa	\$	16,304.08
27-25-20-0230-01200-0610	12	61	Villa	\$	16,304.08
27-25-20-0230-01200-0600	12	60	Villa	\$	16,304.08
27-25-20-0230-01200-0590	12	59	Villa	\$	16,304.08
27-25-20-0230-01200-0580	12	58	Villa	\$	16,304.08
27-25-20-0230-01200-0570	12	57	Villa	\$	16,304.08
27-25-20-0230-01200-0560	12	56	Villa	\$	16,304.08
27-25-20-0230-01200-0550	12	55	Villa	\$	16,304.08
27-25-20-0230-01200-0540	12	54	Villa	\$	16,304.08
27-25-20-0230-01200-0530	12	53	Villa	\$	16,304.08
27-25-20-0230-01200-0520	12	52	Villa	\$	16,304.08
27-25-20-0230-01200-0510	12	51	Villa	\$	16,304.08
27-25-20-0230-01100-0500	11	50	Villa	\$	16,304.08
27-25-20-0230-01100-0490	11	49	Villa	\$	16,304.08
27-25-20-0230-01100-0480	11	48	Villa	\$	16,304.08
27-25-20-0230-01100-0470	11	47	Villa	\$	16,304.08
27-25-20-0230-01100-0460	11	46	Villa	\$	16,304.08
27-25-20-0230-01100-0450	11	45	Villa	\$	16,304.08
27-25-20-0230-01100-0440	11	44	Villa	\$	16,304.08
27-25-20-0230-01100-0430	11	43	Villa	\$	16,304.08
27-25-20-0230-01000-0420	10	42	Villa	\$	16,304.08
27-25-20-0230-01000-0410	10	41	Villa	\$	16,304.08
27-25-20-0230-01000-0400	10	40	Villa	\$	16,304.08
27-25-20-0230-01000-0390	10	39	Villa	\$	16,304.08
27-25-20-0230-01000-0380	10	38	Villa	\$	16,304.08
27-25-20-0230-01000-0370	10	37	Villa	\$	16,304.08
27-25-20-0230-01000-0360	10	36	Villa	\$	16,304.08
27-25-20-0230-01000-0350	10	35	Villa	\$	16,304.08
27-25-20-0230-01000-0340	10	34	Villa	\$	16,304.08
27-25-20-0230-01000-0330	10	33	Villa	\$	16,304.08
27-25-20-0230-01000-0320	10	32	Villa	\$	16,304.08
27-25-20-0230-01000-0310	10	31	Villa	\$	16,304.08
27-25-20-0230-01000-0300	10	30	Villa	\$	16,304.08
27-25-20-0230-01000-0290	10	29	Villa	\$	16,304.08
27-25-20-0230-01000-0280	10	28	Villa	\$	16,304.08
27-25-20-0230-01000-0270	10	27	Villa	\$	16,304.08
27-25-20-0230-00900-0260	9	26	Villa	\$	16,304.08
27-25-20-0230-00900-0250	9	25	Villa	\$	16,304.08
27-25-20-0230-00900-0240	9	24	Villa	\$	16,304.08
27-25-20-0230-00900-0230	9	23	Villa	\$	16,304.08
27-25-20-0230-00900-0220	9	22	Villa	\$	16,304.08
27-25-20-0230-00900-0210	9	21	Villa	\$	16,304.08
27-25-20-0230-00900-0200	9	20	Villa	\$	16,304.08

Exhibit "A"

27-25-20-0230-00900-0190	9	19	Villa	\$	16,304.08
27-25-20-0230-00900-0180	9	18	Villa	\$	16,304.08
27-25-20-0230-00900-0170	9	17	Villa	\$	16,304.08
27-25-20-0230-00900-0160	9	16	Villa	\$	16,304.08
27-25-20-0230-00900-0150	9	15	Villa	\$	16,304.08
27-25-20-0230-00800-0140	8	14	Villa	\$	16,304.08
27-25-20-0230-00800-0130	8	13	Villa	\$	16,304.08
27-25-20-0230-00800-0120	8	12	Townhome	\$	14,174.56
27-25-20-0230-00800-0110	8	11	Townhome	\$	14,174.56
27-25-20-0230-00800-0100	8	10	Townhome	\$	14,174.56
27-25-20-0230-00800-0090	8	9	Townhome	\$	14,174.56
27-25-20-0230-00800-0080	8	8	Townhome	\$	14,174.56
27-25-20-0230-00800-0070	8	7	Townhome	\$	14,174.56
27-25-20-0230-00800-0060	8	6	Townhome	\$	14,174.56
27-25-20-0230-00800-0050	8	5	Townhome	\$	14,174.56
27-25-20-0230-00800-0040	8	4	Townhome	\$	14,174.56
27-25-20-0230-00800-0030	8	3	Townhome	\$	14,174.56
27-25-20-0230-00800-0020	8	2	Townhome	\$	14,174.56
27-25-20-0230-00800-0010	8	1	Townhome	\$	14,174.56
27-25-20-0230-00700-1000	7	100	Townhome	\$	14,174.56
27-25-20-0230-00700-0990	7	99	Townhome	\$	14,174.56
27-25-20-0230-00700-0980	7	98	Townhome	\$	14,174.56
27-25-20-0230-00700-0970	7	97	Townhome	\$	14,174.56
27-25-20-0230-00700-0960	7	96	Townhome	\$	14,174.56
27-25-20-0230-00700-0950	7	95	Townhome	\$	14,174.56
27-25-20-0230-00700-0940	7	94	Townhome	\$	14,174.56
27-25-20-0230-00700-0930	7	93	Townhome	\$	14,174.56
27-25-20-0230-00700-0920	7	92	Townhome	\$	14,174.56
27-25-20-0230-00700-0910	7	91	Townhome	\$	14,174.56
27-25-20-0230-00700-0900	7	90	Townhome	\$	14,174.56
27-25-20-0230-00700-0890	7	89	Townhome	\$	14,174.56
27-25-20-0230-00700-0880	7	88	Townhome	\$	14,174.56
27-25-20-0230-00700-0870	7	87	Townhome	\$	14,174.56
27-25-20-0230-00700-0860	7	86	Townhome	\$	14,174.56
27-25-20-0230-00700-0850	7	85	Townhome	\$	14,174.56
27-25-20-0230-00700-0840	7	84	Townhome	\$	14,174.56
27-25-20-0230-00700-0830	7	83	Townhome	\$	14,174.56
27-25-20-0230-00700-0820	7	82	Townhome	\$	14,174.56
27-25-20-0230-00700-0810	7	81	Townhome	\$	14,174.56
27-25-20-0230-00700-0800	7	80	Townhome	\$	14,174.56
27-25-20-0230-00700-0790	7	79	Townhome	\$	14,174.56
27-25-20-0230-00700-0780	7	78	Townhome	\$	14,174.56
27-25-20-0230-00700-0770	7	77	Townhome	\$	14,174.56
27-25-20-0230-00700-0760	7	76	Townhome	\$	14,174.56
27-25-20-0230-00700-0750	7	75	Townhome	\$	14,174.56
27-25-20-0230-00700-0740	7	74	Townhome	\$	14,174.56
27-25-20-0230-00700-0730	7	73	Townhome	\$	14,174.56

Exhibit "A"

27-25-20-0230-00700-0720	7	72	Townhome	\$	14,174.56
27-25-20-0230-00600-0710	6	71	Townhome	\$	14,174.56
27-25-20-0230-00600-0700	6	70	Townhome	\$	14,174.56
27-25-20-0230-00600-0690	6	69	Townhome	\$	14,174.56
27-25-20-0230-00600-0680	6	68	Townhome	\$	14,174.56
27-25-20-0230-00600-0670	6	67	Townhome	\$	14,174.56
27-25-20-0230-00600-0660	6	66	Townhome	\$	14,174.56
27-25-20-0230-00600-0650	6	65	Townhome	\$	14,174.56
27-25-20-0230-00600-0640	6	64	Townhome	\$	14,174.56
27-25-20-0230-00600-0630	6	63	Townhome	\$	14,174.56
27-25-20-0230-00500-0620	5	62	Townhome	\$	14,174.56
27-25-20-0230-00500-0610	5	61	Townhome	\$	14,174.56
27-25-20-0230-00500-0600	5	60	Townhome	\$	14,174.56
27-25-20-0230-00500-0590	5	59	Townhome	\$	14,174.56
27-25-20-0230-00400-0580	4	58	Townhome	\$	14,174.56
27-25-20-0230-00400-0570	4	57	Townhome	\$	14,174.56
27-25-20-0230-00400-0560	4	56	Townhome	\$	14,174.56
27-25-20-0230-00400-0550	4	55	Townhome	\$	14,174.56
27-25-20-0230-00400-0540	4	54	Townhome	\$	14,174.56
27-25-20-0230-00400-0530	4	53	Townhome	\$	14,174.56
27-25-20-0230-00400-0520	4	52	Townhome	\$	14,174.56
27-25-20-0230-00400-0510	4	51	Townhome	\$	14,174.56
27-25-20-0230-00400-0500	4	50	Townhome	\$	14,174.56
27-25-20-0230-00400-0490	4	49	Townhome	\$	14,174.56
27-25-20-0230-00400-0480	4	48	Townhome	\$	14,174.56
27-25-20-0230-00400-0470	4	47	Townhome	\$	14,174.56
27-25-20-0230-00400-0460	4	46	Townhome	\$	14,174.56
27-25-20-0230-00400-0450	4	45	Townhome	\$	14,174.56
27-25-20-0230-00400-0440	4	44	Townhome	\$	14,174.56
27-25-20-0230-00400-0430	4	43	Townhome	\$	14,174.56
27-25-20-0230-00400-0420	4	42	Townhome	\$	14,174.56
27-25-20-0230-00400-0410	4	41	Townhome	\$	14,174.56
27-25-20-0230-00400-0400	4	40	Townhome	\$	14,174.56
27-25-20-0230-00400-0390	4	39	Townhome	\$	14,174.56
27-25-20-0230-00400-0380	4	38	Townhome	\$	14,174.56
27-25-20-0230-00400-0370	4	37	Townhome	\$	14,174.56
27-25-20-0230-00400-0360	4	36	Townhome	\$	14,174.56
27-25-20-0230-00400-0350	4	35	Townhome	\$	14,174.56
27-25-20-0230-00300-0340	3	34	Townhome	\$	14,174.56
27-25-20-0230-00300-0330	3	33	Townhome	\$	14,174.56
27-25-20-0230-00300-0320	3	32	Townhome	\$	14,174.56
27-25-20-0230-00300-0310	3	31	Townhome	\$	14,174.56
27-25-20-0230-00300-0300	3	30	Townhome	\$	14,174.56
27-25-20-0230-00300-0290	3	29	Townhome	\$	14,174.56
27-25-20-0230-00200-0280	2	28	Townhome	\$	14,174.56
27-25-20-0230-00200-0270	2	27	Townhome	\$	14,174.56
27-25-20-0230-00200-0260	2	26	Townhome	\$	14,174.56

Exhibit "A"

27-25-20-0230-00200-0250	2	25	Townhome	\$	14,174.56
27-25-20-0230-00200-0240	2	24	Townhome	\$	14,174.56
27-25-20-0230-00200-0230	2	23	Townhome	\$	14,174.56
27-25-20-0230-00200-0220	2	22	Townhome	\$	14,174.56
27-25-20-0230-00200-0210	2	21	Townhome	\$	14,174.56
27-25-20-0230-00200-0200	2	20	Townhome	\$	14,174.56
27-25-20-0230-00200-0190	2	19	Townhome	\$	14,174.56
27-25-20-0230-00200-0180	2	18	Townhome	\$	14,174.56
27-25-20-0230-00200-0170	2	17	Townhome	\$	14,174.56
27-25-20-0230-00100-0160	1	16	Townhome	\$	14,174.56
27-25-20-0230-00100-0150	1	15	Townhome	\$	14,174.56
27-25-20-0230-00100-0140	1	14	Townhome	\$	14,174.56
27-25-20-0230-00100-0130	1	13	Townhome	\$	14,174.56
27-25-20-0230-00100-0120	1	12	Townhome	\$	14,174.56
27-25-20-0230-00100-0110	1	11	Townhome	\$	14,174.56
27-25-20-0230-00100-0100	1	10	Townhome	\$	14,174.56
27-25-20-0230-00100-0090	1	9	Townhome	\$	14,174.56
27-25-20-0230-00100-0080	1	8	Townhome	\$	14,174.56
27-25-20-0230-00100-0070	1	7	Townhome	\$	14,174.56
27-25-20-0230-00100-0060	1	6	Townhome	\$	14,174.56
27-25-20-0230-00100-0050	1	5	Townhome	\$	14,174.56
27-25-20-0230-00100-0040	1	4	Townhome	\$	14,174.56
27-25-20-0230-00100-0030	1	3	Townhome	\$	14,174.56
27-25-20-0230-00100-0020	1	2	Townhome	\$	14,174.56
27-25-20-0230-00100-0010	1	1	Townhome	\$	14,174.56

EXHIBIT C

Maturities and Coupon of Series 2023 Bonds

Oct 11, 2023 12:12 pm Prepared by DBC Finance

(Towns at Woodsdale CDD 2023:TOW-2023) Page 2

BOND PRICING

Towns at Woodsdale Community Development District
Capital Improvement Revenue Bonds, Series 2023

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term 1:	11/01/2030	625,000	5.375%	5.430%	99.682
Term 2:	11/01/2043	2,080,000	6.125%	6.200%	99.145
Term 3:	11/01/2053	3,165,000	6.375%	6.400%	99.667
		5,870,000			

Dated Date	10/27/2023	
Delivery Date	10/27/2023	
First Coupon	05/01/2024	
Par Amount	5,870,000.00	
Original Issue Discount	-30,310.95	
Production	5,839,689.05	99.483629%
Underwriter's Discount	-117,400.00	-2.000000%
Purchase Price	5,722,289.05	97.483629%
Accrued Interest		
Net Proceeds	5,722,289.05	

EXHIBIT D

Sources and Uses of Funds for Series 2023 Bonds

Oct 11, 2023 12:12 pm Prepared by DBC Finance

(Towns at Woodsdale CDD 2023:TOW-2023) Page 1

SOURCES AND USES OF FUNDS

Towns at Woodsdale Community Development District
Capital Improvement Revenue Bonds, Series 2023

Sources:

Bond Proceeds:	
Par Amount	5,870,000.00
Original Issue Discount	-30,310.95
	<hr/>
	5,839,689.05
	<hr/> <hr/>

Uses:

Other Fund Deposits:	
Debt Service Reserve Fund (50% MADS)	220,500.00
Delivery Date Expenses:	
Cost of Issuance	176,675.00
Underwriter's Discount	117,400.00
	<hr/>
	294,075.00
Other Uses of Funds:	
Construction Fund	5,325,114.05
	<hr/>
	5,839,689.05
	<hr/> <hr/>

EXHIBIT E

Annual Debt Service Payment Due on Series 2023 Bonds

BOND DEBT SERVICE

Towns at Wooddale Community Development District
Capital Improvement Revenue Bonds, Series 2023

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2024			185,411.94	185,411.94	
11/01/2024	70,000	5.375%	181,381.25	251,381.25	436,793.19
05/01/2025			179,500.00	179,500.00	
11/01/2025	80,000	5.375%	179,500.00	259,500.00	439,000.00
05/01/2026			177,350.00	177,350.00	
11/01/2026	85,000	5.375%	177,350.00	262,350.00	439,700.00
05/01/2027			175,065.63	175,065.63	
11/01/2027	90,000	5.375%	175,065.63	265,065.63	440,131.26
05/01/2028			172,646.88	172,646.88	
11/01/2028	95,000	5.375%	172,646.88	267,646.88	440,293.76
05/01/2029			170,093.75	170,093.75	
11/01/2029	100,000	5.375%	170,093.75	270,093.75	440,187.50
05/01/2030			167,406.25	167,406.25	
11/01/2030	105,000	5.375%	167,406.25	272,406.25	439,812.50
05/01/2031			164,584.38	164,584.38	
11/01/2031	110,000	6.125%	164,584.38	274,584.38	439,168.76
05/01/2032			161,215.63	161,215.63	
11/01/2032	115,000	6.125%	161,215.63	276,215.63	437,431.26
05/01/2033			157,693.75	157,693.75	
11/01/2033	125,000	6.125%	157,693.75	282,693.75	440,387.50
05/01/2034			153,865.63	153,865.63	
11/01/2034	130,000	6.125%	153,865.63	283,865.63	437,731.26
05/01/2035			149,884.38	149,884.38	
11/01/2035	140,000	6.125%	149,884.38	289,884.38	439,768.76
05/01/2036			145,596.88	145,596.88	
11/01/2036	145,000	6.125%	145,596.88	290,596.88	436,193.76
05/01/2037			141,156.25	141,156.25	
11/01/2037	155,000	6.125%	141,156.25	296,156.25	437,312.50
05/01/2038			136,409.38	136,409.38	
11/01/2038	165,000	6.125%	136,409.38	301,409.38	437,818.76
05/01/2039			131,356.25	131,356.25	
11/01/2039	175,000	6.125%	131,356.25	306,356.25	437,712.50
05/01/2040			125,996.88	125,996.88	
11/01/2040	185,000	6.125%	125,996.88	310,996.88	436,993.76
05/01/2041			120,331.25	120,331.25	
11/01/2041	200,000	6.125%	120,331.25	320,331.25	440,662.50
05/01/2042			114,206.25	114,206.25	
11/01/2042	210,000	6.125%	114,206.25	324,206.25	438,412.50
05/01/2043			107,775.00	107,775.00	
11/01/2043	225,000	6.125%	107,775.00	332,775.00	440,550.00
05/01/2044			100,884.38	100,884.38	
11/01/2044	235,000	6.375%	100,884.38	335,884.38	436,768.76
05/01/2045			93,393.75	93,393.75	
11/01/2045	250,000	6.375%	93,393.75	343,393.75	436,787.50
05/01/2046			85,425.00	85,425.00	
11/01/2046	265,000	6.375%	85,425.00	350,425.00	435,850.00
05/01/2047			76,978.13	76,978.13	
11/01/2047	285,000	6.375%	76,978.13	361,978.13	438,956.26
05/01/2048			67,893.75	67,893.75	
11/01/2048	305,000	6.375%	67,893.75	372,893.75	440,787.50
05/01/2049			58,171.88	58,171.88	
11/01/2049	320,000	6.375%	58,171.88	378,171.88	436,343.76
05/01/2050			47,971.88	47,971.88	
11/01/2050	340,000	6.375%	47,971.88	387,971.88	435,943.76
05/01/2051			37,134.38	37,134.38	

BOND DEBT SERVICE

Towns at Woodsdale Community Development District
Capital Improvement Revenue Bonds, Series 2023

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2051	365,000	6.375%	37,134.38	402,134.38	439,268.76
05/01/2052			25,500.00	25,500.00	
11/01/2052	390,000	6.375%	25,500.00	415,500.00	441,000.00
05/01/2053			13,068.75	13,068.75	
11/01/2053	410,000	6.375%	13,068.75	423,068.75	436,137.50
	5,870,000		7,283,905.83	13,153,905.83	13,153,905.83

**TOWNS AT
WOODSDALE
COMMUNITY DEVELOPMENT DISTRICT**

3A

This instrument prepared by
and return to:

Tucker F. Mackie
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

**TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SERIES 2023 ASSESSMENTS**

PLEASE TAKE NOTICE that the Board of Supervisors of the Towns at Woodsdale Community Development District (the “**District**”) in accordance with Chapters 170, 190, and 197, *Florida Statutes*, adopted Resolution Nos. 2023-26, 2023-27, 2023-33 and 2024-01 (collectively, the “**Assessment Resolutions**”), providing for, levying and setting forth the terms of non-ad valorem special assessments constituting a governmental lien on certain real property within the boundaries of the District that are specially benefitted by the improvements of the Capital Improvement Plan as defined and described in the District’s adopted *Master Engineer’s Report* dated February 6, 2023 (the “**Engineer’s Report**”).

To finance the costs of the Capital Improvement Plan, the District issued Towns at Woodsdale Community Development District Capital Improvement Revenue Bonds, Series 2023, which are secured by the non-ad valorem assessments levied by the Assessment Resolutions (the “**Series 2023 Assessments**”), as described in the *Master Special Assessment Methodology Report* dated February 22, 2023, as supplemented by the *First Supplemental Special Assessment Methodology Report*, dated October 12, 2023 (together, the “**2023 Assessment Report**”). The legal description of the lands on which said Series 2023 Assessments

are imposed is attached to this Notice as **Exhibit A**. Copies of the Engineer's Report and the Assessment Resolutions may be obtained by contacting the District at:

Towns at Woodsdale Community Development District
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Ph.: 561-571-0010

The Series 2023 Assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and the Series 2023 Assessments constitute and will at all relevant times in the future constitute, legal, valid and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other liens, titles and claims.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that: **THE TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

IN WITNESS WHEREOF, this Notice has been executed on the ____ day of _____ 2023, and recorded in the Official Records of Pasco County, Florida.

TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT

Cindy Cerbone, District Manager

Witness

Print Name: _____

Address: _____

Witness

Print Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2023, by Cindy Cerbone as District Manager for the Towns at Woodsdale Community Development District.

(Official Notary Signature & Seal)

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

EXHIBIT A

DESCRIPTION:

A Subdivision of land being a portion of the West 1/2 of Section 27, Township 25, Range 20 East, Pasco County, Florida lying North of Elam Road, EXCEPT the East 60.0 feet thereof being further described as follows:

COMMENCE at the Northwest corner of said Section 27, run thence along the West line of the Northwest 1/4 of said Section 27, S.00°16'59"E., a distance of 1744.06 feet; thence S.87°54'39"E., a distance of 496.00 feet to the **POINT OF BEGINNING**; thence S.00°16'59"E., a distance of 1461.88 feet to a point on the Northerly maintained Right-of-Way line of Elam Road as recorded in Pasco County Maintained Right-of-Way Map, Road Plat Books 2 & 3, Pages 376 & 342, respectively, of the Public Records of Pasco County, Florida; thence along said maintained Right-of-Way line the following six (6) courses: 1) N.75°21'27"E., a distance of 23.52 feet; 2) N.77°00'20"E., a distance of 759.16 feet; 3) N.77°23'51"E., a distance of 635.27 feet; 4) N.77°29'52"E., a distance of 502.02 feet; 5) N.78°26'24"E., a distance of 220.47 feet; 6) N.79°39'43"E., a distance of 87.24 feet to a point lying 60.00 feet West of the East line of the West 1/2 of said Section 27; thence N.01°27'37"E., parallel with said East line, a distance of 2742.89 feet to a point on the North line of the Northwest 1/4 of said Section 27; thence along said North line, S.89°57'47"W., a distance of 389.31 feet; thence S.01°25'01"W., a distance of 1430.48 feet; thence N.87°59'37"W., a distance of 226.16 feet; thence S.00°16'59"E., a distance of 400.00 feet; thence N.87°54'39"W., a distance of 1603.83 feet to the **POINT OF BEGINNING**.

Containing 77.386 acres, more or less

**TOWNS AT
WOODSDALE
COMMUNITY DEVELOPMENT DISTRICT**

4

**COMPLETION AGREEMENT
(2023 Bonds)**

THIS COMPLETION AGREEMENT (“Agreement”) is made and entered into, by and between:

TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**”); and

BOOS-WOODSDALE, LLC, a Florida limited liability company, the owner and primary developer of lands within the boundary of the District, and whose mailing address is 410 Park Place Boulevard, Suite 100, Clearwater, Florida 33759 (together with its permitted successors and assigns, “**Developer**”).

RECITALS

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purposes, among others, of planning, financing, constructing, and acquiring certain infrastructure, roadways, stormwater management systems, potable and reclaimed water and sewer systems, amenity facilities, landscape, irrigation and hardscape, and other infrastructure within or without the boundaries of the District; and

WHEREAS, the Developer is the developer of certain lands in within the boundaries of the District; and

WHEREAS, the District presently intends to undertake the planning, design, acquisition, construction, and installation of certain public infrastructure improvements for the portion of the District’s capital improvement plan known as the “Series 2023 Project” (“**Project**”); and

WHEREAS, the Project is anticipated to cost \$18,260,000 and is described in that certain *Master Engineer’s Report* dated February 6, 2023 (“**Engineer’s Report**”), which is attached to this Agreement as **Exhibit A**; and

WHEREAS, the District intends to finance a portion of the Project through the use of proceeds from the anticipated sale of its \$5,870,000 Capital Improvement Revenue Bonds, Series 2023 (“**Bonds**”); and

WHEREAS, the Developer and the District hereby agree that the District will be obligated to issue no more than \$5,870,000 in Bonds to fund the Project and, subject to the terms and conditions of this Agreement, the Developer will make provision for any additional funds that may be needed in the future for the completion of the Project.

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

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. **COMPLETION OF PROJECT.** The Developer and District agree and acknowledge that the District's proposed Bonds will provide only a portion of the funds necessary to complete the Project. Therefore, the Developer hereby agrees to complete, cause to be completed, provide funds or cause funds to be provided to the District in an amount sufficient to allow the District to complete or cause to be completed, those portions of the improvements in the Project which remain unfunded including, but not limited to, all administrative, legal, warranty, engineering, permitting or other related work product and soft costs (together, "**Remaining Improvements**") whether pursuant to existing contracts, including change orders thereto, or future contracts. The District and Developer hereby acknowledge and agree that the District's execution of this Agreement constitutes the manner and means by which the District has elected to provide any and all portions of the Remaining Improvements not funded by the Bonds.

- a. **Subject to Existing Contract** - When all or any portion of the Remaining Improvements are the subject of an existing District contract, the Developer shall provide funds or cause funds to be provided directly to the District in an amount sufficient to complete the Remaining Improvements pursuant to such contract, including change orders thereto.
- b. **Not Subject to Existing Contract** – When any portion of the Remaining Improvements is not the subject of an existing District contract, the Developer may choose to complete, cause to be completed, provide funds or cause funds to be provided to the District in an amount sufficient to allow the District to complete or cause to be completed, those Remaining Improvements.
- c. **Future Bonds** – Subject to the terms of the *Agreement between the Towns at Woodsdale Community Development District and Boos-Woodsdale, LLC, Regarding the Acquisition of Certain Work Product, Improvements, and Real Property* dated July 26, 2023 ("**Acquisition Agreement**") entered into by the parties, the parties agree that any funds provided by Developer to fund the Remaining Improvements may be later payable from, and the District's acquisition of the Remaining Improvements may be payable from, the proceeds of a future issuance of bonds by the District (i.e., other than the Bonds). Within forty-five (45) days of receipt of sufficient funds by the District for the District's improvements and facilities and from the issuance of such future bonds, the District shall reimburse Developer to the extent that there are proceeds available from such future bonds, exclusive of interest, for the funds and/or improvements provided pursuant to this Agreement; provided, however, that no such obligation shall exist where the Developer is in default on the payment of any debt service assessments due on any property within the District owned by the Developer, and, further, in the event the District's bond counsel determines that any such monies advanced or expenses incurred are not properly reimbursable for any reason, including, but not limited to federal tax restrictions imposed on tax-exempt financing, the District shall not be obligated to reimburse such monies advanced or expenses incurred. Nothing herein shall cause or be construed to require the District to issue additional bonds or indebtedness – other than the Bonds – to provide funds for any portion of the

Remaining Improvements. The Developer shall be required to meet its obligations hereunder and complete the Project regardless whether the District issues any future bonds (other than the Bonds) or otherwise pays the Developer for any of the Remaining Improvements. Interest shall not accrue on any amounts owed hereunder. If within five (5) years of the date of this Agreement, the District does not or cannot issue such future bonds, and, thus does not reimburse the Developer for the funds or improvements advanced hereunder, then the parties agree that the District shall have no reimbursement obligation whatsoever.

3. OTHER CONDITIONS AND ACKNOWLEDGMENTS

- a. **Material Changes to Project** – The District and the Developer agree and acknowledge that the exact location, size, configuration and composition of the Project may change from that described in the Engineer’s Report, depending upon final design of the development, permitting or other regulatory requirements over time, or other factors. Material changes to the Project shall be made by a written amendment to the Engineer’s Report, which shall include an estimate of the cost of the changes, and shall require the consent of the Developer and the District, as well as the Trustee to the extent required by Section 9. Such consent is not necessary and the Developer must meet the completion obligations, or cause them to be met, when the scope, configuration, size and/or composition of the Project is materially changed in response to a requirement imposed by a regulatory agency.
- b. **Conveyances** – The District and Developer agree and acknowledge that any and all portions of the Remaining Improvements which are constructed, or caused to be constructed, by the Developer shall be conveyed to the District or such other appropriate unit of local government as is designated in the Engineer’s Report or required by governmental regulation or development approval. All conveyances to another governmental entity shall be in accordance with and in the same manner as provided in any agreement between the District and the appropriate unit of local government. Further, all such conveyances shall be done in a manner consistent with the Acquisition Agreement and, without intending to limit the same, shall include all necessary real property interests for the District to own, operate and maintain the Remaining Improvements. Further, and in addition to any requirements under the Acquisition Agreement, such conveyances shall also include all right, title, interest, and benefit of the Developer, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, insurance rights, indemnification, defense and hold harmless rights, enforcement rights, claims, lien waivers, and other rights of any kind, with respect to the creation of the Remaining Improvements.

4. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance. Any default under the applicable trust indenture for the Bonds caused by the Developer and/or its affiliates shall be a default hereunder, and the District shall have no obligation to fund the Project with the proceeds of the Bonds in the event of such a default. Prior to commencing any action for a default hereunder, the party seeking to commence such action shall first provide written notice to the defaulting party of the default and an opportunity to cure such default within 30 days.

5. **ATTORNEYS' FEES AND COSTS.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

6. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer; both the District and the Developer have complied with all the requirements of law; and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

7. **NOTICES.** All notices, requests, consents, and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or hand delivered to the parties, at the addresses first set forth above. Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. If mailed as provided above, Notices shall be deemed delivered on the third business day unless actually received earlier. Notices hand delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

8. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Developer.

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

Notwithstanding the foregoing, the Trustee, acting at the direction of the Majority Owners of the Bonds, shall have the right to directly enforce the provisions of this Agreement. The Trustee shall not be deemed to have assumed any obligations under this Agreement. This Agreement may not be assigned or materially amended, and the Project may not be materially amended, without the written consent of the Trustee, acting at the direction of the Majority Owners of the Bonds, which consent shall not be unreasonably withheld.

10. **ASSIGNMENT.** The District and the Developer may only assign this Agreement or any monies to become due hereunder with the prior written approval of the other, and only after satisfaction of the conditions set forth in Section 9 above.

11. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Developer, and only after satisfaction of the conditions set forth in Section 9 above.

12. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in the County in which the District is located.

13. **PUBLIC RECORDS.** The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

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

15. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by sovereign immunity or by other operation of law.

16. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[CONTINUED ON NEXT PAGE]

WHEREFORE, the parties below execute the *Completion Agreement* to be effective as of the closing date of the Bonds.

**TOWNS AT WOODSDALE
COMMUNITY DEVELOPMENT
DISTRICT**

By: Gene Wrightenberry
Its: Vice Chairperson

BOOS-WOODSDALE, LLC, a Florida limited liability company

By: Boos Land Development, LLC, a Florida limited liability company

By: Robert D. Boos
Its: Manager

Exhibit A: *Master Engineer's Report* dated February 6, 2023

**TOWNS AT
WOODSDALE
COMMUNITY DEVELOPMENT DISTRICT**

5

REQUISITION FOR SERIES 2023 PROJECT

The undersigned, an Authorized Officer of Towns at Woodsdale Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), dated as of October 1, 2023 (the "Master Indenture"), as supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of October 1, 2023 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 1

(B) Name of Payee: **Boos-Woodsdale, LLC**

(C) Amount Payable: **The lesser of \$8,654,370.78,¹ which is the total eligible cost of the Master Stormwater, Roadway and Utility Improvements (as defined herein), or \$5,325,114.05, which is the current balance of the Acquisition and Construction Account.**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state Costs of Issuance, if applicable): **Acquisition of completed stormwater, on-site roadway, certain water, reclaimed water and sanitary sewer master infrastructure improvements in and for the District (the "Master Stormwater, Roadway and Utility Improvements") pursuant to the Agreement by and between the District and Boos-Woodsdale, LLC, Regarding the Acquisition of Certain Work Product, Improvements and Real Property, dated July 26, 2023.**

(E) Fund or Account and subaccount, if any, from which disbursement to be made: **Series 2023 Acquisition and Construction Account.**

The undersigned hereby certifies that:

obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or

¹ The total costs of the Master Stormwater, Roadway and Utility Improvements, paid as of June 30, 2023, are \$8,654,370.78. Any amounts still owed after payment of this requisition may be paid with proceeds from additional monies released into the 2023 Acquisition and Construction Account at a future date and without further authorization from the District's Board of Supervisors, or from a future series of bonds.

construction of the Series 2023 Project and each represents a Cost of the Series 2023 Project, and has not previously been paid out of such Account;

OR

this requisition is for costs of issuance payable from the Series 2023 Costs of Issuance Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

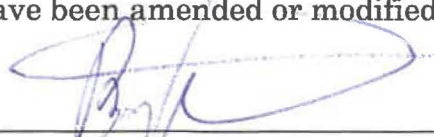
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**TOWNS AT WOODSDALE COMMUNITY
DEVELOPMENT DISTRICT**

By:  _____
Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Series 2023 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2023 Project and is consistent with (a) the applicable acquisition or construction contract, (b) the plans and specifications for the portion of the Series 2023 Project with respect to which such disbursement is being made, and (c) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.



Consulting Engineer



401 E. Jackson Street, 20th Floor
Tampa, FL 33602
Office: 813.314.5222
Kim.sherrill@truist.com

Kim Sherrill
Commercial Client Specialist II

August 20, 2021

RE: BOOS DEVELOPMENT GROUP, INC – TRUIST Account

Dear Mr. Curt Neel,

This letter is to confirm your TRUIST operating account information is correct as shown below:

Account Name: Boos Development Group Inc.

Account number: 1100014494004

ACH & WIRE Routing number: 263191387

If any further information is needed, please give me or Dale Ingle (813-314-3216) a call.

Respectfully,

Kim Sherrill
Commercial Sales Specialist II / Truist
401 E. Jackson Street, 20th FL, Tampa, FL 33602
Office: 813-314-5222
kim.sherrill@truist.com

Supporting Documentation

Master Stormwater and Roadway Improvements

BOOS DEVELOPMENT

DEVELOPER LETTER

October 3, 2023

Board of Supervisors
Towns at Woodsdale Community Development District
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

RE: Acquisition of Phases 1 & 2 Roadway and Stormwater Infrastructure

Dear Sir or Madam,

We are writing to request that the Towns at Woodsdale Community Development District ("**District**") acquire from Boos-Woodsdale, LLC ("**Developer**") the public infrastructure improvements and/or work product set forth in **Exhibit A**, which is attached hereto ("**Improvements**"). Developer created the Improvements consistent with the District *Master Engineer's Report*, dated February 6, 2023, prepared by the District Engineer and the Improvements are now complete. As set forth in more detail in a Bill of Sale dated on or about the same date as this letter, the Developer wishes to convey the Improvements to the District in exchange for the payment of **\$5,397,983.58**, representing the actual cost of creating and/or constructing such Improvements ("**Costs Paid**") as shown in Exhibit A. Please have the funds made payable to the Developer.

Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractor(s) (balance to finish and retainage), including the approximate amount of the "**Retainage**" shown in Exhibit A. The amounts identified as balance to finish and Retainage do not affect completion of the Improvements. Developer acknowledges that any balance to finish or Retainage related to the Improvements may be requisitioned by the District only upon notice from the District Engineer that the balance or Retainage has been released to the contractor(s) or Developer shall be fully responsible for payment of same. Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements.

[Signature page follows]



Sincerely,

BOOS-WOODSDALE, LLC



By: Robert B. Boos
Manager

Its: _____

ACKNOWLEDGED AND AGREED TO BY:



Gene Wrightenberry
Vice Chairperson

Towns at Woodsdale Community Development District



Exhibit A

Identification of Improvements

The following constitute the Improvements as constructed in and for the Towns at Woodsdale Community Development District capital improvement plan as described in the District's Master Engineer's Report dated February 6, 2023, in and for the development of the real property as shown on the plat known as Towns at Woodsdale Phase 1, recorded in Plat Book 92, Pages 128-137 of the Official Records of Pasco County, Florida:

- (a) All roadway and associated improvements, including paving, curb and gutter, sidewalks, drainage structures, electric conduits, inlets, manholes, landscaping, irrigation, hardscaping, and other attendant improvements and appurtenances constructed in connection therewith; and

- (b) All stormwater management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities providing drainage for streets and rights-of-way, and related system components.

All as more generally identified in the chart below:

Improvement Description	Contractor	Costs Paid	Balance to Finish (if any)	Retainage (10%)	Total Cost
Earthwork Phase 1	RIPA & Associates, LLC	\$1,453,812.58	\$0	\$145,381.26	\$1,599,193.84
Earthwork Phase 2	RIPA & Associates, LLC	\$13,295.50	\$0	\$1,329.55	\$14,625.05
Stormwater Management Infrastructure Phase 1	RIPA & Associates, LLC	\$2,037,535.50	\$0	\$203,753.55	\$2,241,289.05
Stormwater Management Infrastructure Phase 2	RIPA & Associates, LLC	\$150,619.50	\$0	\$15,061.95	\$165,681.45
Stormwater Management Infrastructure, Change Order #1 (Line Item #6)	RIPA & Associates, LLC	\$22,615.00	\$0	\$2,261.50	\$24,876.50
Stormwater Management Infrastructure, Change Order #1 (Line Item #11)	RIPA & Associates, LLC	\$3,060.00	\$0	\$306.00	\$3,366.00
On-site Roadway Infrastructure Phase 1	RIPA & Associates, LLC	\$1,494,270.00	\$0	\$149,427.00	\$1,643,697.00
On-site Roadway Infrastructure Phase 2	RIPA & Associates, LLC	\$222,775.50	\$0	\$22,277.55	\$245,053.05



On-site Roadway Infrastructure, Change Order #1 (Lines 3-5 and 8-10)	RIPA & Associates, LLC	\$43,278.75	\$0	\$4,327.88	\$47,606.63
On-site Roadway Infrastructure, Change Order # 2 (Lines 1-3)	RIPA & Associates, LLC	\$78,888.88	\$0	\$7,888.89	\$86,777.77
TOTAL		\$5,397,983.58	\$0	\$539,798.36	\$5,937,781.94

Oc



**CERTIFICATE OF DISTRICT ENGINEER
RELATING TO TOWNS AT WOODSDALE PHASES 1 & 2 ROADWAY AND
STORMWATER IMPROVEMENT ACQUISITION**

September 18 , 2023

Board of Supervisors
Towns at Woodsdale Community Development District

Re: Towns at Woodsdale Community Development District
Phases 1 & 2 Roadway and Stormwater Improvement Acquisition

Ladies and Gentlemen:


The undersigned, a representative of Heidt Design, LLC (“**District Engineer**”), as District Engineer for the Towns at Woodsdale Community Development District (“**District**”), hereby makes the following certifications in connection with an acquisition of certain Phases 1 & 2 Roadway and Stormwater Improvements work product (“**Work Product**”) and improvements (“**Improvements**”), as described in that certain bill of sale (“**Bill of Sale**”) and that certain affidavit of costs paid (“**Affidavit of Costs Paid**”) dated as of or about the same date as this certificate. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed certain documentation relating to the Work Product and Improvements, including but not limited to, the forms of agreement, plans, schedules, invoices, and other documents.
2. The Work Product and Improvements are within the scope of the Phases 1 & 2 Stormwater Manager/Drainage and Roadway Improvements as set forth in the *Master Engineer’s Report*, dated February 6, 2023, prepared by the District Engineer (“**Engineer’s Report**”), and specially benefit property within the District as further described in the Engineer’s Report.
3. The total costs associated with the Work Product and Improvements are as set forth in the Affidavit of Costs Paid. Such costs are equal to or less than each of the following: (i) what was actually paid by Boos-Woodsdale, LLC, to create and/or construct the Work Product and Improvements, and (ii) the reasonable fair market value of the Work Product and Improvements.
4. All known plans, permits and specifications necessary for the future operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for future operations and maintenance responsibilities.
5. With this document, I hereby certify that it is appropriate at this time to acquire the Work Product and Improvements.

[Signature page follows]

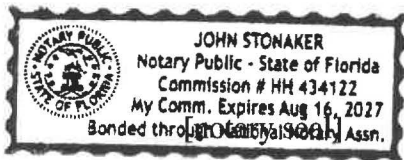
Under penalties of perjury, I declare that I have read the foregoing certificate and that the facts stated in it are true.


HEIDT DESIGN, LLC

By: 
Boyan V. Pargov, P.E.

STATE OF Florida
COUNTY OF Hillsborough

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of September, 2023, by Boyan V. Pargov of Heidt Design, LLC, on behalf of the company.




(Official Notary Signature & Seal)
Name: John Stonaker
Personally Known
OR Produced Identification _____
Type of Identification _____

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **Boos-Woodsdale, LLC**, a Florida limited liability company, whose address for purposes hereof is 410 Park Place Boulevard, Suite 100, Clearwater, Florida 33759 (“**Seller**”), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **Towns at Woodsdale Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**”) whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to-wit:

- (a) All roadway and associated improvements, including paving, curb and gutter, sidewalks, drainage structures, electric conduits, inlets, manholes, landscaping, irrigation, hardscaping, and other attendant improvements and appurtenances constructed in connection therewith, constructed in and for the Towns at Woodsdale Community Development District capital improvement plan as described in the District’s Master Engineer’s Report dated February 6, 2023, in and for the development of the real property as shown on the plat known as Towns at Woodsdale Phase 1, recorded in Plat Book 92, Pages 128-137 of the Official Records of Pasco County, Florida; and
- (b) All stormwater management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities providing drainage for streets and rights-of-way, and related system components, constructed in and for the Towns at Woodsdale Community Development District capital improvement plan as described in the District’s Master Engineer’s Report dated February 6, 2023, in and for the development of the real property as shown on the plat known as Towns at Woodsdale Phase 1, recorded in Plat Book 92, Pages 128-137 of the Official Records of Pasco County, Florida.

TO HAVE AND TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that they are the lawful owners of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Seller has good right to sell said personal property and assets; that all contractors, subcontractors and material men

furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Seller will warrant and defend the sale of its said personal property and assets hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

[signature contained on following page]

IN WITNESS WHEREOF, the Seller has caused this instrument to be executed in its name this 3 day of October, 2023.

Signed, sealed and delivered in the presence of:

BOOS-WOODSDALE, LLC,
a Florida limited liability company

Witnessed:

Jennifer Preston
Print Name: Jennifer Preston

Maureen Wolfe
Print Name: Maureen Wolfe

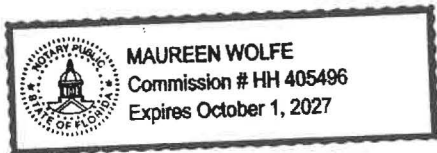
Robert B. Boos

Print Name: Robert B. Boos
Print Title: Manager

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3 day of October, 2023, by Robert B Boos, as Manager of **Boos-Woodsdale, LLC**, a Florida limited liability company, and who has personally appeared before me and is personally known to me.

(NOTARY SEAL)



Maureen Wolfe
Notary Public Signature

Maureen Wolfe

(Name typed, printed or stamped)
Notary Public, State of Florida
Commission No. _____
My Commission Expires: 10/1/27

Supporting Documentation
Master Utility Improvements - Phases 1&2



DEVELOPER LETTER

July 26, 2023

Board of Supervisors
Towns at Woodsdale Community Development District
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

RE: Acquisition of Phases 1 & 2 Utility Infrastructure

Dear Sir or Madam,

We are writing to request that the Towns at Woodsdale Community Development District (“**District**”) acquire from Boos-Woodsdale, LLC (“**Developer**”) the public infrastructure improvements and/or work product set forth in **Exhibit A**, which is attached hereto (“**Improvements**”). Developer created the Improvements consistent with the District *Master Engineer’s Report*, dated February 6, 2023, prepared by the District Engineer and the Improvements are now complete. As set forth in more detail in a Bill of Sale dated on or about the same date as this letter, the Developer wishes to convey the Improvements to the District in exchange for the payment of **\$3,256,387.20**, representing the actual cost of creating and/or constructing such Improvements (“**Acquisition Cost**”). Please have the funds made payable to the Developer.

Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractor(s) (balance to finish and retainage), including the approximate amount of the “**Retainage**” shown in Exhibit A. The amounts identified as balance to finish and Retainage do not affect completion of the improvements. Developer acknowledges that any balance to finish or Retainage related to the Acquisition Cost shall be requisitioned by the District only upon notice from the District Engineer that the balance or Retainage has been released to the contractor(s) or Developer shall be fully responsible for payment of same. Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements.

[Signature page follows]



Sincerely,

BOOS-WOODSDALE, LLC



By: Curtis Neal
Its: Manager

ACKNOWLEDGED AND AGREED TO BY:

VICE 

Chairperson
Towns at Woodsdale Community Development District

Exhibit A

Identification of Improvements

All water and wastewater facilities to the point of delivery or connection, including potable water, reclaimed water, sewer, fire protection water lines, pipes, and related equipment constructed in and for the Towns at Woodsdale Community Development District capital improvement plan as described in the District's Master Engineer's Report dated February 6, 2023, portions of which lying within certain tracts as described on the Preliminary Development Plan of Towns at Woodsdale Phases 1 & 2 prepared by Heidt Design, LLC, attached hereto as Attachment "A."

All as more generally identified in the chart below:

Improvement Description	Contractor	Costs Paid	Retainage (10%) and balance to finish, if any	Acquisition Cost
Watermain & Fire Distribution Infrastructure Phase 1	RIPA & Associates, LLC	\$1,024,541.00	\$102,454.10	\$922,086.90
Watermain & Fire Distribution Infrastructure Phase 2	RIPA & Associates, LLC	\$146,942.00	\$14,694.20	\$132,247.80
Reclaim Watermain Infrastructure Phase 1	RIPA & Associates, LLC	\$374,011.00	\$37,401.10	\$336,609.90
Reclaim Watermain Infrastructure Phase 2	RIPA & Associates, LLC	\$41,570.00	\$4,157.00	\$37,413.00
Reclaim Watermain Infrastructure, Change Order #4	RIPA & Associates, LLC	\$22,155.00	\$2,215.50	\$19,939.50
Sanitary Sewer Infrastructure Phase 1	RIPA & Associates, LLC	\$1,873,641.00	\$209,564.10*	\$1,686,276.90
Sanitary Sewer Infrastructure Phase 2	RIPA & Associates, LLC	\$135,348.00	\$13,534.80	\$121,813.20
TOTAL		\$3,618,208.00	\$384,020.80	\$3,256,387.20

* Note: Includes \$22,200 balance to finish which remains to be paid for work performed related to Pump Station improvements, and which may be acquired/requisition upon payment.

Attachment A

Preliminary Development Plan of Towns at Woodsdale Phases 1 & 2

[Intentionally Omitted - See Bill of Sale]

**CERTIFICATE OF DISTRICT ENGINEER
RELATING TO TOWNS AT WOODSDALE PHASES 1 & 2 UTILITY IMPROVEMENT
ACQUISITION**

July 26 _____, 2023

Board of Supervisors
Towns at Woodsdale Community Development District

Re: Towns at Woodsdale Community Development District
Phases 1 & 2 Utility Improvement Acquisition

Ladies and Gentlemen:

The undersigned, a representative of Heidt Design, LLC (“**District Engineer**”), as District Engineer for the Towns at Woodsdale Community Development District (“**District**”), hereby makes the following certifications in connection with an acquisition of certain Phases 1 & 2 Utility Improvements work product (“**Work Product**”) and improvements (“**Improvements**”), as described in that certain bill of sale (“**Bill of Sale**”) dated as of or about the same date as this certificate. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed certain documentation relating to the Work Product and Improvements, including but not limited to, the forms of agreement, plans, schedules, invoices, and other documents.
2. The Work Product and Improvements are within the scope of the Phases 1 & 2 Utility Improvements as set forth in the *Master Engineer’s Report*, dated February 6, 2023, prepared by the District Engineer (“**Engineer’s Report**”), and specially benefit property within the District as further described in the Engineer’s Report.
3. The total costs associated with the Work Product and Improvements are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by Boos-Woodsdale, LLC, to create and/or construct the Work Product and Improvements, and (ii) the reasonable fair market value of the Work Product and Improvements.
4. All known plans, permits and specifications necessary for the future operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for future operations and maintenance responsibilities.
5. With this document, I hereby certify that it is appropriate at this time to acquire the Work Product and Improvements.

[Signature page follows]

Under penalties of perjury, I declare that I have read the foregoing certificate and that the facts stated in it are true.

HEIDT DESIGN, LLC

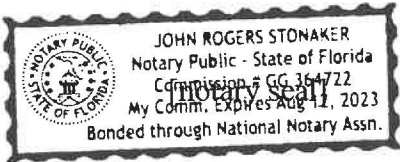
By: *



Boyan V. Pargov, P.E.

STATE OF Florida
COUNTY OF Hillsborough

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of July, 2023, by Boyan V. Pargov of Heidt Design, LLC, on behalf of the company.



(Official Notary Signature & Seal)

Name: John Stonaker

Personally Known

OR Produced Identification _____

Type of Identification _____

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **Boos-Woodsdale, LLC**, a Florida limited liability company, whose address for purposes hereof is 410 Park Place Boulevard, Suite 100, Clearwater, Florida 33759 (“**Seller**”), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **Towns at Woodsdale Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**”) whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to-wit:

All water and wastewater facilities to the point of delivery or connection, including potable water, reclaimed water, sewer, fire protection water lines, pipes, and related equipment constructed in and for the Towns at Woodsdale Community Development District capital improvement plan as described in the District’s Master Engineer’s Report dated February 6, 2023, portions of which lying within certain tracts as described on the Preliminary Development Plan of Towns at Woodsdale Phases 1 & 2 prepared by Heidt Design, LLC, attached hereto as Attachment “A.”

TO HAVE AND TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that they are the lawful owners of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Seller has good right to sell said personal property and assets; that all contractors, subcontractors and material men furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Seller will warrant and defend the sale of its said personal property and assets hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

[signature contained on following page]

IN WITNESS WHEREOF, the Seller has caused this instrument to be executed in its name
this 26 day of July, 2023.

Signed, sealed and delivered
in the presence of:

BOOS-WOODSDALE, LLC,
a Florida limited liability company

Witnessed:

[Signature]
Print Name: Gene Wright

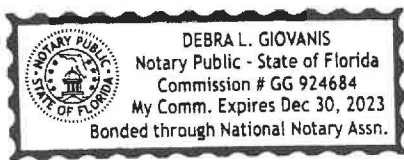
[Signature]
Print Name: Curtis Neal
Print Title: Manager

Debra L. Giovanis
Print Name: DEBRA L. GIOVANIS

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 26 day of July, 2023, by
Curtis Neal, as Manager of **Boos-Woodsdale, LLC**, a Florida limited
liability company, and who has personally appeared before me and is personally known to me.

(NOTARY SEAL)



Debra L. Giovanis

Notary Public Signature

DEBRA L. GIOVANIS

(Name typed, printed or stamped)

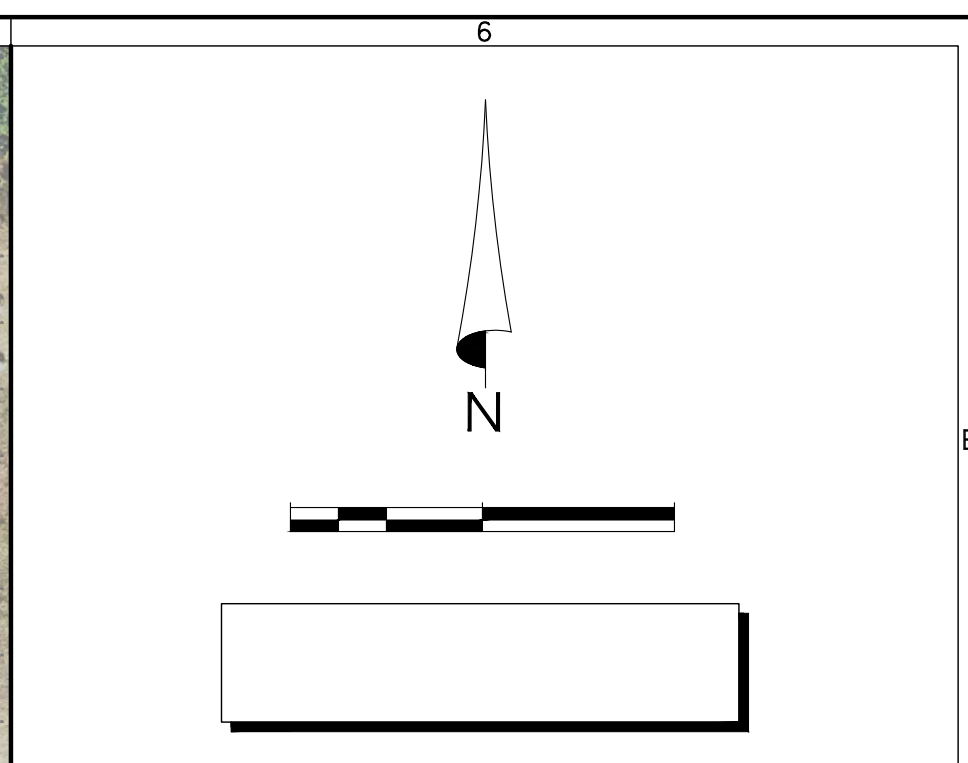
Notary Public, State of Florida

Commission No. GG 924684

My Commission Expires: 12/30/2023

Attachment A

Preliminary Development Plan of Towns at Woodsdale Phases 1 & 2



THIS PROJECT LIES WITHIN FLOOD ZONE "A & X" ACCORDING TO FLOOD INSURANCE RATE MAPS FOR PASCO COUNTY, FLORIDA, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12101C0266F & 12101C0268F DATED SEPTEMBER 26, 2014, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

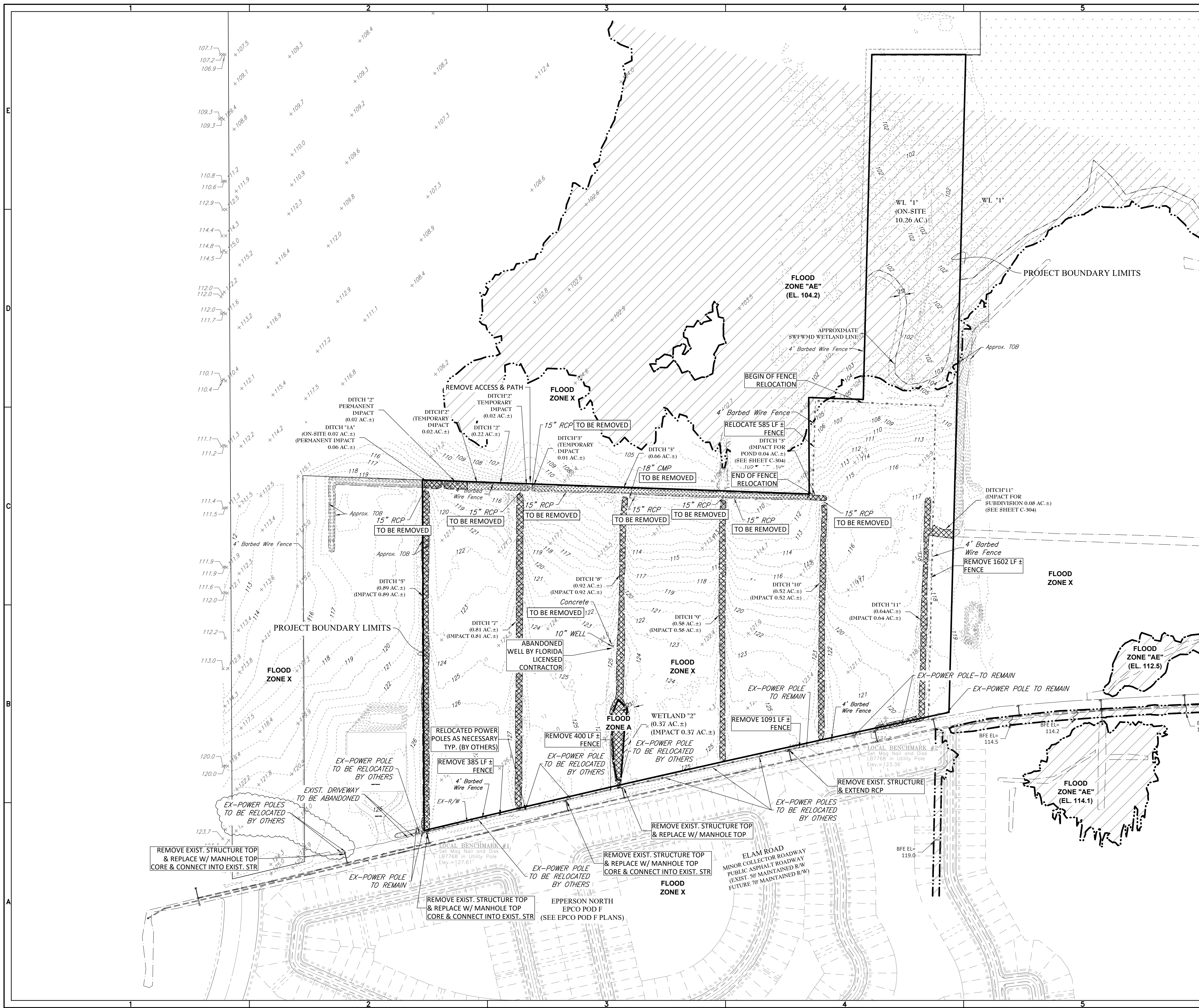
NOTE:
 THIS EXHIBIT WAS PREPARED FOR ILLUSTRATIVE PURPOSES ONLY. THE LATEST AVAILABLE DIGITAL AERIAL FILES HAVE BEEN USED. HOWEVER, THIS MAY NOT ACCURATELY DEPICT CURRENT SITE CONDITIONS. ADDITIONAL ENGINEERING, ENVIRONMENTAL REVIEWS, FIELD SURVEYING AND DATA COLLECTION ARE NECESSARY TO CORRECTLY PORTRAY ACTUAL SITE CONDITIONS. THIS EXHIBIT IS SUBJECT TO CHANGE WITHOUT NOTICE BASED ON THE ABOVE.
 DATE OF PHOTO: 2017

LEGAL DESCRIPTION
 ALL THAT PART OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA LYING NORTH OF ELAM ROAD, EXCEPT THE EAST 60.0 FEET THEREOF; LESS AND EXCEPT A PORTION OF THAT PART OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH ALONG THE WEST LINE OF THE OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 1744.06 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 87°37'40" EAST, A DISTANCE OF 496.00 FEET; THENCE SOUTH A DISTANCE OF 1467.64 FEET TO A POINT ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF ELAM ROAD; THENCE SOUTH 76°55'11" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 509.13 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, THENCE NORTH 00°01'44" EAST, A DISTANCE OF 693.89 FEET TO THE WEST 1/4 SECTION CORNER OF SAID SECTION 27, THENCE NORTH, A DISTANCE OF 909.51 FEET TO THE POINT OF BEGINNING.
 LESS AND EXCEPT THAT PART OF SECTION 27 DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 27, THEN RUN NORTH 89°22'30" EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 27, 2367.83 FEET; THENCE SOUTH 01°42'00" WEST, 1466.50 FEET; THENCE NORTH 87°42'28" WEST, 226.16 FEET; THENCE SOUTH 400 FEET; THENCE NORTH 87°37'40" WEST, 2100 FEET TO THE WEST BOUNDARY OF SAID SECTION 27; THENCE NORTH ALONG SAID WEST BOUNDARY, 1744.06 FEET TO THE POINT OF BEGINNING, ALL BEING IN TOWNSHIP 25 SOUTH, RANGE 20 EAST.
 ALSO DESCRIBED AS FOLLOWS: A PORTION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 25, RANGE 20 EAST, PASCO COUNTY, FLORIDA LYING NORTH OF ELAM ROAD, EXCEPT THE EAST 60.0 FEET THEREOF BEING FURTHER DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 1744.06 FEET; THENCE SOUTH 87°37'40" EAST, A DISTANCE OF 496.00 FEET FOR A POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 1467.64 FEET TO A POINT ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF ELAM ROAD; THENCE ALONG SAID MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES (1) NORTH 76°55'11" EAST, A DISTANCE OF 1286.91; (2) NORTH 78°16'21" EAST, A DISTANCE OF 844.26 FEET; (3) 98.76 FEET ALONG THE ARC OF AN IRREGULAR CURVE CONCAVE TO THE SOUTH (SAID CURVE HAVING A RADIUS OF 3000.00 FEET, DELTA ANGLE OF 01°53'11", AND CHORD BEARING AND DISTANCE OF NORTH 78°19'08" EAST, 98.76 FEET) TO A POINT LYING 60.00 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 27; THENCE NORTH 01°44'36" EAST, PARALLEL WITH SAID EAST LINE, A DISTANCE 2738.66 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE NORTH 89°45'02" WEST, ALONG SAID LINE, A DISTANCE OF 389.14 FEET; THENCE SOUTH 01°42'00" WEST, A DISTANCE OF 1430.35 FEET; THENCE NORTH 87°42'28" WEST A DISTANCE OF 226.16 FEET; THENCE SOUTH A DISTANCE OF 400.00 FEET; THENCE NORTH 87°37'40" WEST, A DISTANCE OF 1604.00 FEET TO THE POINT OF BEGINNING.

TOTAL AREA = 77.4± ACRES



STATE OF FLORIDA
 PROFESSIONAL ENGINEER



Legend:

- --- --- (Dashed line)
- (Solid line)
- (Line with cross-hatching)
- x (Symbol)

Scale: 1" = 100'

North Arrow: N

Grid: 1-6 (Horizontal), A-E (Vertical)

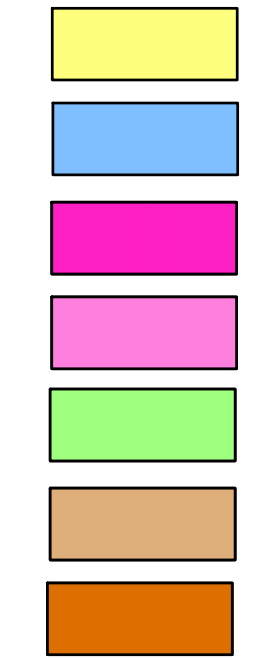
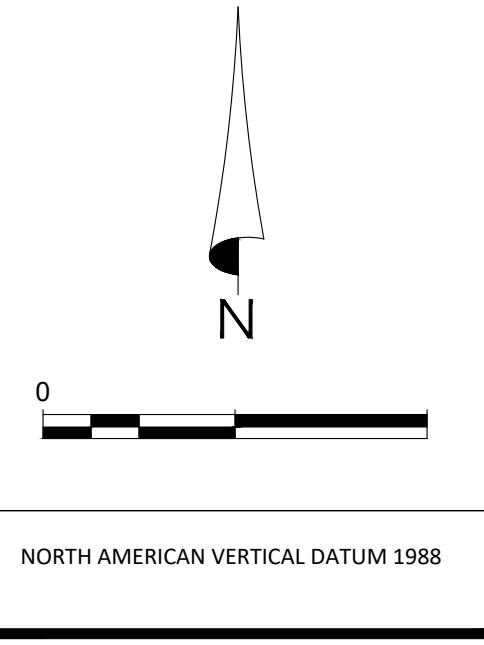
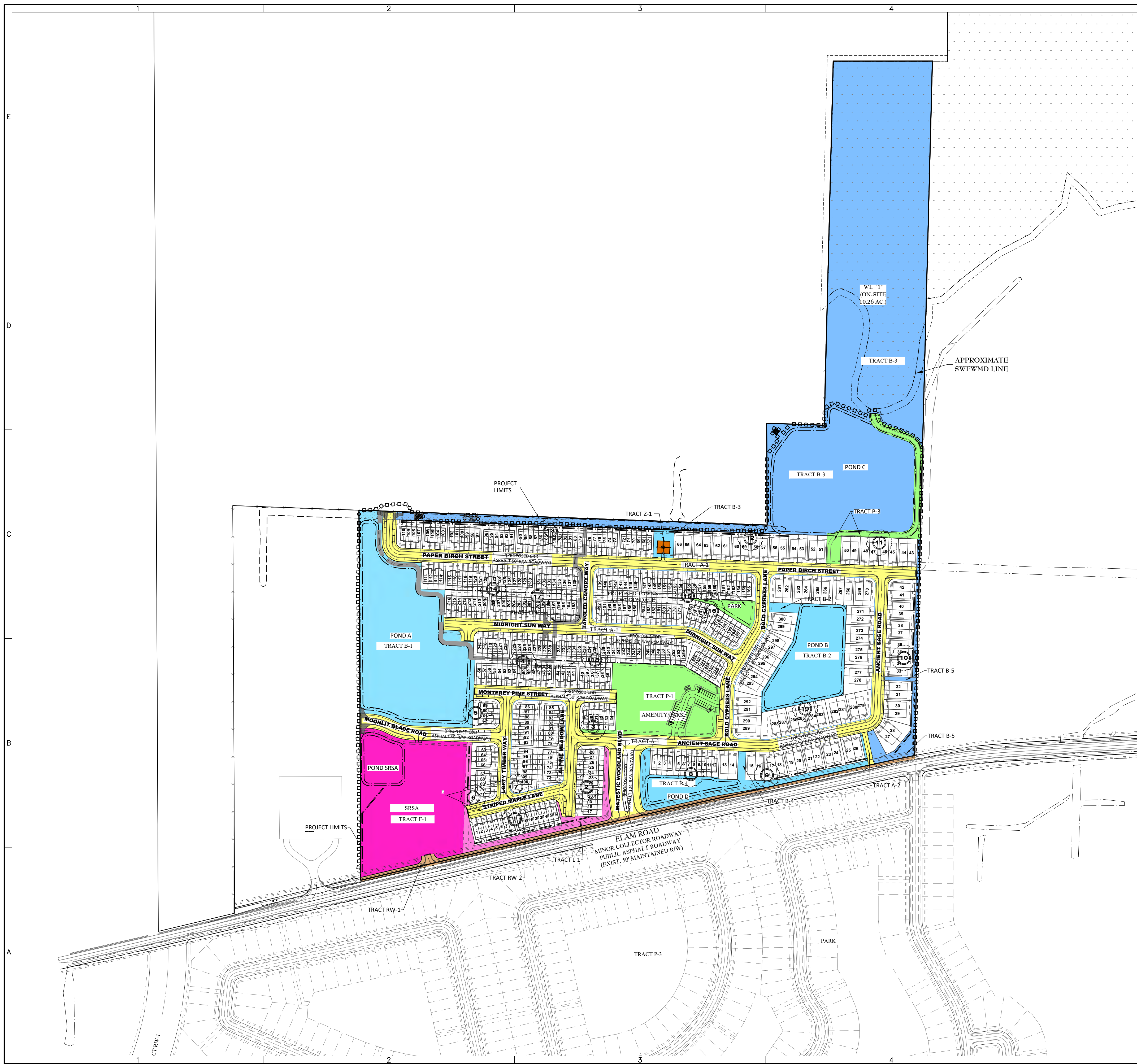
Professional Engineer Information:

STATE OF FLORIDA
PROFESSIONAL ENGINEER

HEIDT DESIGN
Civil Engineering • Planning & GIS
Transportation Engineering
Ecological Services • Landscape Architecture

Engineering Business Certificate of Authorization No. 28793
Landscape Architecture Certificate of Authorization No. LC28080405

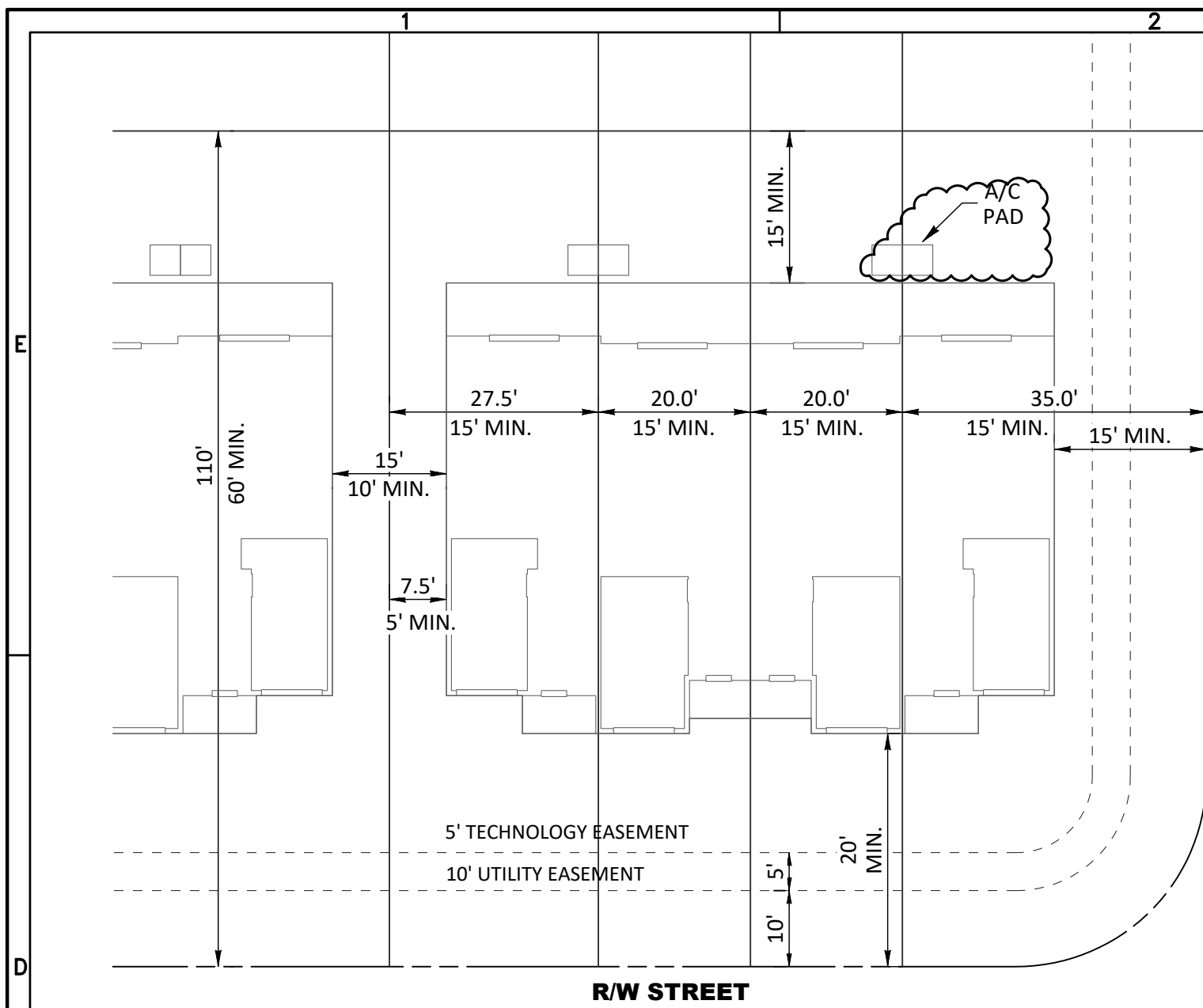
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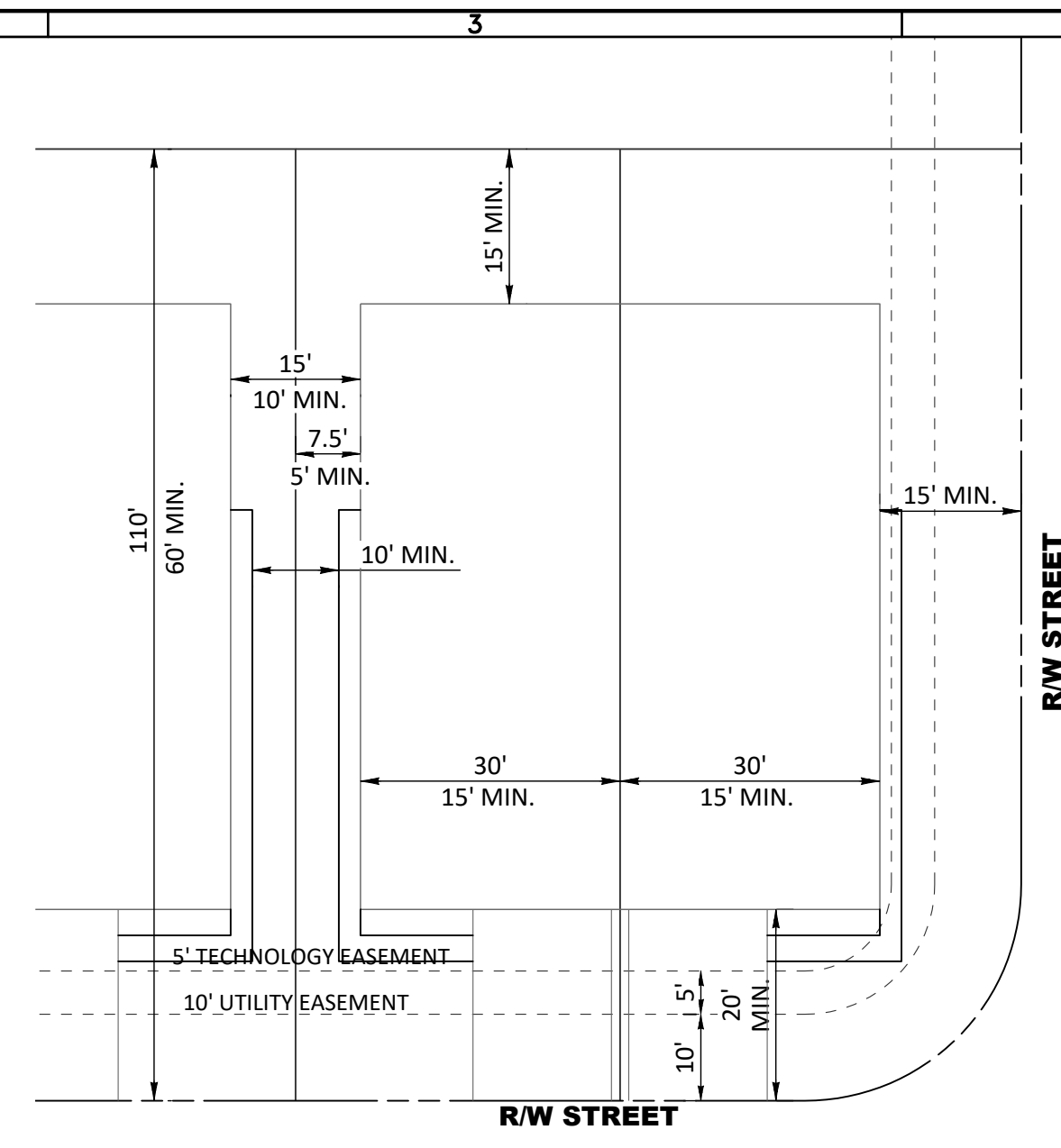
**TOWNS AT WOODSDALE
TRACT ACREAGE**

TRACT ID	TRACT ACREAGE	
A-1		
A-2		
B-1		
B-2		
B-3		
B-4		
B-5		
F-1		
P-1		
P-2		
P-3		
L-1		
RW-1		
RW-2		
Z-1		





TYPICAL RESIDENTIAL-TOWNHOME AND BUILD-TO-RENT-TOWNHOME ARRANGEMENT SINGLE FAMILY ATTACHED
SCALE: N.T.S.



TYPICAL RESIDENTIAL-VILLA ARRANGEMENT SINGLE FAMILY ATTACHED
SCALE: N.T.S.

DEVELOPER/OWNER:
DR HORTON
12602 TELECOM DRIVE NORTH
TAMPA, FL 33637
(813) 549-1959
ATTN: ANNE MIZE
AEMize@drhorton.com

ENGINEER:
HEIDT DESIGN, LLC
BOYAN V. PARGOV P.E.
5904-A HAMPTON OAKS PARKWAY
TAMPA, FLORIDA 33610
(813) 253-5311
boyanp@heidtdesign.com

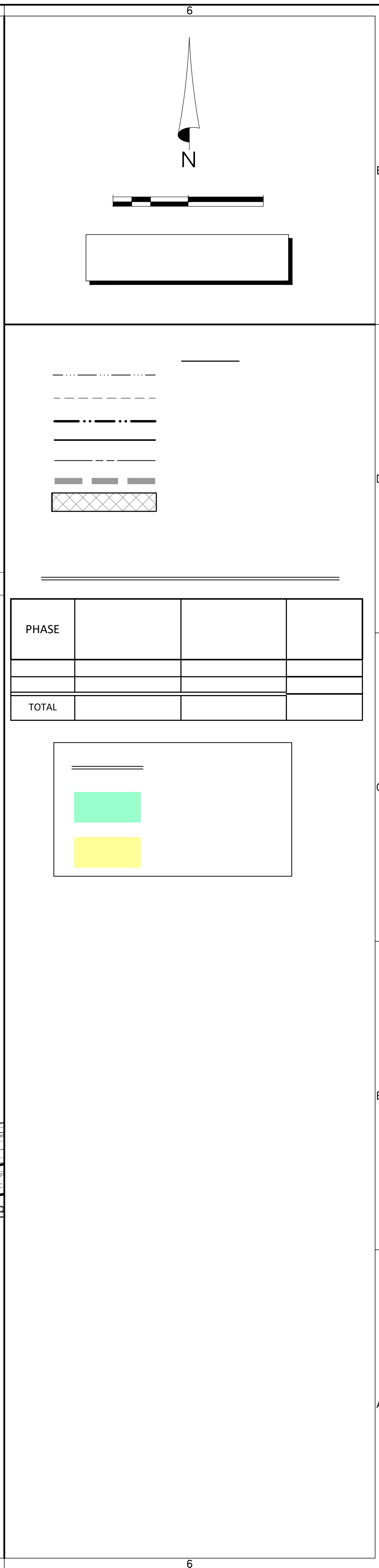
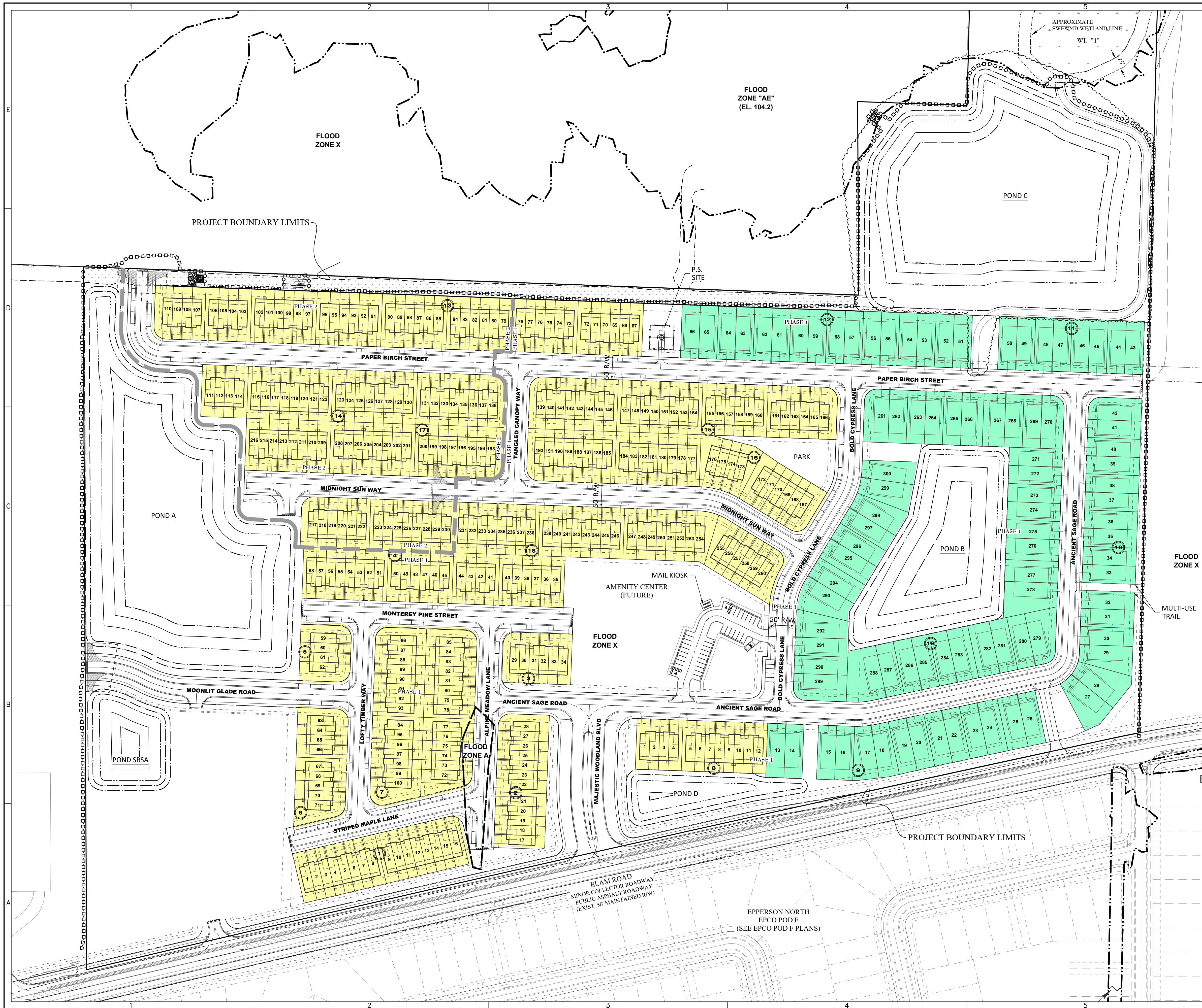
SURVEYOR:
GEOPOINT SURVEYING, INC.
DAVID WILLIAMS, P.S.M.
213 HOBBS STREET
TAMPA, FL 33619
(813) 248-8888
davidw@geopointsurvey.com

GEOTECHNICAL ENGINEER:
TIERRA, INC.
KEVIN H. SCOTT, P.E.
7351 TEMPLE TERRACE HIGHWAY
TAMPA, FLORIDA 33637
(813) 989-1354
kscott@tierraeng.com

- NOTES:
- EXISTING ZONING: MPUD; EXISTING USE: VACANT/AGRICULTURAL
 - FUTURE LAND USE CLASSIFICATION: RES-3
 - THE ORIGINAL MPUD PLAN WAS APPROVED ON 11-29-2019 (RZ-7352). THE MPUD REZONING WAS APPROVED ON 01-07-2020 (RZ-7435).
 - WATER SERVICE TO BE PROVIDED BY PASCO COUNTY UTILITIES.
 - SEWAGE DISPOSAL SERVICE TO BE PROVIDED BY PASCO COUNTY UTILITIES.
 - ELECTRICAL POWER TO BE PROVIDED BY WHITLACOCOCHEE RIVER ELECTRIC COOPERATIVE (WREC).
 - TELEPHONE SERVICE TO BE PROVIDED BY BRIGHTHOUSE NETWORKS.
 - STREET LIGHTING TO BE PROVIDED BY A STREET LIGHTING TAXING DISTRICT THROUGHOUT THE DEVELOPMENT.
 - FIRE PROTECTION TO BE PROVIDED BY THE EXISTING PASCO COUNTY FIRE STATION #27. LOCATED APPROXIMATELY 5.5 MILES FROM SITE. FIRE HYDRANTS TO BE PROVIDED ON SITE.
 - THE UPLANDS ARE ACTIVELY GRAZED BAHIA PASTURE. THE WETLANDS ARE CYPRESS SWAMPS AND GRASSY MARSHES.
 - PREDOMINANT SOIL TYPES ON-SITE CONSIST OF POMONA, LOCHLOOSA, NEWNAN, AND KENDRICK.
 - RECREATION AREAS, CONSERVATION AREAS, AND DETENTION PONDS WILL BE OWNED AND MAINTAINED BY THE CDD. LANDSCAPE EASEMENTS ALONG COLLECTOR AND ARTERIAL ROADWAYS WILL BE DEDICATED TO THE CDD FOR MAINTENANCE.
 - RETENTION PONDS TO BE WITHIN DRAINAGE EASEMENTS DEDICATED TO THE CDD FOR MAINTENANCE.
 - CONTOURS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
 - PROPOSED RIGHTS-OF-WAY FOR LOCAL STREETS SHALL BE A MINIMUM OF FIFTY (50) FEET.
 - ALL ROADWAY STANDARDS TO COMPLY WITH THE MANUAL OF UNIFORM MINIMUM STANDARDS, STATE OF FLORIDA.
 - ALL WATER AND WASTEWATER FACILITIES TO BE INSTALLED IN COMPLIANCE WITH PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES.
 - ALL UTILITY LINES SHALL BE INSTALLED UNDERGROUND.
 - ENTIRE PROJECT LIES WITHIN FLOOD ZONE "A", AE & "X" ACCORDING TO FLOOD INSURANCE RATE MAPS FOR PASCO COUNTY, FLORIDA. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12101C0266F & 12101C0268F DATED SEPTEMBER 26, 2014 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATIONS RANGE FROM 104.2 TO 114.1 FEET NORTH AMERICAN VERTICAL DATUM 1988
 - A MINIMUM OF 16" OF SOD STRIP WILL BE PROVIDED ALONG ALL ROADWAYS PER PASCO COUNTY REQUIREMENTS.
 - CORNER LOTS WILL BE A MINIMUM OF TEN (10) FEET GREATER IN WIDTH THAN STANDARD LOTS.
 - SETBACKS FROM POST-DEVELOPED WETLANDS SHALL BE AS FOLLOWS: 25-FOOT MINIMUM AROUND ALL CATEGORY I WETLANDS; BUFFERS AROUND CATEGORY II AND CATEGORY III WETLANDS SHALL BE AS REQUIRED BY SWFWMD. ALLOWABLE USES AND RESTRICTIONS FOR BUFFERS SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE PASCO COUNTY LAND DEVELOPMENT CODE.
 - SIDEWALKS WILL BE PROVIDED ON BOTH SIDES OF ALL ROADS INCLUDING NON-LOT AREAS. SIDEWALKS SHALL BE FIVE (5) FEET WIDE, 4" THICK 3,000 P.S.I., FIBER REINFORCED CONCRETE, CONSTRUCTED ON NON-YIELDING SUBGRADE.
 - BUFFERING FOR ALL RETENTION/DETENTION AREAS ALONG ROAD RIGHT-OF-WAYS TO HAVE TREES SELECTED FROM TREE LIST AT THE RATE OF ONE TREE PER 50 L.F.
 - ALL LANDSCAPE AND SODDED AREAS ALONG COLLECTOR ROAD WILL BE IRRIGATED.
 - THIS PROJECT WILL COMPLY WITH THE PASCO COUNTY TREE PROTECTION AND RESTORATION ORDINANCE.
 - THIS PROJECT SHALL BE SUBJECT TO THE PASCO COUNTY NEW DEVELOPMENT FAIR SHARE CONTRIBUTION FOR ROAD IMPROVEMENTS ORDINANCE AND SCHOOL IMPACT FEE ORDINANCE.
 - ALL CONSTRUCTION, INCLUDING ROAD, DRAINAGE AND UTILITIES, SHALL BE CONSTRUCTED IN ACCORDANCE WITH PASCO COUNTY DESIGN STANDARDS AND TESTED IN COMPLIANCE WITH THE PASCO COUNTY ENGINEERING SERVICE DEPARTMENT TESTING SPECIFICATIONS FOR CONSTRUCTION OF ROADS, STORM DRAINAGE AND UTILITIES.
 - IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON SITE.
 - IF, DURING THE CONSTRUCTION ACTIVITIES, ANY EVIDENCE OF THE PRESENCE OF STATE AND FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES ARE DISCOVERED, PASCO COUNTY AND APPLICABLE AGENCIES SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON SITE. ALL WORK IN THE AFFECTED AREA SHALL COME TO A IMMEDIATE STOP UNTIL ALL PERTINENT PERMITS HAVE BEEN OBTAINED. AGENCY WRITTEN AUTHORIZATION TO COMMENCE ACTIVITIES HAS BEEN GIVEN, OR UNLESS COMPLIANCE WITH STATE AND FEDERAL GUIDELINES CAN BE DEMONSTRATED.
 - ALL PROPOSED SIGNS MUST BE APPLIED FOR, APPROVED, AND PERMITTED ON AN INDIVIDUAL BASIS APART FROM ANY ULTIMATELY-APPROVED SITE PLAN. APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGNAGE.
 - ALL 20'x20' CLEAR-SITE AREAS SHALL BE KEPT FREE OF ANY SIGNAGE PLANTINGS, TREES, ETC. IN EXCESS OF THREE-AND-A-HALF (3-1/2) FEET IN HEIGHT.
 - NO IRRIGATION SYSTEM OR LANDSCAPING SHALL BE INSTALLED IN ANY COUNTY OR STATE RIGHT-OF-WAY WITHOUT ISSUANCE OF APPROPRIATE RIGHT-OF-WAY USE PERMIT.
 - FUGITIVE DUST EMISSIONS SHALL BE CONTROLLED BY SPRINKLING OR OTHER MEANS AS NECESSARY.
 - ON-SITE BURNING SHALL NOT BE EMPLOYED WITHOUT APPROVAL FROM THE FIRE MARSHAL.
 - THE SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION UNTIL THE SITE IS PERMANENTLY STABILIZED.
 - PLEASE REFER TO ROADWAY PLAN AND PROFILE SHEETS, WHICH DEPICT PHASING. PHASING DESIGNATIONS ARE FOR REFERENCE ONLY. PHASED CONSTRUCTION MAY PROCEED OUT OF NUMERICAL SEQUENCE. PHASING DESIGNATIONS ARE FOR REFERENCE ONLY. PHASED CONSTRUCTION MAY PROCEED OUT OF NUMERICAL SEQUENCE.
 - ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46-51.
 - FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
 - PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1, 16.4.3.1.3:
 - ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO BUILDING CONSTRUCTION WORK
 - PER NFPA-1, 18.3.4.1: CLEARANCES OF 7.5 FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A FOUR-FOOT CLEARANCE TO THE REAR MUST BE MAINTAINED AT ALL TIMES.
 - ACCESS RIGHTS ON DOUBLE-FRONTAGE LOTS SHALL BE DEDICATED TO PASCO COUNTY.
 - PRIOR TO CONSTRUCTION, A BUILDING PERMIT SHALL BE OBTAINED FOR ALL STRUCTURES THAT HAVE A FOOTER, REGARDLESS OF SIZE, THROUGH PASCO COUNTY CENTRAL PERMITTING. (E.G., INCLUDING BUT NOT LIMITED TO BUILDINGS, ACCESSORIES, RETAINING WALLS, AND ETC.)
 - ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.
 - ANY OFF SITE DISTURBANCE SHALL BE RESTORED TO THE PRE-CONSTRUCTION CONDITION OR BETTER.
 - AS APPLICABLE, THE OWNER/DEVELOPER SHALL PROVIDE COPIES OF THE REQUIRED PERMITS FROM THE RESPECTIVE GOVERNING AGENCIES, PRIOR TO ISSUANCE OF THE SITE DEVELOPMENT PERMIT (SDP).
 - UNDERDRAINS SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE DEVELOPER'S SUCCESSOR (H.O.A. OR C.D.D.). A MAINTENANCE AND LICENSE AGREEMENT WILL BE ESTABLISHED TO ALLOW THE SUCCESSOR ENTITY TO MAINTAIN THE UNDERDRAINS.
 - NO DRIVEWAY CUTS SHALL BE ALLOWED ON COLLECTOR ROADS (TYPE 1A & 1B). DRIVEWAYS ARE ONLY ALLOWED ON LOCAL STREETS (TYPES 2, 3, & 4).
 - THESE PLANS WERE PREPARED WITH THE BENEFIT OF AND IN CONFORMANCE TO THE GEOTECHNICAL RECOMMENDATIONS IN THE REPORT BY TIERRA ENTITLED AS FOLLOWS: "LETTER REPORT OF GEOTECHNICAL ENGINEERING SERVICES ELAM TOWNHOMES-DUE DILIGENCE" DATED JUNE 17, 2022.
 - NO PART OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 5- OR 10-YEAR WELLHEAD PROTECTION AREA.
 - NO PORTION OF THIS PROJECT IS WITHIN A TRANSPORTATION CORRIDOR.
 - IN CONSIDERATION OF THE COUNTY'S AGREEMENT TO PROVIDE POTABLE WATER AND/OR RECLAIMED WATER TO THE SUBJECT PROPERTY, THE APPLICANT/DEVELOPER AND ITS OR THEIR SUCCESSORS AND ASSIGNS AGREE TO THE FOLLOWING:
 - IN THE EVENT OF PRODUCTION FAILURE OR SHORTFALL BY TAMPA BAY WATER (TBW), AS SET FORTH IN SECTION 3.19 OF THE INTERLOCAL AGREEMENT CREATING TBW, THE APPLICANT/DEVELOPER SHALL TEMPORARILY TRANSFER TO THE COUNTY ANY AND ALL WATER-USE PERMITS OR WATER-USE RIGHTS THE APPLICANT/DEVELOPER MAY HAVE TO USE OR CONSUME SURFACE WATER OR GROUNDWATER WITHIN THE COUNTY FOR THE DURATION OF THE PRODUCTION FAILURE OR SHORTFALL.
 - PRIOR TO THE APPLICANT/DEVELOPER SELLING WATER, WATER-USE PERMITS, OR WATER-USE RIGHTS, THE APPLICANT/DEVELOPER SHALL NOTIFY THE COUNTY, AND THE COUNTY SHALL HAVE A RIGHT OF FIRST REFUSAL TO PURCHASE SUCH WATER OR WATER-USE PERMITS OR WATER-USE RIGHTS.
 - THE APPLICANT/DEVELOPER ACKNOWLEDGES, IN ACCORDANCE WITH THE LDC, SECTION 905.2, LANDSCAPING AND BUFFERING, ANY PLANT MATERIALS OF WHATSOEVER TYPE AND KIND REQUIRED BY THE LANDSCAPE AND BUFFERING REGULATIONS AND THIS APPROVAL, SHALL BE REPLACED WITHIN THIRTY DAYS OF THEIR DEMISE AND/OR REMOVAL.
 - THE UPLAND BUFFER LINE SHALL BE CLEARLY DEMARCATED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - THE ENGINEER CERTIFIES THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICANS AND WITH DISABILITIES ACT.
 - THE OWNER/DEVELOPER ACKNOWLEDGES THAT THIS APPROVAL DOES NOT INCLUDE ANY WORK IN COUNTY RIGHT-OF-WAY. ALL RIGHT-OF-WAY WORK SHALL BE A FUNCTION OF AN APPROVED PASCO COUNTY RIGHT-OF-WAY USE PERMIT.
 - THE OWNER/DEVELOPER ACKNOWLEDGES THAT THE SITE AND ITS SUBSEQUENT BUILDING PERMITS SHALL COMPLY WITH ALL REZONING/MPUD/PUD CONDITIONS.
 - NO CONSTRUCTION ACTIVITIES INCLUDING; CLEARING, GRUBBING SHALL OCCUR WITHIN THE WETLAND UPLAND BUFFER AS DEPICTED ON THE APPROVED PROJECT CONSTRUCTION PLANS.

Conventional Setbacks (No Alley Access)												
Minimum Lot Width (feet) (1)(2)	Minimum Lot Depth (feet)	Minimum Building Separation (10') (3)	Minimum Building Separation (10') (4)	Minimum Building Separation (15') (5)	Minimum Building Separation (15') (6)	Minimum Building Separation (20') (7)	Minimum Front Setback (6)(7)	Minimum Corner or Side Setback (6)(8)	Minimum Rear Setback Primary Structure (8)	Minimum Rear and Side Setback Accessory Structure (5)(8)(9)	Maximum Lot Coverage	Maximum Building Height
		Side Setbacks 0 feet / 10 feet	Side Setbacks 5 feet / 5 feet	Side Setbacks 3 feet / 12 feet	Side Setbacks 7.5 feet / 7.5 feet	Side Setbacks 10 feet / 10 feet	Structure / Garage Door	Structure / Garage Door			Primary / Accessory	
15	60	N/A	YES	N/A	N/A	N/A	zero / 20 feet	10 feet / 20 feet	15 feet (11)	N/A	100%(12)	45 feet

- LOT WIDTH IS MEASURED HORIZONTALLY AT THE FRONT BUILDING LINE.
- CORNER LOTS SHALL NOT BE REQUIRED TO BE 10-FEET GREATER THAN THE NOMINAL WIDTHS LISTED ABOVE.
- THE USE OF SIDE YARD SETBACKS LESS THAN 7.5 FEET IN WIDTH SHALL BE IN COMPLIANCE WITH THE PASCO COUNTY LDC, SECTION 902.2.K.2.B; INCLUDING THE EMPLOYMENT OF A MINIMUM 5-FOOT DRAINAGE/ACCESS EASEMENT ON EACH SIDE OF EACH SIDE LOT LINE (FOR A TOTAL OF 10 FEET) FOR THE MAINTENANCE OF POSITIVE DRAINAGE. THE DRAINAGE/ACCESS EASEMENT SHALL BE SUBJECT TO THE RESTRICTIONS IN PASCO COUNTY LDC, SECTION 902.2.K.2.B(2). THE DRAINAGE/ACCESS EASEMENT SHALL BE IN FAVOR OF THE HOMEOWNERS' ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT, AND SHALL ALSO BE GRANTED IN FAVOR OF PASCO COUNTY, WHICH SHALL HAVE THE RIGHT TO ENTER UPON AND MAINTAIN IT BUT SHALL HAVE NO AFFIRMATIVE OBLIGATION TO DO SO.
- FRONT SETBACKS AND CORNER SIDE SETBACKS SHALL BE MEASURED FROM THE PUBLIC ROAD RIGHT OF WAY OR FROM THE SIDEWALK.
- SIDE LOADED TWO-CAR GARAGES OR LARGER SHALL BE SET BACK A MINIMUM OF 10 FEET.
- LAND CONSIDERED FOR THE NEIGHBORHOOD PARK REQUIREMENTS OR USED FOR STORMWATER RETENTION/DETENTION SHALL BE A MINIMUM OF 20 FEET FROM THE REAR OF THE STRUCTURE AND A MINIMUM OF 10 FEET FROM SIDE OF THE STRUCTURE.
- SIDE SETBACKS FOR ACCESSORY STRUCTURES MAY BE REDUCED TO 3 FEET/9FEET ON SF DETACHED LOTS WITH 12-FOOT MINIMUM BUILDING SEPARATION. IN NO CASE SHALL THE ACCESSORY STRUCTURES EXTEND BEYOND THE LIMITS OF THE PRIMARY STRUCTURES WITHIN SIDE SETBACKS.
- SINGLE FAMILY ATTACHED SHALL REFER TO DUPLEX, TRI-PLEX AND TOWNHOMES.
- REAR SETBACK FOR TOWNHOMES MAY BE REDUCED TO ZERO IF THE LOT IS PLATTED TO THE BUILDING PERIMETER AND IS SURROUNDED BY COMMON AREA.
- MAXIMUM LOT COVERAGE FOR SF ATTACHED WILL BE MEASURED WITHIN THE BLOCK OF LOTS CONTAINING THE STRUCTURE THEY SUPPORT.

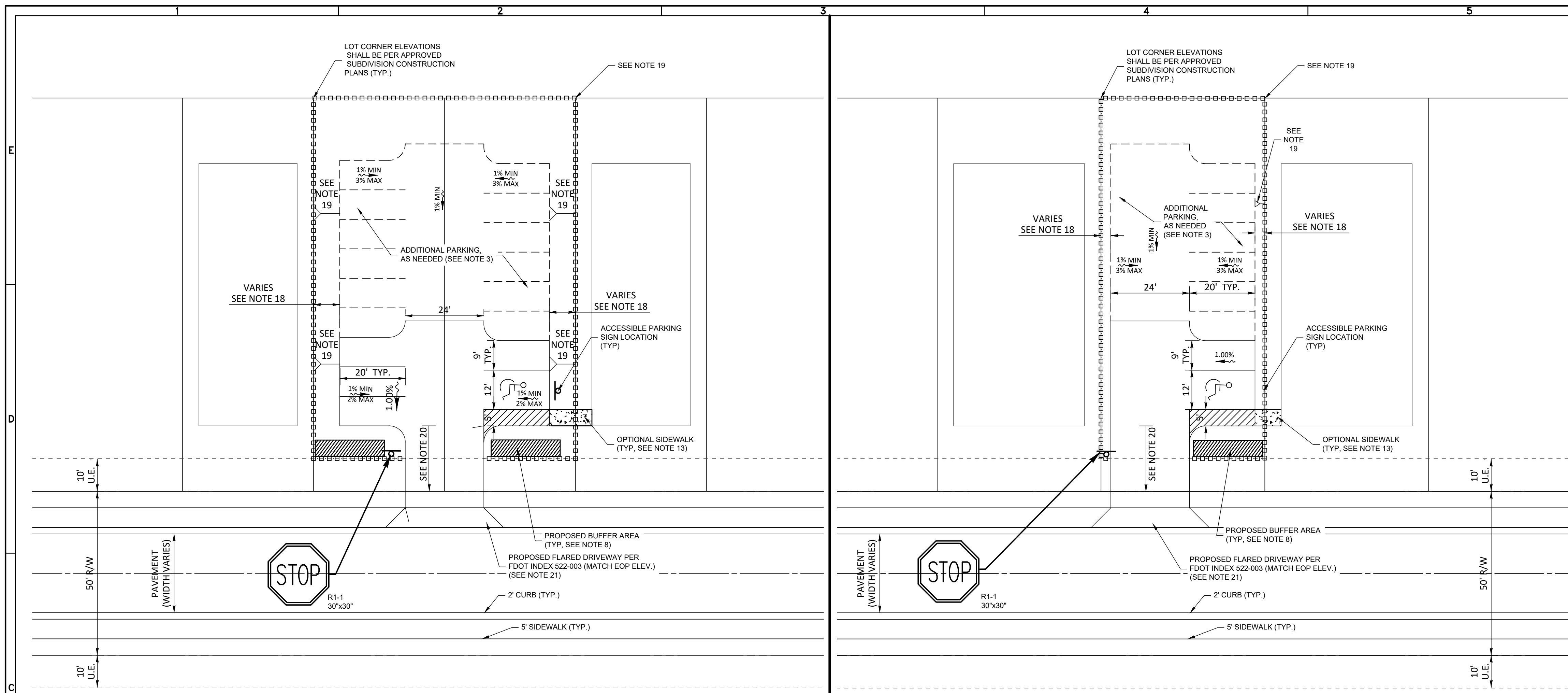


HEIDT DESIGN
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Transportation Engineering
Ecological Services • Landscape Architecture

Engineering Business Certificate of Authorization No. 26792
Landscape Architecture Certificate of Authorization No. LC26000405

STATE OF FLORIDA
PROFESSIONAL ENGINEER

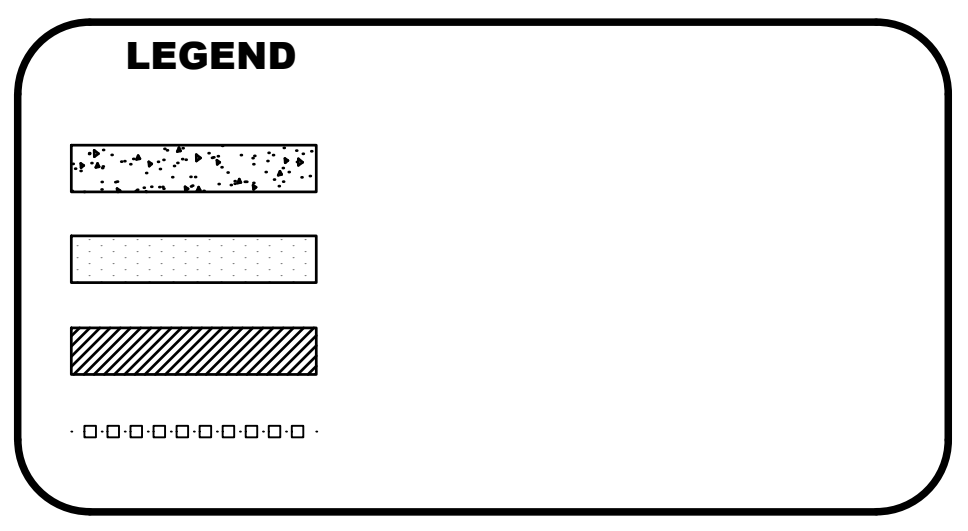
C-106



**STANDARD LOT MODEL CENTER GRADING PLAN
DOUBLE LOADED PARKING LOT
SCALE 1"=20"**

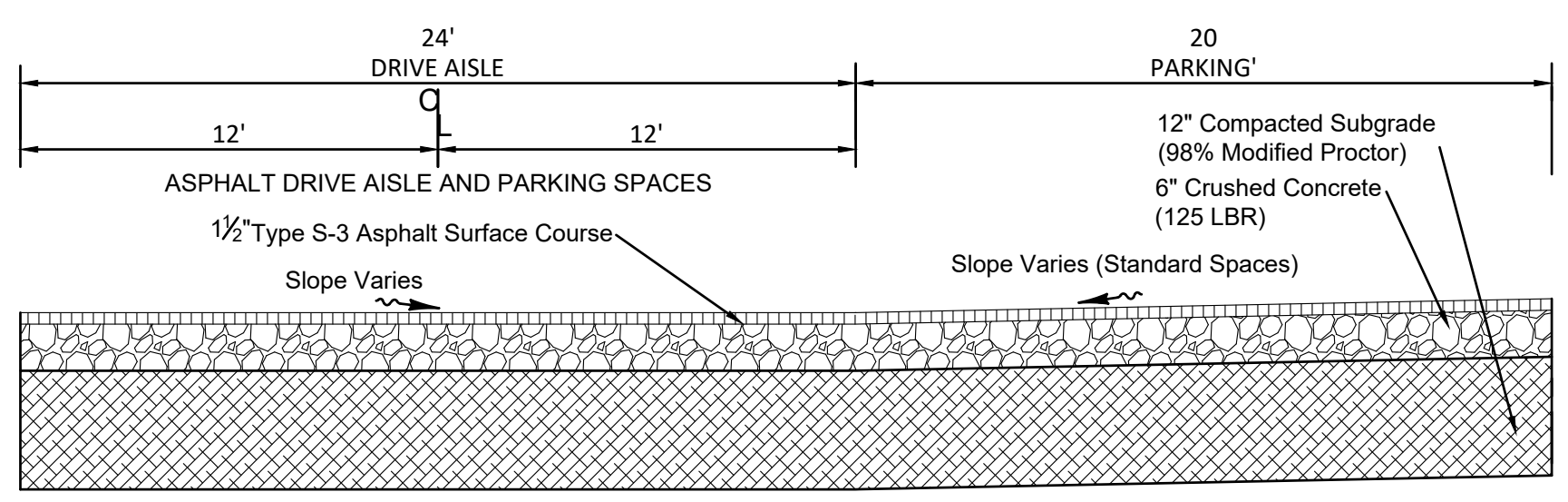
**STANDARD LOT MODEL CENTER GRADING PLAN
SINGLE LOADED PARKING LOT
SCALE 1"=20"**

- ASSUMPTIONS:**
1. PARKING LOT LAYOUT ASSUMES AN ARBITRARY NUMBER OF DESIRED PARKING SPACES. IF THE NUMBER OF MODELS PROPOSED REQUIRES FEWER, THE NUMBER MAY BE REDUCED IN ACCORDANCE WITH NOTES AND GRADES MUST BE PRO-RATED ACCORDINGLY. IF MORE SPACES ARE DESIRED OR REQUIRED DUE TO THE NUMBER OF MODELS PROPOSED, THEY MAY BE ADDED IN ACCORDANCE WITH THE LAYOUT SHOWN, WITH GRADES PRO-RATED ACCORDINGLY.
 2. IF SLOPE OF ROADWAY FRONTING MODEL CENTER PARKING AREA IS EXTREME (>3% LONGITUDINALLY), PARKING LOT SLOPES MAY NEED TO BE ADJUSTED OUTSIDE OF RANGES RECOMMENDED HEREON. HANDICAP ACCESSIBLE PARKING SPACE MUST STILL MEET APPLICABLE SLOPE CRITERIA.

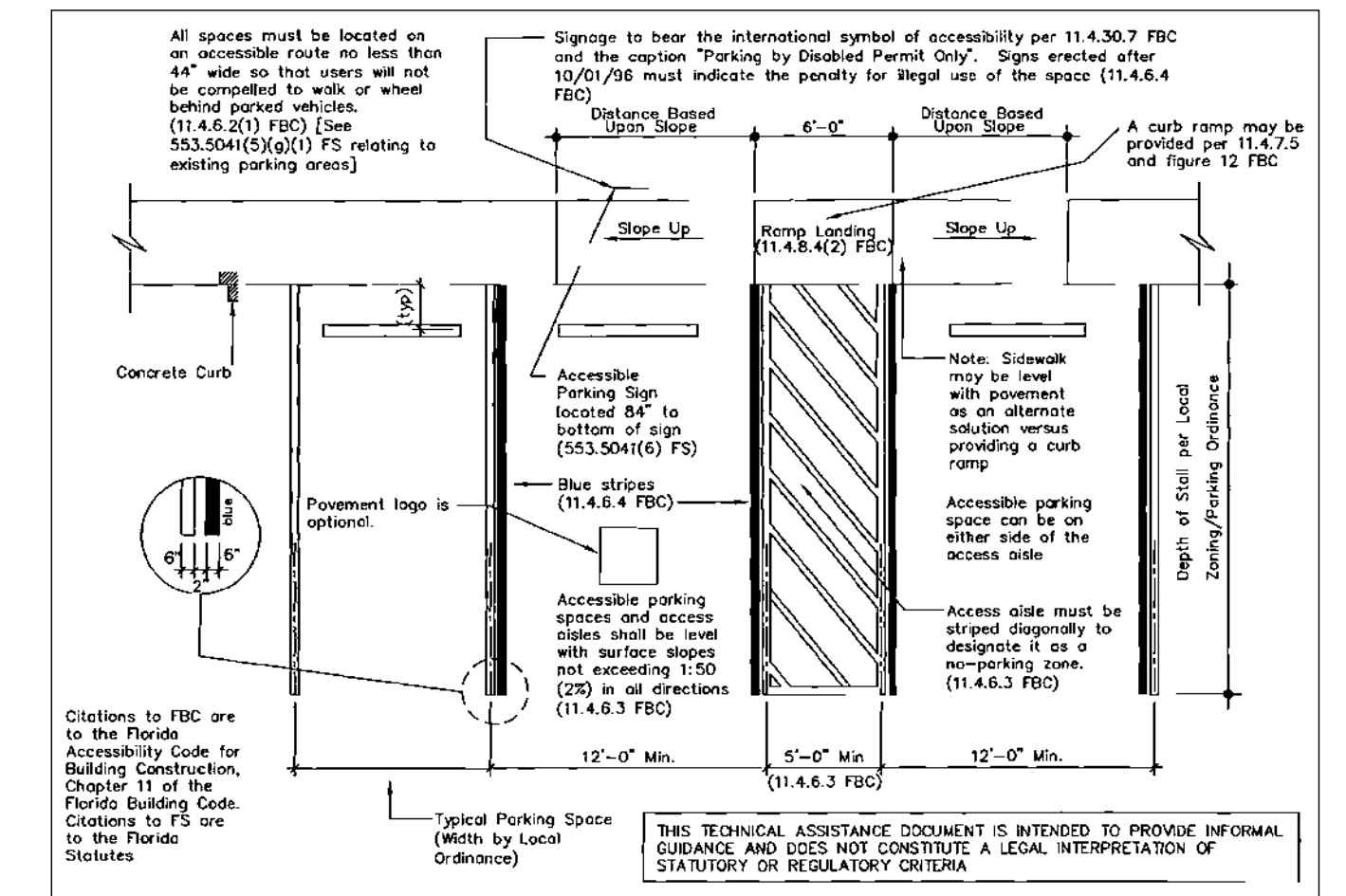


NOTES:

1. DEVELOPER/OWNER:
DR HORTON
12602 TELECOM DRIVE NORTH
TAMPA, FL 33637
(813) 549-1959
ATTN: ANNE MIZE
AEMize@drhorton.com
- ENGINEER:
HEIDT DESIGN, LLC
BOYAN V. PARCOV P.E.
5904-A HAMPTON OAKS PARKWAY
TAMPA, FL 33610
(813) 253-5311
BOYANP@HEIDTDESIGN.COM
- SURVEYOR:
GEOPOINT SURVEYING, INC.
DAVID WILLIAMS, P.S.M.
213 HOBBS STREET
TAMPA, FL 33619
(813) 248-8888
DAVIDW@GEOPOINTSURVEY.COM
2. LAND USE DESIGNATION: RES ZONING: MPUD
3. PARKING SHALL BE PROVIDED AT A MINIMUM RATE OF 1 PARKING SPACE PER 2,500 SQUARE FEET OF MODEL HOME.
4. A MINIMUM OF 1 HANDICAP PARKING SPACE WITH ACCESS AISLE SHALL BE PROVIDED. IT SHALL BE CONSTRUCTED PER THE DETAIL "B" THIS SHEET AND SHALL BE CLEARLY MARKED WITH SIGNAGE AND PAVEMENT MARKING AS REQUIRED.
5. PARKING AREAS SHALL BE GRADED FOR PROPER DRAINAGE AND BE MAINTAINED IN A DUST-FREE CONDITION. PARKING SHALL BE ARRANGED TO PROVIDE FOR ORDERLY AND SAFE ACCESS.
6. SIDEWALKS REQUIRED BY THE MODEL CENTER PLANS SHALL BE INSTALLED PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY FOR THE FIRST MODEL CENTER HOME.
7. SEWAGE SHALL BE CONNECTED TO THE PASCO SEWER SYSTEM. POTABLE WATER, SEWAGE, FIRE SERVICE AND ELECTRICAL WILL BE SUPPLIED BY THE UTILITY INFRASTRUCTURE. REFER TO CONSTRUCTION PLANS FOR LOCATIONS AND DETAILS.
8. PROPOSED BUFFERING OF PARKING FROM NON-MODEL CENTER AREAS SHALL BE 5' WIDE AND SHALL BE A PLANTING REACHING 4' HEIGHT AND 100% OPAQCITY. NOTE THAT ADDITIONAL BUFFERING MAY BE REQUIRED BEYOND THAT WHICH IS DEPICTED HEREON DEPENDING ON LOCATION OF ADJACENT NON-MODEL CENTER AREAS.
9. EROSION CONTROL FOR MODEL HOME LOTS SHALL BE PROPOSED BY AND INSTALLED BY HOME BUILDERS AS PART OF THE INDIVIDUAL BUILDING PERMITS.
10. THE PADS SHOWN HEREON ARE INTENDED TO INDICATE THE MAXIMUM BUILDING ENVELOPE THAT THE LOT WILL ACCOMMODATE AT MINIMUM SETBACKS. ACTUAL HOUSE FOOTPRINTS WILL BE DIFFERENT, BUT SHALL FIT WITHIN THESE MAXIMUM BUILDING ENVELOPES.
11. LIGHTING SHALL BE DESIGNED TO AVOID SPILL-OVER TO ADJOINING RESIDENCES AND THE PUBLIC RIGHT-OF-WAY.
12. CONCRETE PAVEMENT USED AS ACCESSIBLE PARKING ACCESS AISLES AND CONCRETE APRON FROM EDGE OF PAVEMENT IN RIGHT-OF-WAY SHALL BE 6" THICK, 3000 PSI CONCRETE.
13. THE SIDEWALKS SHOWN HEREON ARE INTENDED TO INDICATE THAT AN ADA ACCESSIBLE TRAVERSABLE PATH WILL BE ACCOMMODATED FOR ACCESS TO THE PROPOSED BUILDINGS. ACTUAL SIDEWALK ALIGNMENT COULD BE DIFFERENT. ONSITE SIDEWALKS ARE OPTIONAL; BUILDER MIGHT OPT TO CONNECT DIRECTLY TO SIDEWALK WITHIN THE LOCAL STREETS. SIDEWALK GRADING AND/OR ALIGNMENT MAY NEED TO BE FIELD ADJUSTED TO MEET ADA SLOPE CRITERIA (LONGITUDINAL SLOPE MAY NOT EXCEED 5% WITHOUT HANDRAILS AND CROSS-SLOPE SHALL NOT EXCEED 2%).
14. SELECT THE APPROPRIATE PARKING LOT GRADING PLAN BASED UPON THE SELECTED LOT SIZE AND PARKING CONFIGURATION. A SINGLE-LOADED PARKING LOT HAS A MINIMUM WIDTH OF 44 FEET (20' STALL PLUS 24' DRIVE AISLE), AND A DOUBLE-LOADED PARKING LOT HAS A MINIMUM WIDTH OF 64 FEET (TWO 20' STALLS PLUS A 24' DRIVE AISLE), SO PARKING LOTS MIGHT OCCUPY 2 LOTS DEPENDING ON LOT WIDTH AND DESIRED CONFIGURATION.
15. THE MINIMUM WIDTH OF LOT THAT CAN ACCOMMODATE A SINGLE-LOADED PARKING LOT ON A SINGLE LOT IS 50 FEET.
16. THE MINIMUM WIDTH LOT THAT CAN ACCOMMODATE A DOUBLE-LOADED PARKING LOT ON A SINGLE LOT IS 70 FEET.
17. PERIMETER LOT GRADES AND ADJACENT LOT PAD GRADES SHALL BE AS SHOWN ON THE APPROVED SUBDIVISION CONSTRUCTION PLANS.
18. DISTANCE BETWEEN EDGE OF PARKING LOT AND LOT LINE VARIES. THE MINIMUM DISTANCE IS 3 FEET.
19. PARKING LOT EDGE OF PAVEMENT ELEVATION GUIDELINES: (A) PARKING LOT EDGE OF PAVEMENT ELEVATIONS SHALL, AT A MINIMUM, BE 0.10 FEET ABOVE THE BOTTOM ELEVATION OF THE ADJACENT SIDE YARD SWALE; (B) PARKING LOT EDGE OF PAVEMENT ELEVATIONS SHALL NOT EXCEED AN ELEVATION THAT CAUSES THE SLOPE BETWEEN THE EDGE OF PAVEMENT AND THE BOTTOM OF THE SIDE YARD SWALE TO BE STEEPER THAN 1.5 VERTICAL -TO- 1.0 HORIZONTAL.
20. DRIVEWAY THROAT GRADING GUIDELINES: THE LONGITUDINAL PARKING LOT SLOPE (ALONG THE INVERT OF THE INVERTED CROWN SECTION) SHALL GENERALLY BE 1%. HOWEVER, THE 20-FOOT THROAT FROM RIGHT-OF-WAY TO FIRST PARKING STALL, SHALL BE ADJUSTED SUCH THAT THE GRADE MATCHES THAT OF AN FDOT-STANDARD FLARED TURN-OUT PER INDEX 522-003. THE SLOPE OF THE THROAT SHALL NOT EXCEED 9%, AND CARE SHALL BE TAKEN NOT TO EXCEED A SLOPE OF 2% IN ANY DIRECTION IN THE ADJACENT HANDICAP AISLE. FURTHER, THROUGH THE 20-FOOT THROAT, THE PAVEMENT SHALL TRANSITION FROM INVERTED CROWN TO SLANTED IN THE DIRECTION OF AND AT THE EQUIVALENT SLOPE OF THE ROADWAY.
21. THE FLARED DRIVEWAY TURNOUT SHALL BE PER FDOT INDEX 522-003 AND SHALL GENERALLY FOLLOW THE GRADING PROFILE FOR "SIDEWALK WITH UTILITY STRIP ON 0.02 SLOPE."
22. GRADING OF THE PARKING LOT AREA SHALL BE PER THE SUBDIVISION CONSTRUCTION PLANS WHEN THE LOT IS CONVERTED TO A HOME SITE.



C PARKING / DRIVE CROSS SECTION
NOTE: ASPHALT IS SHOWN FOR PICTORAL PURPOSES ONLY. PARKING LOT SHALL BE "DUST-FREE" PER THE PASCO COUNTY LAND DEVELOPMENT CODE. DUST-FREE SURFACES MAY INCLUDE ASPHALT, CONCRETE, MULCH, ASPHALT MILLINGS, OR BRICK PAVERS, EXCEPT THAT HANDICAP PARKING SPACES SHALL BE A HARD, WHEELCHAIR-TRANSVERSABLE SURFACE, SUCH AS CONCRETE, ASPHALT, OR PAVERS.



- NOTES:**
1. ACCESS AISLE AND PARKING SPACE TO BE STRIPED AND MARKED PER FDOT INDEX 711-001.
 2. REFER TO SECT. 11-4.6 OF THE FLORIDA BUILDING CODE FOR PARKING AND PASSENGER LOADING ZONES.
 3. REFER TO SECT. 4.6.2. OF THE FLORIDA BUILDING CODE FOR LOCATION. "ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST SAFELY ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE".
 4. STANDARD SPACES 9' X 20'. HANDICAP SPACE 12' X 20'.
 5. RECOMMENDED ACCESSIBLE PARKING SPACE DESIGN IS GENERALIZED AND IS INCLUDED HEREIN FOR INFORMATIONAL PURPOSES. THE SPECIFIC CONFIGURATION FOR THIS PROJECT VARIES FROM IT IN THAT THE ACCESS AISLE IS INCORPORATED INTO THE ADJACENT SIDEWALK. ALL STRIPING AND DIMENSIONAL SPECIFICATIONS ON THIS DETAIL STILL APPLY.

B PASCO COUNTY HANDICAP PARKING STALL STANDARDS
NOTE: PARKING LOT INSTALLED BY OTHERS



APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER:	PROJECT:	APPLICATION NO:	Distribution to:
Boos-Woodsdale, LLC	Towns at Woodsdale	11	<input type="checkbox"/> OWNER
410 Park Place Blvd., Suite 100			<input type="checkbox"/> ENGINEER
Clearwater, FL 33759		PERIOD TO: 6/30/2023	<input type="checkbox"/> CONTRACTOR
			<input type="checkbox"/>
			<input type="checkbox"/>
FROM CONTRACTOR:	VIA ENGINEER:	PROJECT NOS: 01-2105	
RIPA & Associates, LLC			
1409 Tech Blvd., Ste. 1			
Tampa, FL 33619			
CONTRACT FOR:		CONTRACT DATE:	RA230639

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

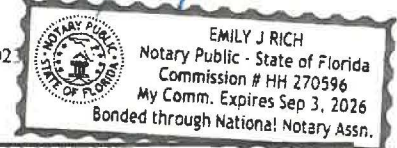
1. ORIGINAL CONTRACT SUM	\$ 10,988,500.00
2. NET CHANGES BY CHANGE ORDERS	\$ 339,014.13
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 11,327,514.13
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 11,117,829.69
5. RETAINAGE:	
a. 10% of Completed Work (Column D + E on G703)	\$ 1,111,782.98
b. % of Stored Material (Column F on G703)	\$
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 1,111,782.98
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 10,006,046.71
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 9,658,342.56
8. CURRENT PAYMENT DUE THIS APPLICATION	\$ 347,704.15
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$ 1,321,467.42
10. PREVIOUS APPLICATIONS UNPAID	\$ 0.00
11. TOTAL AMOUNT UNPAID TO DATE	\$ 347,704.15

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

CONTRACTOR: RIPA & Associates, LLC

By: [Signature] Date: 6/28/23
 Josh Smith, Project Manager

State of: Florida County of: Hillsborough
 Subscribed and sworn to before me this 26 day of June, 2023
 Notary Public: [Signature]
 My Commission expires: [Signature]



ENGINEER'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 347,704.15

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ENGINEER: [Signature]
 By: _____ Date: 6/29/23

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$339,014.13	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$339,014.13	\$0.00
NET CHANGES by Change Order	\$339,014.13	

Towns at Woodsdale

APPLICATION FOR PAYMENT

PAY APP
FROM
TO

11
6/1/2023
6/30/2023

RIPA & ASSOCIATES PROJECT # 01-2105

ITEM NO.	DESCRIPTION OF WORK	QTY	CONTRACT SUM TO DATE										BALANCE TO FINISH TO DATE	10% RETAINAGE TO DATE
			BASE CONTRACT		ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	PERCENT COMPLETE			
			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE		
SCHEDULE														
GENERAL CONDITIONS PH 1														
1	MOBILIZATION	1.00	LS	\$80,000.00	\$80,000.00	0.00	1.00	1.00	\$0.00	\$80,000.00	\$80,000.00	100%	\$0.00	\$8,000.00
2	NPDES COMPLIANCE	1.00	LS	\$12,500.00	\$12,500.00	0.00	1.00	1.00	\$0.00	\$12,500.00	\$12,500.00	100%	\$0.00	\$1,250.00
3	CONST. STAKEOUT / RECORD SURVEY	1.00	LS	\$295,000.00	\$295,000.00	0.02	0.98	1.00	\$5,900.00	\$289,100.00	\$295,000.00	100%	\$0.00	\$29,500.00
4	GEOTECHNICAL & MATERIAL TESTING - BY OTHE	-	LS	\$0.00	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
5	CONSTRUCTION ENTRANCE	1.00	EA	\$5,350.00	\$5,350.00	0.00	1.00	1.00	\$0.00	\$5,350.00	\$5,350.00	100%	\$0.00	\$535.00
6	SILT FENCE	5,600.00	LF	\$1.55	\$8,680.00	0.00	5600.00	5600.00	\$0.00	\$8,680.00	\$8,680.00	100%	\$0.00	\$868.00
7	FLOATING TURBIDITY BARRIER	150.00	LF	\$12.00	\$1,800.00	0.00	150.00	150.00	\$0.00	\$1,800.00	\$1,800.00	100%	\$0.00	\$180.00
8	WELL ABANDONMENT - BY OTHERS	-	LS	\$0.00	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
TOTAL GENERAL CONDITIONS PH 1					\$403,330.00				\$5,900.00	\$397,430.00	\$403,330.00	100%	\$0.00	\$40,333.00
EARTHWORK PHASE 1														
1	DEMO EXISTING CONCRETE PAVEMENT	25.00	SY	\$10.00	\$250.00	0.00	25.00	25.00	\$0.00	\$250.00	\$250.00	100%	\$0.00	\$25.00
2	DEMO EXISTING FENCE	4,500.00	LF	\$1.80	\$8,100.00	0.00	4500.00	4500.00	\$0.00	\$8,100.00	\$8,100.00	100%	\$0.00	\$810.00
3	DEMO EXISTING STORM SEWER	250.00	LF	\$11.50	\$2,875.00	0.00	250.00	250.00	\$0.00	\$2,875.00	\$2,875.00	100%	\$0.00	\$287.50
4	CLEARING & GRUBBING	1.00	LS	\$110,000.00	\$110,000.00	0.00	1.00	1.00	\$0.00	\$110,000.00	\$110,000.00	100%	\$0.00	\$11,000.00
5	STRIP / PREP SITE	1.00	LS	\$73,500.00	\$73,500.00	0.00	1.00	1.00	\$0.00	\$73,500.00	\$73,500.00	100%	\$0.00	\$7,350.00
6	SITE EXCAVATION - TO BALANCE	224,400.00	CY	\$4.10	\$920,040.00	0.00	224400.00	224400.00	\$0.00	\$920,040.00	\$920,040.00	100%	\$0.00	\$92,004.00
7	SOD POND / SLOPES - BAHIA	51,300.00	SY	\$2.95	\$151,335.00	0.00	51300.00	51300.00	\$0.00	\$151,335.00	\$151,335.00	100%	\$0.00	\$15,133.50
8	SOD 2'BOC - BAHIA	3,600.00	SY	\$3.25	\$11,700.00	0.00	3600.00	3600.00	\$0.00	\$11,700.00	\$11,700.00	100%	\$0.00	\$1,170.00
9	SEED & MULCH DISTURBED AREAS	186,500.00	SY	\$0.25	\$46,625.00	186500.00	0.00	186500.00	\$46,625.00	\$0.00	\$46,625.00	100%	\$0.00	\$4,662.50
10	ANCHOR BLOCK RETAINING WALL W/ HANDRAIL	1,448.00	LF	\$375.00	\$543,000.00	0.00	1448.00	1448.00	\$0.00	\$543,000.00	\$543,000.00	100%	\$0.00	\$54,300.00
11	FINAL GRADING	1.00	LS	\$130,000.00	\$130,000.00	0.25	0.75	1.00	\$32,500.00	\$97,500.00	\$130,000.00	100%	\$0.00	\$13,000.00
TOTAL EARTHWORK PHASE 1					\$1,997,425.00				\$79,125.00	\$1,918,300.00	\$1,997,425.00	100%	\$0.00	\$199,742.50
BASE & PAVING PHASE 1														
1	1 1/2" TYPE SP 12.5 ASPHALT	19,090.00	SY	\$12.60	\$240,534.00	0.00	19090.00	19090.00	\$0.00	\$240,534.00	\$240,534.00	100%	\$0.00	\$24,053.40
2	8" CEMENT TREATED BASE	19,090.00	SY	\$20.10	\$383,709.00	0.00	19090.00	19090.00	\$0.00	\$383,709.00	\$383,709.00	100%	\$0.00	\$38,370.90
3	1" TYPE FC 9.5 FRICTION COURSE	1,710.00	SY	\$12.00	\$20,520.00	0.00	1710.00	1710.00	\$0.00	\$20,520.00	\$20,520.00	100%	\$0.00	\$2,052.00
4	2 1/2" TYPE SP 12.5 ASPHALT	1,710.00	SY	\$22.30	\$38,133.00	0.00	1710.00	1710.00	\$0.00	\$38,133.00	\$38,133.00	100%	\$0.00	\$3,813.30
5	10" CEMENT TREATED BASE	1,710.00	SY	\$23.50	\$40,185.00	0.00	1710.00	1710.00	\$0.00	\$40,185.00	\$40,185.00	100%	\$0.00	\$4,018.50
6	12" COMPACTED SUBGRADE	20,800.00	SY	\$3.10	\$64,480.00	0.00	20800.00	20800.00	\$0.00	\$64,480.00	\$64,480.00	100%	\$0.00	\$6,448.00
7	MIAMI CURB W/ STABILIZATION	12,750.00	LF	\$24.00	\$306,000.00	0.00	12750.00	12750.00	\$0.00	\$306,000.00	\$306,000.00	100%	\$0.00	\$30,600.00
8	3' CONCRETE VALLEY GUTTER	120.00	LF	\$36.20	\$4,344.00	0.00	120.00	120.00	\$0.00	\$4,344.00	\$4,344.00	100%	\$0.00	\$434.40

Towns at Woodsdale

APPLICATION FOR PAYMENT

PAY APP
FROM
TO

11
6/1/2023
6/30/2023

RIPA & ASSOCIATES PROJECT # 01-2105

ITEM NO.	DESCRIPTION OF WORK	QTY	CONTRACT SUM TO DATE											
			BASE CONTRACT			ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	PERCENT COMPLETE	BALANCE TO FINISH	10% RETAINAGE
			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE	TO DATE	TO DATE
9	TYPE "F" CURB W/ STABILIZATION	2,000.00	LF	\$27.15	\$54,300.00	0.00	2000.00	2000.00	\$0.00	\$54,300.00	\$54,300.00	100%	\$0.00	\$5,430.00
10	TYPE "D" TRENCH CURB	1,360.00	LF	\$14.40	\$19,584.00	0.00	1360.00	1360.00	\$0.00	\$19,584.00	\$19,584.00	100%	\$0.00	\$1,958.40
11	4" CONCRETE SIDEWALK W/ FIBER	30,470.00	SF	\$6.90	\$210,243.00	0.00	30470.00	30470.00	\$0.00	\$210,243.00	\$210,243.00	100%	\$0.00	\$21,024.30
12	6" CONCRETE SIDEWALK W/ FIBER	5,480.00	SF	\$9.05	\$49,594.00	0.00	5480.00	5480.00	\$0.00	\$49,594.00	\$49,594.00	100%	\$0.00	\$4,959.40
13	5' ADA HANDICAPPED RAMP	34.00	EA	\$745.00	\$25,330.00	0.00	34.00	34.00	\$0.00	\$25,330.00	\$25,330.00	100%	\$0.00	\$2,533.00
14	TYPE "T" TURN-AROUND	1.00	EA	\$2,850.00	\$2,850.00	0.00	1.00	1.00	\$0.00	\$2,850.00	\$2,850.00	100%	\$0.00	\$285.00
15	DEAD END BARRICADES	1.00	EA	\$810.00	\$810.00	1.00	0.00	1.00	\$810.00	\$0.00	\$810.00	100%	\$0.00	\$81.00
16	SIGNAGE & STRIPING	1.00	LS	\$33,654.00	\$33,654.00	1.00	0.00	1.00	\$33,654.00	\$0.00	\$33,654.00	100%	\$0.00	\$3,365.40
	TOTAL BASE & PAVING PHASE 1				\$1,494,270.00				\$34,464.00	\$1,459,806.00	\$1,494,270.00	100%	\$0.00	\$149,427.00
	AMENITY PARKING LOT													
1	1 1/2" TYPE SP 12.5 ASPHALT	1,680.00	SY	\$12.75	\$21,420.00	0.00	1680.00	1680.00	\$0.00	\$21,420.00	\$21,420.00	100%	\$0.00	\$2,142.00
2	8" CEMENT TREATED BASE	1,680.00	SY	\$22.20	\$37,296.00	0.00	1680.00	1680.00	\$0.00	\$37,296.00	\$37,296.00	100%	\$0.00	\$3,729.60
3	12" COMPACTED SUBGRADE	1,680.00	SY	\$3.40	\$5,712.00	0.00	1680.00	1680.00	\$0.00	\$5,712.00	\$5,712.00	100%	\$0.00	\$571.20
4	TYPE "D" TRENCH CURB	775.00	LF	\$14.40	\$11,160.00	0.00	775.00	775.00	\$0.00	\$11,160.00	\$11,160.00	100%	\$0.00	\$1,116.00
5	4" CONCRETE SIDEWALK W/ FIBER	3,120.00	SF	\$6.90	\$21,528.00	1560.00	1560.00	3120.00	\$10,764.00	\$10,764.00	\$21,528.00	100%	\$0.00	\$2,152.80
6	5' ADA HANDICAPPED RAMP	4.00	EA	\$745.00	\$2,980.00	2.00	2.00	4.00	\$1,490.00	\$1,490.00	\$2,980.00	100%	\$0.00	\$298.00
7	SIGNAGE & STRIPING	1.00	LS	\$8,208.50	\$8,208.50	1.00	0.00	1.00	\$8,208.50	\$0.00	\$8,208.50	100%	\$0.00	\$820.85
8	18" CLASS III RCP STORM	208.00	LF	\$59.00	\$12,272.00	0.00	208.00	208.00	\$0.00	\$12,272.00	\$12,272.00	100%	\$0.00	\$1,227.20
9	GRATE INLET	2.00	EA	\$4,750.00	\$9,500.00	0.00	2.00	2.00	\$0.00	\$9,500.00	\$9,500.00	100%	\$0.00	\$950.00
10	TYPE P MANHOLE	1.00	EA	\$5,750.00	\$5,750.00	0.00	1.00	1.00	\$0.00	\$5,750.00	\$5,750.00	100%	\$0.00	\$575.00
11	DEWATERING	1.00	LS	\$3,050.00	\$3,050.00	0.00	1.00	1.00	\$0.00	\$3,050.00	\$3,050.00	100%	\$0.00	\$305.00
12	STORM SEWER TESTING	1.00	LS	\$3,100.00	\$3,100.00	0.00	1.00	1.00	\$0.00	\$3,100.00	\$3,100.00	100%	\$0.00	\$310.00
13	8" PVC (8'-10' CUT)	188.00	LF	\$46.00	\$8,648.00	0.00	188.00	188.00	\$0.00	\$8,648.00	\$8,648.00	100%	\$0.00	\$864.80
14	8" PVC (10'-12' CUT)	14.00	LF	\$54.50	\$763.00	0.00	14.00	14.00	\$0.00	\$763.00	\$763.00	100%	\$0.00	\$76.30
15	8" STUB & PLUG	1.00	EA	\$870.00	\$870.00	0.00	1.00	1.00	\$0.00	\$870.00	\$870.00	100%	\$0.00	\$87.00
16	SANITARY MANHOLE (8'-10' CUT)	2.00	EA	\$6,250.00	\$12,500.00	0.00	2.00	2.00	\$0.00	\$12,500.00	\$12,500.00	100%	\$0.00	\$1,250.00
17	DEWATERING	1.00	LS	\$2,950.00	\$2,950.00	0.00	1.00	1.00	\$0.00	\$2,950.00	\$2,950.00	100%	\$0.00	\$295.00
18	SANITARY SEWER TESTING	1.00	LS	\$2,000.00	\$2,000.00	0.00	1.00	1.00	\$0.00	\$2,000.00	\$2,000.00	100%	\$0.00	\$200.00
19	8" PVC WATER MAIN (DR 18)	60.00	LF	\$48.00	\$2,880.00	0.00	60.00	60.00	\$0.00	\$2,880.00	\$2,880.00	100%	\$0.00	\$288.00
20	8" GATE VALVE ASSEMBLY	2.00	EA	\$2,550.00	\$5,100.00	0.00	2.00	2.00	\$0.00	\$5,100.00	\$5,100.00	100%	\$0.00	\$510.00
21	8" MJ TEE	1.00	EA	\$780.00	\$780.00	0.00	1.00	1.00	\$0.00	\$780.00	\$780.00	100%	\$0.00	\$78.00
22	TEMPORARY BLOWOFF ASSEMBLY	1.00	EA	\$825.00	\$825.00	0.00	1.00	1.00	\$0.00	\$825.00	\$825.00	100%	\$0.00	\$82.50
23	SAMPLE POINT	1.00	EA	\$650.00	\$650.00	0.00	1.00	1.00	\$0.00	\$650.00	\$650.00	100%	\$0.00	\$65.00
24	CHLORINATION & PRESSURE TESTING	1.00	LS	\$330.00	\$330.00	0.00	1.00	1.00	\$0.00	\$330.00	\$330.00	100%	\$0.00	\$33.00

Towns at Woodsdale

APPLICATION FOR PAYMENT

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TO

11
6/1/2023
6/30/2023

RIPA & ASSOCIATES PROJECT # 01-2105

ITEM NO.	DESCRIPTION OF WORK	QTY	CONTRACT SUM TO DATE										BALANCE TO FINISH TO DATE	10% RETAINAGE TO DATE
			BASE CONTRACT			ESTIMATED QUANTITY			TOTAL WORK IN PLACE THIS PERIOD	TOTAL WORK IN PLACE PREV APPLICATION	TOTAL WORK IN PLACE TO DATE	PERCENT COMPLETE TO DATE		
			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE						
	TOTAL AMENITY PARKING LOT				\$180,272.50				\$20,462.50	\$159,810.00	\$180,272.50	100%	\$0.00	\$18,027.25
	STORM DRAINAGE PHASE 1													
1	18" CLASS III RCP STORM	2,980.00	LF	\$59.00	\$175,820.00	0.00	2980.00	2980.00	\$0.00	\$175,820.00	\$175,820.00	100%	\$0.00	\$17,582.00
2	24" CLASS III RCP STORM	2,730.00	LF	\$79.50	\$217,035.00	0.00	2730.00	2730.00	\$0.00	\$217,035.00	\$217,035.00	100%	\$0.00	\$21,703.50
3	30" CLASS III RCP STORM	730.00	LF	\$115.00	\$83,950.00	0.00	730.00	730.00	\$0.00	\$83,950.00	\$83,950.00	100%	\$0.00	\$8,395.00
4	36" CLASS III RCP STORM	1,195.00	LF	\$150.00	\$179,250.00	0.00	1195.00	1195.00	\$0.00	\$179,250.00	\$179,250.00	100%	\$0.00	\$17,925.00
5	42" CLASS III RCP STORM	272.00	LF	\$205.00	\$55,760.00	0.00	272.00	272.00	\$0.00	\$55,760.00	\$55,760.00	100%	\$0.00	\$5,576.00
6	48" CLASS III RCP STORM	272.00	LF	\$250.00	\$68,000.00	0.00	272.00	272.00	\$0.00	\$68,000.00	\$68,000.00	100%	\$0.00	\$6,800.00
7	8" HDPE STORM	280.00	LF	\$25.85	\$7,238.00	0.00	280.00	280.00	\$0.00	\$7,238.00	\$7,238.00	100%	\$0.00	\$723.80
8	10" HDPE STORM	1,080.00	LF	\$30.70	\$33,156.00	0.00	1080.00	1080.00	\$0.00	\$33,156.00	\$33,156.00	100%	\$0.00	\$3,315.60
9	12" HDPE STORM	820.00	LF	\$31.25	\$25,625.00	0.00	820.00	820.00	\$0.00	\$25,625.00	\$25,625.00	100%	\$0.00	\$2,562.50
10	15" HDPE STORM	860.00	LF	\$42.00	\$36,120.00	0.00	860.00	860.00	\$0.00	\$36,120.00	\$36,120.00	100%	\$0.00	\$3,612.00
11	18" HDPE STORM	500.00	LF	\$49.80	\$24,900.00	0.00	500.00	500.00	\$0.00	\$24,900.00	\$24,900.00	100%	\$0.00	\$2,490.00
12	PASCO CO. TYPE 1 CURB INLET	35.00	EA	\$6,850.00	\$239,750.00	0.00	35.00	35.00	\$0.00	\$239,750.00	\$239,750.00	100%	\$0.00	\$23,975.00
13	PASCO CO. TYPE 2 CURB INLET	4.00	EA	\$8,250.00	\$33,000.00	0.00	4.00	4.00	\$0.00	\$33,000.00	\$33,000.00	100%	\$0.00	\$3,300.00
14	PASCO CO. TYPE 3 CURB INLET	1.00	EA	\$11,000.00	\$11,000.00	0.00	1.00	1.00	\$0.00	\$11,000.00	\$11,000.00	100%	\$0.00	\$1,100.00
15	PASCO CO. TYPE 1 CURB INLET W/ J-BOTTOM	3.00	EA	\$11,500.00	\$34,500.00	0.00	3.00	3.00	\$0.00	\$34,500.00	\$34,500.00	100%	\$0.00	\$3,450.00
16	GRATE INLET	13.00	EA	\$4,750.00	\$61,750.00	0.00	13.00	13.00	\$0.00	\$61,750.00	\$61,750.00	100%	\$0.00	\$6,175.00
17	VALLEY GUTTER INLET	1.00	EA	\$6,350.00	\$6,350.00	0.00	1.00	1.00	\$0.00	\$6,350.00	\$6,350.00	100%	\$0.00	\$635.00
18	TYPE P MANHOLE	22.00	EA	\$5,750.00	\$126,500.00	0.00	22.00	22.00	\$0.00	\$126,500.00	\$126,500.00	100%	\$0.00	\$12,650.00
19	TYPE J MANHOLE	3.00	EA	\$8,900.00	\$26,700.00	0.00	3.00	3.00	\$0.00	\$26,700.00	\$26,700.00	100%	\$0.00	\$2,670.00
20	CONTROL STRUCTURE TYPE D	1.00	EA	\$8,450.00	\$8,450.00	0.00	1.00	1.00	\$0.00	\$8,450.00	\$8,450.00	100%	\$0.00	\$845.00
21	CONTROL STRUCTURE TYPE E	2.00	EA	\$6,700.00	\$13,400.00	0.00	2.00	2.00	\$0.00	\$13,400.00	\$13,400.00	100%	\$0.00	\$1,340.00
22	CONTROL STRUCTURE TYPE H	2.00	EA	\$17,000.00	\$34,000.00	0.00	2.00	2.00	\$0.00	\$34,000.00	\$34,000.00	100%	\$0.00	\$3,400.00
23	24" RCP MES	5.00	EA	\$2,350.00	\$11,750.00	0.00	5.00	5.00	\$0.00	\$11,750.00	\$11,750.00	100%	\$0.00	\$1,175.00
24	30" RCP MES	4.00	EA	\$4,150.00	\$16,600.00	0.00	4.00	4.00	\$0.00	\$16,600.00	\$16,600.00	100%	\$0.00	\$1,660.00
25	36" RCP MES	4.00	EA	\$5,150.00	\$20,600.00	0.00	4.00	4.00	\$0.00	\$20,600.00	\$20,600.00	100%	\$0.00	\$2,060.00
26	48" RCP MES	2.00	EA	\$3,050.00	\$6,100.00	0.00	2.00	2.00	\$0.00	\$6,100.00	\$6,100.00	100%	\$0.00	\$610.00
27	6" UNDERDRAIN (FINE AGGREGATE)	9,310.00	LF	\$18.85	\$173,631.50	0.00	9310.00	9310.00	\$0.00	\$173,631.50	\$173,631.50	100%	\$0.00	\$17,363.15
28	6" UNDERDRAIN CLEANOUT	61.00	EA	\$340.00	\$20,740.00	0.00	61.00	61.00	\$0.00	\$20,740.00	\$20,740.00	100%	\$0.00	\$2,074.00
29	YARD DRAIN	26.00	EA	\$2,100.00	\$54,600.00	0.00	26.00	26.00	\$0.00	\$54,600.00	\$54,600.00	100%	\$0.00	\$5,460.00
30	RIP RAP @ END SECTION	17.00	EA	\$680.00	\$11,560.00	0.00	17.00	17.00	\$0.00	\$11,560.00	\$11,560.00	100%	\$0.00	\$1,156.00
31	RIP RAP SUMP	1.00	EA	\$2,950.00	\$2,950.00	0.00	1.00	1.00	\$0.00	\$2,950.00	\$2,950.00	100%	\$0.00	\$295.00
32	CONCRETE SUMP	1.00	EA	\$2,250.00	\$2,250.00	0.00	1.00	1.00	\$0.00	\$2,250.00	\$2,250.00	100%	\$0.00	\$225.00

RIPA & ASSOCIATES PROJECT # 01-2105

ITEM NO	DESCRIPTION OF WORK	QTY	CONTRACT SUM TO DATE										BALANCE TO FINISH TO DATE	10% RETAINAGE TO DATE
			BASE CONTRACT		ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	PERCENT COMPLETE			
			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE		
33	DEWATERING	1.00	LS	\$133,000.00	\$133,000.00	0.00	1.00	1.00	\$0.00	\$133,000.00	\$133,000.00	100%	\$0.00	\$13,300.00
34	STORM SEWER TESTING	1.00	LS	\$81,500.00	\$81,500.00	0.00	1.00	1.00	\$0.00	\$81,500.00	\$81,500.00	100%	\$0.00	\$8,150.00
	TOTAL STORM DRAINAGE PHASE 1				\$2,037,535.50				\$0.00	\$2,037,535.50	\$2,037,535.50	100%	\$0.00	\$203,753.55
	SANITARY SEWER PHASE 1													
1	8" PVC (0'-6' CUT)	1,030.00	LF	\$38.00	\$39,140.00	0.00	1030.00	1030.00	\$0.00	\$39,140.00	\$39,140.00	100%	\$0.00	\$3,914.00
2	8" PVC (6'-8' CUT)	1,139.00	LF	\$39.00	\$44,421.00	0.00	1139.00	1139.00	\$0.00	\$44,421.00	\$44,421.00	100%	\$0.00	\$4,442.10
3	8" PVC (8'-10' CUT)	1,462.00	LF	\$46.00	\$67,252.00	0.00	1462.00	1462.00	\$0.00	\$67,252.00	\$67,252.00	100%	\$0.00	\$6,725.20
4	8" PVC (10'-12' CUT)	2,261.00	LF	\$54.50	\$123,224.50	0.00	2261.00	2261.00	\$0.00	\$123,224.50	\$123,224.50	100%	\$0.00	\$12,322.45
5	8" PVC (12'-14' CUT)	1,172.00	LF	\$62.75	\$73,543.00	0.00	1172.00	1172.00	\$0.00	\$73,543.00	\$73,543.00	100%	\$0.00	\$7,354.30
6	8" STUB & PLUG	2.00	EA	\$870.00	\$1,740.00	0.00	2.00	2.00	\$0.00	\$1,740.00	\$1,740.00	100%	\$0.00	\$174.00
7	SANITARY MANHOLE (0'-6' CUT)	6.00	EA	\$4,800.00	\$28,800.00	0.00	6.00	6.00	\$0.00	\$28,800.00	\$28,800.00	100%	\$0.00	\$2,880.00
8	SANITARY MANHOLE (6'-8' CUT)	5.00	EA	\$5,300.00	\$26,500.00	0.00	5.00	5.00	\$0.00	\$26,500.00	\$26,500.00	100%	\$0.00	\$2,650.00
9	SANITARY MANHOLE (8'-10' CUT)	2.00	EA	\$6,300.00	\$12,600.00	0.00	2.00	2.00	\$0.00	\$12,600.00	\$12,600.00	100%	\$0.00	\$1,260.00
10	SANITARY MANHOLE (10'-12' CUT)	1.00	EA	\$7,050.00	\$7,050.00	0.00	1.00	1.00	\$0.00	\$7,050.00	\$7,050.00	100%	\$0.00	\$705.00
11	SANITARY MANHOLE (12'-14' CUT)	2.00	EA	\$8,350.00	\$16,700.00	0.00	2.00	2.00	\$0.00	\$16,700.00	\$16,700.00	100%	\$0.00	\$1,670.00
12	SANITARY DROP MANHOLE (10'-12' CUT)	1.00	EA	\$8,550.00	\$8,550.00	0.00	1.00	1.00	\$0.00	\$8,550.00	\$8,550.00	100%	\$0.00	\$855.00
13	SANITARY DROP MANHOLE (12'-14' CUT)	1.00	EA	\$10,000.00	\$10,000.00	0.00	1.00	1.00	\$0.00	\$10,000.00	\$10,000.00	100%	\$0.00	\$1,000.00
14	SANITARY LINED MANHOLE (0'-6' CUT)	1.00	EA	\$18,000.00	\$18,000.00	0.00	1.00	1.00	\$0.00	\$18,000.00	\$18,000.00	100%	\$0.00	\$1,800.00
15	SANITARY LINED MANHOLE (6'-8' CUT)	3.00	EA	\$19,000.00	\$57,000.00	0.00	3.00	3.00	\$0.00	\$57,000.00	\$57,000.00	100%	\$0.00	\$5,700.00
16	SANITARY LINED MANHOLE (8'-10' CUT)	3.00	EA	\$20,500.00	\$61,500.00	0.00	3.00	3.00	\$0.00	\$61,500.00	\$61,500.00	100%	\$0.00	\$6,150.00
17	SANITARY LINED MANHOLE (10'-12' CUT)	6.00	EA	\$24,500.00	\$147,000.00	0.00	6.00	6.00	\$0.00	\$147,000.00	\$147,000.00	100%	\$0.00	\$14,700.00
18	SANITARY LINED MANHOLE (12'-14' CUT)	3.00	EA	\$28,000.00	\$84,000.00	0.00	3.00	3.00	\$0.00	\$84,000.00	\$84,000.00	100%	\$0.00	\$8,400.00
19	SINGLE SERVICE	72.00	EA	\$1,300.00	\$93,600.00	0.00	72.00	72.00	\$0.00	\$93,600.00	\$93,600.00	100%	\$0.00	\$9,360.00
20	DOUBLE SERVICE	139.00	EA	\$1,450.00	\$201,550.00	0.00	139.00	139.00	\$0.00	\$201,550.00	\$201,550.00	100%	\$0.00	\$20,155.00
21	DEWATERING	1.00	LS	\$104,000.00	\$104,000.00	0.00	1.00	1.00	\$0.00	\$104,000.00	\$104,000.00	100%	\$0.00	\$10,400.00
22	SANITARY SEWER TESTING	1.00	LS	\$70,000.00	\$70,000.00	0.00	1.00	1.00	\$0.00	\$70,000.00	\$70,000.00	100%	\$0.00	\$7,000.00
23	PUMP STATION (8' DIA)	1.00	EA	\$444,000.00	\$444,000.00	0.00	0.95	0.95	\$0.00	\$421,800.00	\$421,800.00	95%	\$22,200.00	\$42,180.00
24	CONNECT TO EXISTING 18" FORCEMAIN	2.00	EA	\$6,300.00	\$12,600.00	0.00	2.00	2.00	\$0.00	\$12,600.00	\$12,600.00	100%	\$0.00	\$1,260.00
25	16" X 6" TAPPING SLEEVE & VALVE	2.00	EA	\$9,750.00	\$19,500.00	0.00	2.00	2.00	\$0.00	\$19,500.00	\$19,500.00	100%	\$0.00	\$1,950.00
26	ASPHALT RESTORATION	70.00	SY	\$145.00	\$10,150.00	0.00	70.00	70.00	\$0.00	\$10,150.00	\$10,150.00	100%	\$0.00	\$1,015.00
27	6" PVC FORCEMAIN (DR 18)	2,010.00	LF	\$33.55	\$67,435.50	0.00	2010.00	2010.00	\$0.00	\$67,435.50	\$67,435.50	100%	\$0.00	\$6,743.55
28	6" GATE VALVE ASSEMBLY	3.00	EA	\$1,900.00	\$5,700.00	0.00	3.00	3.00	\$0.00	\$5,700.00	\$5,700.00	100%	\$0.00	\$570.00
29	6" MJ BEND	42.00	EA	\$755.00	\$31,710.00	0.00	42.00	42.00	\$0.00	\$31,710.00	\$31,710.00	100%	\$0.00	\$3,171.00
30	TEMPORARY BLOWOFF ASSEMBLY	1.00	EA	\$825.00	\$825.00	0.00	1.00	1.00	\$0.00	\$825.00	\$825.00	100%	\$0.00	\$82.50

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			BASE CONTRACT		ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	PERCENT COMPLETE				
			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE			
31	PRESSURE TESTING	1.00	LS	\$7,750.00	\$7,750.00	0.00	1.00	1.00	\$0.00	\$7,750.00	\$7,750.00	100%	\$0.00	\$775.00	
	TOTAL SANITARY SEWER PHASE 1				\$1,895,841.00				\$0.00	\$1,873,641.00	\$1,873,641.00	99%	\$22,200.00	\$187,364.10	
	WATERMAIN & FIRE DISTRIBUTION PHASE 1														
1	CONNECT TO EXISTING WATERMAIN	2.00	EA	\$6,300.00	\$12,600.00	0.00	2.00	2.00	\$0.00	\$12,600.00	\$12,600.00	100%	\$0.00	\$1,260.00	
2	TEMPORARY JUMPER	2.00	EA	\$7,700.00	\$15,400.00	0.00	2.00	2.00	\$0.00	\$15,400.00	\$15,400.00	100%	\$0.00	\$1,540.00	
3	24" X 8" TAPPING SLEEVE & VALVE	1.00	EA	\$11,750.00	\$11,750.00	0.00	1.00	1.00	\$0.00	\$11,750.00	\$11,750.00	100%	\$0.00	\$1,175.00	
4	24" X 12" TAPPING SLEEVE & VALVE	1.00	EA	\$15,500.00	\$15,500.00	0.00	1.00	1.00	\$0.00	\$15,500.00	\$15,500.00	100%	\$0.00	\$1,550.00	
5	ASPHALT RESTORATION	70.00	SY	\$145.00	\$10,150.00	0.00	70.00	70.00	\$0.00	\$10,150.00	\$10,150.00	100%	\$0.00	\$1,015.00	
6	24" JACK & BORE	60.00	LF	\$1,800.00	\$108,000.00	0.00	60.00	60.00	\$0.00	\$108,000.00	\$108,000.00	100%	\$0.00	\$10,800.00	
7	16" JACK & BORE	60.00	LF	\$1,750.00	\$105,000.00	0.00	60.00	60.00	\$0.00	\$105,000.00	\$105,000.00	100%	\$0.00	\$10,500.00	
8	12" PVC WATER MAIN (DR 18)	300.00	LF	\$93.00	\$27,900.00	0.00	300.00	300.00	\$0.00	\$27,900.00	\$27,900.00	100%	\$0.00	\$2,790.00	
9	8" PVC WATER MAIN (DR 18)	6,720.00	LF	\$48.00	\$322,560.00	0.00	6720.00	6720.00	\$0.00	\$322,560.00	\$322,560.00	100%	\$0.00	\$32,256.00	
10	4" PVC WATER MAIN (DR 18)	400.00	LF	\$21.50	\$8,600.00	0.00	400.00	400.00	\$0.00	\$8,600.00	\$8,600.00	100%	\$0.00	\$860.00	
11	12" DIP WATER MAIN	60.00	LF	\$99.00	\$5,940.00	0.00	60.00	60.00	\$0.00	\$5,940.00	\$5,940.00	100%	\$0.00	\$594.00	
12	8" DIP WATER MAIN	60.00	LF	\$75.00	\$4,500.00	0.00	60.00	60.00	\$0.00	\$4,500.00	\$4,500.00	100%	\$0.00	\$450.00	
13	8" GATE VALVE ASSEMBLY	39.00	EA	\$2,550.00	\$99,450.00	0.00	39.00	39.00	\$0.00	\$99,450.00	\$99,450.00	100%	\$0.00	\$9,945.00	
14	4" GATE VALVE ASSEMBLY	8.00	EA	\$1,550.00	\$12,400.00	0.00	8.00	8.00	\$0.00	\$12,400.00	\$12,400.00	100%	\$0.00	\$1,240.00	
15	12" MJ BEND	4.00	EA	\$935.00	\$3,740.00	0.00	4.00	4.00	\$0.00	\$3,740.00	\$3,740.00	100%	\$0.00	\$374.00	
16	8" MJ BEND	24.00	EA	\$495.00	\$11,880.00	0.00	24.00	24.00	\$0.00	\$11,880.00	\$11,880.00	100%	\$0.00	\$1,188.00	
17	4" MJ BEND	1.00	EA	\$290.00	\$290.00	0.00	1.00	1.00	\$0.00	\$290.00	\$290.00	100%	\$0.00	\$29.00	
18	6" MJ TEE	13.00	EA	\$780.00	\$10,140.00	0.00	13.00	13.00	\$0.00	\$10,140.00	\$10,140.00	100%	\$0.00	\$1,014.00	
19	12" MJ REDUCER	1.00	EA	\$710.00	\$710.00	0.00	1.00	1.00	\$0.00	\$710.00	\$710.00	100%	\$0.00	\$71.00	
20	8" MJ REDUCER	4.00	EA	\$395.00	\$1,580.00	0.00	4.00	4.00	\$0.00	\$1,580.00	\$1,580.00	100%	\$0.00	\$158.00	
21	FIRE HYDRANT ASSEMBLY	14.00	EA	\$7,200.00	\$100,800.00	0.00	14.00	14.00	\$0.00	\$100,800.00	\$100,800.00	100%	\$0.00	\$10,080.00	
22	SINGLE SERVICE SHORT	7.00	EA	\$400.00	\$2,800.00	0.00	7.00	7.00	\$0.00	\$2,800.00	\$2,800.00	100%	\$0.00	\$280.00	
23	DOUBLE SERVICE SHORT	91.00	EA	\$520.00	\$47,320.00	0.00	91.00	91.00	\$0.00	\$47,320.00	\$47,320.00	100%	\$0.00	\$4,732.00	
24	SINGLE SERVICE LONG	3.00	EA	\$630.00	\$1,890.00	0.00	3.00	3.00	\$0.00	\$1,890.00	\$1,890.00	100%	\$0.00	\$189.00	
25	DOUBLE SERVICE LONG	60.00	EA	\$770.00	\$46,200.00	0.00	60.00	60.00	\$0.00	\$46,200.00	\$46,200.00	100%	\$0.00	\$4,620.00	
26	WATER SERVICE TO LIFT STATION	1.00	EA	\$1,850.00	\$1,850.00	0.00	1.00	1.00	\$0.00	\$1,850.00	\$1,850.00	100%	\$0.00	\$185.00	
27	TEMPORARY BLOWOFF ASSEMBLY	6.00	EA	\$825.00	\$4,950.00	0.00	6.00	6.00	\$0.00	\$4,950.00	\$4,950.00	100%	\$0.00	\$495.00	
28	SAMPLE POINT	7.00	EA	\$650.00	\$4,550.00	0.00	7.00	7.00	\$0.00	\$4,550.00	\$4,550.00	100%	\$0.00	\$455.00	
29	CHLORINE INJECTION POINT	2.00	EA	\$575.00	\$1,150.00	0.00	2.00	2.00	\$0.00	\$1,150.00	\$1,150.00	100%	\$0.00	\$115.00	
30	CHLORINATION & PRESSURE TESTING	1.00	LS	\$20,250.00	\$20,250.00	0.00	1.00	1.00	\$0.00	\$20,250.00	\$20,250.00	100%	\$0.00	\$2,025.00	
31	2" PVC SLEEVE	100.00	LF	\$940.00	\$94,000.00	0.00	100.00	100.00	\$0.00	\$94,000.00	\$94,000.00	100%	\$0.00	\$9,400.00	

Towns at Woodsdale

APPLICATION FOR PAYMENT

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TO

11
6/1/2023
6/30/2023

RIPA & ASSOCIATES PROJECT # 01-2105

ITEM NO.	DESCRIPTION OF WORK	QTY	CONTRACT SUM TO DATE										BALANCE TO FINISH TO DATE	10% RETAINAGE TO DATE	
			BASE CONTRACT			ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	PERCENT COMPLETE			
			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE			
32	4" PVC SLEEVE	140.00	LF	\$14.45	\$2,023.00	0.00	140.00	140.00	\$0.00	\$2,023.00	\$2,023.00	100%	\$0.00	\$202.30	
33	6" PVC SLEEVE	80.00	LF	\$21.60	\$1,728.00	0.00	80.00	80.00	\$0.00	\$1,728.00	\$1,728.00	100%	\$0.00	\$172.80	
TOTAL WATERMAIN & FIRE DISTRIBUTION PHASE 1					\$1,024,541.00				\$0.00	\$1,024,541.00	\$1,024,541.00	100%	\$0.00	\$102,454.10	
RECLAIM WATERMAIN PHASE 1															
1	CONNECT TO EXISTING RECLAIMED	2.00	EA	\$6,300.00	\$12,600.00	0.00	2.00	2.00	\$0.00	\$12,600.00	\$12,600.00	100%	\$0.00	\$1,260.00	
2	24" X 8" TAPPING SLEEVE & VALVE	1.00	EA	\$11,750.00	\$11,750.00	0.00	1.00	1.00	\$0.00	\$11,750.00	\$11,750.00	100%	\$0.00	\$1,175.00	
3	20" X 6" TAPPING SLEEVE & VALVE	1.00	EA	\$7,750.00	\$7,750.00	0.00	1.00	1.00	\$0.00	\$7,750.00	\$7,750.00	100%	\$0.00	\$775.00	
4	ASPHALT RESTORATION	70.00	SY	\$145.00	\$10,150.00	0.00	70.00	70.00	\$0.00	\$10,150.00	\$10,150.00	100%	\$0.00	\$1,015.00	
5	2" RPZ ASSEMBLY (METER BY COUNTY)	1.00	EA	\$3,250.00	\$3,250.00	0.00	1.00	1.00	\$0.00	\$3,250.00	\$3,250.00	100%	\$0.00	\$325.00	
6	8" PVC RECLAIMED MAIN (DR 18)	400.00	LF	\$48.00	\$19,200.00	0.00	400.00	400.00	\$0.00	\$19,200.00	\$19,200.00	100%	\$0.00	\$1,920.00	
7	6" PVC RECLAIMED MAIN (DR 18)	4,300.00	LF	\$32.00	\$137,600.00	0.00	4300.00	4300.00	\$0.00	\$137,600.00	\$137,600.00	100%	\$0.00	\$13,760.00	
8	4" PVC RECLAIMED MAIN (DR 18)	1,480.00	LF	\$21.50	\$31,820.00	0.00	1480.00	1480.00	\$0.00	\$31,820.00	\$31,820.00	100%	\$0.00	\$3,182.00	
9	2" PVC RECLAIMED MAIN (SDR 21)	80.00	LF	\$13.00	\$1,040.00	0.00	80.00	80.00	\$0.00	\$1,040.00	\$1,040.00	100%	\$0.00	\$104.00	
10	8" GATE VALVE ASSEMBLY	1.00	EA	\$2,550.00	\$2,550.00	0.00	1.00	1.00	\$0.00	\$2,550.00	\$2,550.00	100%	\$0.00	\$255.00	
11	6" GATE VALVE ASSEMBLY	13.00	EA	\$1,850.00	\$24,050.00	0.00	13.00	13.00	\$0.00	\$24,050.00	\$24,050.00	100%	\$0.00	\$2,405.00	
12	4" GATE VALVE ASSEMBLY	6.00	EA	\$1,550.00	\$9,300.00	0.00	6.00	6.00	\$0.00	\$9,300.00	\$9,300.00	100%	\$0.00	\$930.00	
13	2" GATE VALVE ASSEMBLY	1.00	EA	\$1,350.00	\$1,350.00	0.00	1.00	1.00	\$0.00	\$1,350.00	\$1,350.00	100%	\$0.00	\$135.00	
14	8" MJ BEND	6.00	EA	\$495.00	\$2,970.00	0.00	6.00	6.00	\$0.00	\$2,970.00	\$2,970.00	100%	\$0.00	\$297.00	
15	6" MJ BEND	37.00	EA	\$365.00	\$13,505.00	0.00	37.00	37.00	\$0.00	\$13,505.00	\$13,505.00	100%	\$0.00	\$1,350.50	
16	4" MJ BEND	12.00	EA	\$290.00	\$3,480.00	0.00	12.00	12.00	\$0.00	\$3,480.00	\$3,480.00	100%	\$0.00	\$348.00	
17	8" MJ TEE	1.00	EA	\$780.00	\$780.00	0.00	1.00	1.00	\$0.00	\$780.00	\$780.00	100%	\$0.00	\$78.00	
18	6" MJ TEE	5.00	EA	\$565.00	\$2,825.00	0.00	5.00	5.00	\$0.00	\$2,825.00	\$2,825.00	100%	\$0.00	\$282.50	
19	4" MJ TEE	3.00	EA	\$420.00	\$1,260.00	0.00	3.00	3.00	\$0.00	\$1,260.00	\$1,260.00	100%	\$0.00	\$126.00	
20	8" MJ REDUCER	1.00	EA	\$395.00	\$395.00	0.00	1.00	1.00	\$0.00	\$395.00	\$395.00	100%	\$0.00	\$39.50	
21	4" MJ REDUCER	1.00	EA	\$330.00	\$330.00	0.00	1.00	1.00	\$0.00	\$330.00	\$330.00	100%	\$0.00	\$33.00	
22	2" FITTINGS	1.00	EA	\$920.00	\$920.00	0.00	1.00	1.00	\$0.00	\$920.00	\$920.00	100%	\$0.00	\$92.00	
23	SINGLE SERVICE SHORT	24.00	EA	\$440.00	\$10,560.00	0.00	24.00	24.00	\$0.00	\$10,560.00	\$10,560.00	100%	\$0.00	\$1,056.00	
24	DOUBLE SERVICE SHORT	26.00	EA	\$740.00	\$19,240.00	0.00	26.00	26.00	\$0.00	\$19,240.00	\$19,240.00	100%	\$0.00	\$1,924.00	
25	SINGLE SERVICE LONG	12.00	EA	\$680.00	\$8,160.00	0.00	12.00	12.00	\$0.00	\$8,160.00	\$8,160.00	100%	\$0.00	\$816.00	
26	DOUBLE SERVICE LONG	16.00	EA	\$995.00	\$15,920.00	0.00	16.00	16.00	\$0.00	\$15,920.00	\$15,920.00	100%	\$0.00	\$1,592.00	
27	RECLAIMED SERVICE - COMMON AREA	1.00	EA	\$2,956.00	\$2,956.00	0.00	1.00	1.00	\$0.00	\$2,956.00	\$2,956.00	100%	\$0.00	\$295.60	
28	TEMPORARY BLOWOFF ASSEMBLY	4.00	EA	\$825.00	\$3,300.00	0.00	4.00	4.00	\$0.00	\$3,300.00	\$3,300.00	100%	\$0.00	\$330.00	
29	PRESSURE TESTING	1.00	LS	\$15,000.00	\$15,000.00	0.00	1.00	1.00	\$0.00	\$15,000.00	\$15,000.00	100%	\$0.00	\$1,500.00	
TOTAL RECLAIM WATERMAIN PHASE 1					\$374,011.00				\$0.00	\$374,011.00	\$374,011.00	100%	\$0.00	\$37,401.10	

Towns at Woodsdale

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RIPA & ASSOCIATES PROJECT # 01-2105

ITEM NO	DESCRIPTION OF WORK	QTY	CONTRACT SUM TO DATE										BALANCE TO FINISH TO DATE	10% RETAINAGE TO DATE
			BASE CONTRACT		ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	PERCENT COMPLETE			
			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE		
OFFSITE ELAM ROAD IMPROVEMENTS														
1	MAINTENANCE OF TRAFFIC	1.00	LS	\$21,000.00	\$21,000.00	0.35	0.50	0.85	\$7,350.00	\$10,500.00	\$17,850.00	85%	\$3,150.00	\$1,785.00
2	SILT FENCE	2,900.00	LF	\$1.55	\$4,495.00	0.00	2900.00	2900.00	\$0.00	\$4,495.00	\$4,495.00	100%	\$0.00	\$449.50
3	EXCAVATE / PREP RIGHT OF WAY	1.00	LS	\$35,000.00	\$35,000.00	0.00	1.00	1.00	\$0.00	\$35,000.00	\$35,000.00	100%	\$0.00	\$3,500.00
4	SOD RIGHT OF WAY - BAHIA	8,100.00	SY	\$3.25	\$26,325.00	4050.00	0.00	4050.00	\$13,162.50	\$0.00	\$13,162.50	50%	\$13,162.50	\$1,316.25
5	FINAL GRADING	1.00	LS	\$29,000.00	\$29,000.00	0.00	0.50	0.50	\$0.00	\$14,500.00	\$14,500.00	50%	\$14,500.00	\$1,450.00
6	SAWCUT & MATCH EXISTING ASPHALT	2,850.00	LF	\$1.70	\$4,845.00	0.00	2850.00	2850.00	\$0.00	\$4,845.00	\$4,845.00	100%	\$0.00	\$484.50
7	1" TYPE FC 9.5 FRICTION COURSE	4,390.00	SY	\$12.05	\$52,899.50	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%	\$52,899.50	\$0.00
8	2 1/2" TYPE SP 12.5 ASPHALT	4,390.00	SY	\$22.30	\$97,897.00	4390.00	0.00	4390.00	\$97,897.00	\$0.00	\$97,897.00	100%	\$0.00	\$9,789.70
9	10" CEMENT TREATED BASE	4,390.00	SY	\$29.55	\$129,724.50	219.50	3292.50	3512.00	\$6,486.23	\$97,293.38	\$103,779.60	80%	\$25,944.90	\$10,377.96
10	12" STABILIZED SUBGRADE	4,390.00	SY	\$14.25	\$62,557.50	0.00	4390.00	4390.00	\$0.00	\$62,557.50	\$62,557.50	100%	\$0.00	\$6,255.75
11	TYPE "F" CURB W/ STABILIZATION	2,635.00	LF	\$27.15	\$71,540.25	263.50	1976.25	2239.75	\$7,154.03	\$53,655.19	\$60,809.21	85%	\$10,731.04	\$8,080.92
12	4" CONCRETE SIDEWALK W/FIBER	11,500.00	SF	\$6.90	\$79,350.00	9775.00	0.00	9775.00	\$67,447.50	\$0.00	\$67,447.50	85%	\$11,902.50	\$6,744.75
13	6" CONCRETE PAVEMENT	705.00	SF	\$9.05	\$6,380.25	705.00	0.00	705.00	\$6,380.25	\$0.00	\$6,380.25	100%	\$0.00	\$638.03
14	5' ADA HANDICAPPED RAMP	8.00	EA	\$745.00	\$5,960.00	6.80	0.00	6.80	\$5,066.00	\$0.00	\$5,066.00	85%	\$894.00	\$506.60
15	SIGNAGE & STRIPING (OFFSITE)	1.00	LS	\$54,300.00	\$54,300.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%	\$54,300.00	\$0.00
16	DEMO EXISTING STORM STRUCTURES	1.00	EA	\$2,100.00	\$2,100.00	0.00	1.00	1.00	\$0.00	\$2,100.00	\$2,100.00	100%	\$0.00	\$210.00
17	18" CLASS III RCP STORM	160.00	LF	\$75.00	\$12,000.00	0.00	160.00	160.00	\$0.00	\$12,000.00	\$12,000.00	100%	\$0.00	\$1,200.00
18	CONCRETE COLLAR	1.00	EA	\$1,400.00	\$1,400.00	0.00	1.00	1.00	\$0.00	\$1,400.00	\$1,400.00	100%	\$0.00	\$140.00
19	PASCO CO. TYPE 1 CURB INLET	2.00	EA	\$6,850.00	\$13,700.00	0.00	2.00	2.00	\$0.00	\$13,700.00	\$13,700.00	100%	\$0.00	\$1,370.00
20	PASCO CO. TYPE 2 CURB INLET	3.00	EA	\$7,500.00	\$22,500.00	0.00	3.00	3.00	\$0.00	\$22,500.00	\$22,500.00	100%	\$0.00	\$2,250.00
21	CONVERT CURB INLET TO MANHOLE	4.00	EA	\$2,750.00	\$11,000.00	0.00	4.00	4.00	\$0.00	\$11,000.00	\$11,000.00	100%	\$0.00	\$1,100.00
22	DEWATERING	1.00	LS	\$2,450.00	\$2,450.00	0.00	1.00	1.00	\$0.00	\$2,450.00	\$2,450.00	100%	\$0.00	\$245.00
23	STORM SEWER TESTING	1.00	LS	\$4,850.00	\$4,850.00	1.00	0.00	1.00	\$4,850.00	\$0.00	\$4,850.00	100%	\$0.00	\$485.00
TOTAL OFFSITE ELAM ROAD IMPROVEMENTS					\$751,274.00				\$215,793.50	\$347,996.06	\$563,789.56	75%	\$187,484.44	\$56,378.96
GENERAL CONDITIONS PH 2														
1	MOBILIZATION	1.00	LS	\$35,500.00	\$35,500.00	0.00	1.00	1.00	\$0.00	\$35,500.00	\$35,500.00	100%	\$0.00	\$3,550.00
2	NPDES COMPLIANCE	1.00	LS	\$4,650.00	\$4,650.00	0.00	1.00	1.00	\$0.00	\$4,650.00	\$4,650.00	100%	\$0.00	\$465.00
3	MAINTENANCE OF TRAFFIC	1.00	LS	\$5,450.00	\$5,450.00	0.00	1.00	1.00	\$0.00	\$5,450.00	\$5,450.00	100%	\$0.00	\$545.00
4	CONST. STAKEOUT / RECORD SURVEY	1.00	LS	\$55,000.00	\$55,000.00	0.02	0.98	1.00	\$1,100.00	\$53,900.00	\$55,000.00	100%	\$0.00	\$5,500.00
5	GEOTECHNICAL & MATERIAL TESTING - BY OTHE		LS	\$0.00	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
6	CONSTRUCTION ENTRANCE	1.00	EA	\$5,350.00	\$5,350.00	0.00	1.00	1.00	\$0.00	\$5,350.00	\$5,350.00	100%	\$0.00	\$535.00
7	SILT FENCE	2,500.00	LF	\$1.55	\$3,875.00	0.00	2500.00	2500.00	\$0.00	\$3,875.00	\$3,875.00	100%	\$0.00	\$387.50

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			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE	TO DATE		
	TOTAL GENERAL CONDITIONS PH 2				\$109,825.00					\$1,100.00	\$108,725.00	\$109,825.00	100%	\$0.00	\$10,982.50
	EARTHWORK PHASE 2														
1	DISC / PREP SITE ROW	1.00	LS	\$1,900.00	\$1,900.00	0.00	1.00	1.00	\$0.00	\$1,900.00	\$1,900.00	100%	\$0.00	\$190.00	
2	SOD 2'BOC - BAHIA	600.00	SY	\$3.25	\$1,950.00	0.00	600.00	600.00	\$0.00	\$1,950.00	\$1,950.00	100%	\$0.00	\$195.00	
3	DEMO EXISTING TYPE "T" TURN-AROUND	1.00	EA	\$540.00	\$540.00	0.00	1.00	1.00	\$0.00	\$540.00	\$540.00	100%	\$0.00	\$54.00	
4	DEMO EXISTING DEAD END BARRICADES	1.00	EA	\$155.00	\$155.00	0.00	1.00	1.00	\$0.00	\$155.00	\$155.00	100%	\$0.00	\$15.50	
5	SEED & MULCH DISTURBED AREAS	7,500.00	SY	\$0.25	\$1,875.00	7500.00	0.00	7500.00	\$1,875.00	\$0.00	\$1,875.00	100%	\$0.00	\$187.50	
6	FINAL GRADING	1.00	LS	\$16,500.00	\$16,500.00	0.25	0.75	1.00	\$4,125.00	\$12,375.00	\$16,500.00	100%	\$0.00	\$1,650.00	
	TOTAL EARTHWORK PHASE 2				\$22,920.00				\$6,000.00	\$16,920.00	\$22,920.00	100%	\$0.00	\$2,292.00	
	BASE & PAVING PHASE 2														
1	1 1/2" TYPE SP 12.5 ASPHALT	3,375.00	SY	\$13.60	\$45,900.00	0.00	3375.00	3375.00	\$0.00	\$45,900.00	\$45,900.00	100%	\$0.00	\$4,590.00	
2	8" CEMENT TREATED BASE	3,375.00	SY	\$22.20	\$74,925.00	0.00	3375.00	3375.00	\$0.00	\$74,925.00	\$74,925.00	100%	\$0.00	\$7,492.50	
3	12" COMPACTED SUBGRADE	3,375.00	SY	\$3.40	\$11,475.00	0.00	3375.00	3375.00	\$0.00	\$11,475.00	\$11,475.00	100%	\$0.00	\$1,147.50	
4	MIAMI CURB W/ STABILIZATION	2,690.00	LF	\$24.00	\$64,560.00	0.00	2690.00	2690.00	\$0.00	\$64,560.00	\$64,560.00	100%	\$0.00	\$6,456.00	
5	4" CONCRETE SIDEWALK W/ FIBER	2,860.00	SF	\$6.90	\$19,734.00	715.00	2145.00	2860.00	\$4,933.50	\$14,800.50	\$19,734.00	100%	\$0.00	\$1,973.40	
6	5' ADA HANDICAPPED RAMP	2.00	EA	\$745.00	\$1,490.00	0.50	1.50	2.00	\$372.50	\$1,117.50	\$1,490.00	100%	\$0.00	\$149.00	
7	SIGNAGE & STRIPING	1.00	LS	\$4,691.50	\$4,691.50	1.00	0.00	1.00	\$4,691.50	\$0.00	\$4,691.50	100%	\$0.00	\$469.15	
	TOTAL BASE & PAVING PHASE 2				\$222,775.50				\$9,997.50	\$212,778.00	\$222,775.50	100%	\$0.00	\$22,277.55	
	STORM DRAINAGE PHASE 2														
1	CONNECT TO EXISTING STORM INLET	2.00	EA	\$3,800.00	\$7,600.00	0.00	2.00	2.00	\$0.00	\$7,600.00	\$7,600.00	100%	\$0.00	\$760.00	
2	18" CLASS III RCP STORM	150.00	LF	\$58.70	\$8,805.00	0.00	150.00	150.00	\$0.00	\$8,805.00	\$8,805.00	100%	\$0.00	\$880.50	
3	8" HDPE STORM	100.00	LF	\$25.85	\$2,585.00	0.00	100.00	100.00	\$0.00	\$2,585.00	\$2,585.00	100%	\$0.00	\$258.50	
4	10" HDPE STORM	460.00	LF	\$30.70	\$14,122.00	0.00	460.00	460.00	\$0.00	\$14,122.00	\$14,122.00	100%	\$0.00	\$1,412.20	
5	12" HDPE STORM	620.00	LF	\$31.25	\$19,375.00	0.00	620.00	620.00	\$0.00	\$19,375.00	\$19,375.00	100%	\$0.00	\$1,937.50	
6	PASCO CO. TYPE 1 CURB INLET	4.00	EA	\$6,850.00	\$27,400.00	0.00	4.00	4.00	\$0.00	\$27,400.00	\$27,400.00	100%	\$0.00	\$2,740.00	
7	6" UNDERDRAIN (FINE AGGREGATE)	2,250.00	LF	\$18.65	\$41,962.50	0.00	2250.00	2250.00	\$0.00	\$41,962.50	\$41,962.50	100%	\$0.00	\$4,196.25	
8	6" UNDERDRAIN CLEANOUT	13.00	EA	\$340.00	\$4,420.00	0.00	13.00	13.00	\$0.00	\$4,420.00	\$4,420.00	100%	\$0.00	\$442.00	
9	YARD DRAIN	8.00	EA	\$2,100.00	\$16,800.00	0.00	8.00	8.00	\$0.00	\$16,800.00	\$16,800.00	100%	\$0.00	\$1,680.00	
10	DEWATERING	1.00	LS	\$2,600.00	\$2,600.00	0.00	1.00	1.00	\$0.00	\$2,600.00	\$2,600.00	100%	\$0.00	\$260.00	
11	STORM SEWER TESTING	1.00	LS	\$4,950.00	\$4,950.00	0.00	1.00	1.00	\$0.00	\$4,950.00	\$4,950.00	100%	\$0.00	\$495.00	
	TOTAL STORM DRAINAGE PHASE 2				\$150,619.50				\$0.00	\$150,619.50	\$150,619.50	100%	\$0.00	\$15,061.95	

Towns at Woodsdale

APPLICATION FOR PAYMENT

PAY APP
FROM
TO

11
6/1/2023
6/30/2023

RIPA & ASSOCIATES PROJECT # 01-2105

ITEM NO.	DESCRIPTION OF WORK	QTY	CONTRACT SUM TO DATE										PERCENT COMPLETE	BALANCE TO FINISH TO DATE	10% RETAINAGE TO DATE
			BASE CONTRACT			ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE				
			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE			
SANITARY SEWER PHASE 2															
1	CONNECT TO EXISTING MANHOLE	2.00	EA	\$7,400.00	\$14,800.00	0.00	2.00	2.00	\$0.00	\$14,800.00	\$14,800.00	100%	\$0.00	\$1,480.00	
2	8" PVC (0-6' CUT)	421.00	LF	\$38.00	\$15,998.00	0.00	421.00	421.00	\$0.00	\$15,998.00	\$15,998.00	100%	\$0.00	\$1,599.80	
3	8" PVC (6-8' CUT)	250.00	LF	\$39.00	\$9,750.00	0.00	250.00	250.00	\$0.00	\$9,750.00	\$9,750.00	100%	\$0.00	\$975.00	
4	SANITARY LINED MANHOLE (0'-6' CUT)	2.00	EA	\$18,900.00	\$37,800.00	0.00	2.00	2.00	\$0.00	\$37,800.00	\$37,800.00	100%	\$0.00	\$3,780.00	
5	SINGLE SERVICE	8.00	EA	\$1,300.00	\$10,400.00	0.00	8.00	8.00	\$0.00	\$10,400.00	\$10,400.00	100%	\$0.00	\$1,040.00	
6	DOUBLE SERVICE	21.00	EA	\$1,450.00	\$30,450.00	0.00	21.00	21.00	\$0.00	\$30,450.00	\$30,450.00	100%	\$0.00	\$3,045.00	
7	DEWATERING	1.00	LS	\$9,900.00	\$9,900.00	0.00	1.00	1.00	\$0.00	\$9,900.00	\$9,900.00	100%	\$0.00	\$990.00	
8	SANITARY SEWER TESTING	1.00	LS	\$6,250.00	\$6,250.00	0.00	1.00	1.00	\$0.00	\$6,250.00	\$6,250.00	100%	\$0.00	\$625.00	
	TOTAL SANITARY SEWER PHASE 2				\$135,348.00				\$0.00	\$135,348.00	\$135,348.00	100%	\$0.00	\$13,534.80	
WATERMAIN & FIRE DISTRIBUTION PHASE 2															
1	CONNECT TO EXISTING WATERMAIN	2.00	EA	\$3,400.00	\$6,800.00	0.00	2.00	2.00	\$0.00	\$6,800.00	\$6,800.00	100%	\$0.00	\$680.00	
2	TEMPORARY JUMPER	2.00	EA	\$7,700.00	\$15,400.00	0.00	2.00	2.00	\$0.00	\$15,400.00	\$15,400.00	100%	\$0.00	\$1,540.00	
3	8" PVC WATER MAIN (DR 18)	1,340.00	LF	\$47.80	\$64,052.00	0.00	1340.00	1340.00	\$0.00	\$64,052.00	\$64,052.00	100%	\$0.00	\$6,405.20	
4	8" GATE VALVE ASSEMBLY	3.00	EA	\$2,550.00	\$7,650.00	0.00	3.00	3.00	\$0.00	\$7,650.00	\$7,650.00	100%	\$0.00	\$765.00	
5	8" MJ BEND	4.00	EA	\$495.00	\$1,980.00	0.00	4.00	4.00	\$0.00	\$1,980.00	\$1,980.00	100%	\$0.00	\$198.00	
6	FIRE HYDRANT ASSEMBLY	2.00	EA	\$7,200.00	\$14,400.00	0.00	2.00	2.00	\$0.00	\$14,400.00	\$14,400.00	100%	\$0.00	\$1,440.00	
7	SINGLE SERVICE SHORT	2.00	EA	\$400.00	\$800.00	0.00	2.00	2.00	\$0.00	\$800.00	\$800.00	100%	\$0.00	\$80.00	
8	DOUBLE SERVICE SHORT	22.00	EA	\$520.00	\$11,440.00	0.00	22.00	22.00	\$0.00	\$11,440.00	\$11,440.00	100%	\$0.00	\$1,144.00	
9	DOUBLE SERVICE LONG	21.00	EA	\$770.00	\$16,170.00	0.00	21.00	21.00	\$0.00	\$16,170.00	\$16,170.00	100%	\$0.00	\$1,617.00	
10	TEMPORARY BLOWOFF ASSEMBLY	2.00	EA	\$825.00	\$1,650.00	0.00	2.00	2.00	\$0.00	\$1,650.00	\$1,650.00	100%	\$0.00	\$165.00	
11	SAMPLE POINT	2.00	EA	\$650.00	\$1,300.00	0.00	2.00	2.00	\$0.00	\$1,300.00	\$1,300.00	100%	\$0.00	\$130.00	
12	CHLORINE INJECTION POINT	2.00	EA	\$575.00	\$1,150.00	0.00	2.00	2.00	\$0.00	\$1,150.00	\$1,150.00	100%	\$0.00	\$115.00	
13	CHLORINATION & PRESSURE TESTING	1.00	LS	\$4,150.00	\$4,150.00	0.00	1.00	1.00	\$0.00	\$4,150.00	\$4,150.00	100%	\$0.00	\$415.00	
	TOTAL WATERMAIN & FIRE DISTRIBUTION PHASE 2				\$146,942.00				\$0.00	\$146,942.00	\$146,942.00	100%	\$0.00	\$14,694.20	
RECLAIM WATERMAIN PHASE 2															
1	CONNECT TO EXISTING RECLAIMED	2.00	EA	\$3,400.00	\$6,800.00	0.00	2.00	2.00	\$0.00	\$6,800.00	\$6,800.00	100%	\$0.00	\$680.00	
2	6" PVC RECLAIMED MAIN (DR 18)	840.00	LF	\$31.50	\$26,460.00	0.00	840.00	840.00	\$0.00	\$26,460.00	\$26,460.00	100%	\$0.00	\$2,646.00	
3	6" GATE VALVE ASSEMBLY	1.00	EA	\$1,850.00	\$1,850.00	0.00	1.00	1.00	\$0.00	\$1,850.00	\$1,850.00	100%	\$0.00	\$185.00	
4	6" MJ BEND	2.00	EA	\$365.00	\$730.00	0.00	2.00	2.00	\$0.00	\$730.00	\$730.00	100%	\$0.00	\$73.00	
5	SINGLE SERVICE SHORT	1.00	EA	\$460.00	\$460.00	0.00	1.00	1.00	\$0.00	\$460.00	\$460.00	100%	\$0.00	\$46.00	
6	SINGLE SERVICE LONG	1.00	EA	\$720.00	\$720.00	0.00	1.00	1.00	\$0.00	\$720.00	\$720.00	100%	\$0.00	\$72.00	
7	TEMPORARY BLOWOFF ASSEMBLY	2.00	EA	\$825.00	\$1,650.00	0.00	2.00	2.00	\$0.00	\$1,650.00	\$1,650.00	100%	\$0.00	\$165.00	

Towns at Woodsdale

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RIPA & ASSOCIATES PROJECT # 01-2105

ITEM NO	DESCRIPTION OF WORK	QTY	CONTRACT SUM TO DATE										BALANCE TO FINISH TO DATE	10% RETAINAGE TO DATE
			BASE CONTRACT		ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	PERCENT COMPLETE			
			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE		
8	PRESSURE TESTING	1.00	LS	\$2,900.00	\$2,900.00	0.00	1.00	1.00	\$0.00	\$2,900.00	\$2,900.00	100%	\$0.00	\$290.00
	TOTAL RECLAIM WATERMAIN PHASE 2				\$41,570.00				\$0.00	\$41,570.00	\$41,570.00	100%	\$0.00	\$4,157.00
	CHANGE ORDER #1													
	12' CONCRETE TRAIL													
1	12' X 6" CONCRETE TRAIL	1,000.00	LF	\$126.40	\$126,400.00	0.00	1000.00	1000.00	\$0.00	\$126,400.00	\$126,400.00	100%	\$0.00	\$12,640.00
2	ADDED SIGNAGE FOR THE 12' TRAIL	1.00	LS	\$3,610.00	\$3,610.00	1.00	0.00	1.00	\$3,610.00	\$0.00	\$3,610.00	100%	\$0.00	\$361.00
	ANCIENT SAGE ROAD ASPHALT CHANGE													
3	1 1/2" TYPE SP ASPHALT	(1,104.00)	SY	\$11.85	-\$13,082.40	0.00	-1104.00	-1104.00	\$0.00	(\$13,082.40)	(\$13,082.40)	100%	\$0.00	-\$1,308.24
4	2 1/2" TYPE SP ASPHALT	1,104.00	SY	\$19.50	\$21,528.00	0.00	1104.00	1104.00	\$0.00	\$21,528.00	\$21,528.00	100%	\$0.00	\$2,152.80
5	1" TYPE FC FRICTION COURSE	1,104.00	SY	\$11.00	\$12,144.00	0.00	1104.00	1104.00	\$0.00	\$12,144.00	\$12,144.00	100%	\$0.00	\$1,214.40
	RCP PRICE INCREASE													
6	STORM PIPE INCREASES (SPLIT)	1.00	LS	\$22,615.00	\$22,615.00	0.00	1.00	1.00	\$0.00	\$22,615.00	\$22,615.00	100%	\$0.00	\$2,261.50
	FENCE REMOVAL & RELOCATION													
7	REMOVE / RELOCATE EXISTING FENCE NW CORN	425.00	LF	\$11.50	\$4,887.50	0.00	425.00	425.00	\$0.00	\$4,887.50	\$4,887.50	100%	\$0.00	\$488.75
	ADDED SIDEWALK ON OFFSITE													
8	4" CONCRETE SIDEWALK W/ FIBER	1,117.00	SF	\$8.85	\$9,885.45	1117.00	0.00	1117.00	\$9,885.45	\$0.00	\$9,885.45	100%	\$0.00	\$988.55
	ONSITE CHANGE													
9	10" CEMENT TREATED BASE	2,814.00	SY	\$25.50	\$71,757.00	0.00	2814.00	2814.00	\$0.00	\$71,757.00	\$71,757.00	100%	\$0.00	\$7,175.70
10	8" CEMENT TREATED BASE	(2,814.00)	SY	\$20.95	-\$58,953.30	0.00	-2814.00	-2814.00	\$0.00	(\$58,953.30)	(\$58,953.30)	100%	\$0.00	-\$5,895.33
11	MODIFY/ADJUST STORM STRUCTURES	2.00	EA	\$1,530.00	\$3,060.00	0.00	2.00	2.00	\$0.00	\$3,060.00	\$3,060.00	100%	\$0.00	\$306.00
	TREE TRIMMING													
12	TREE TRIMMING FOR RETAINING WALL INSTALL	1.00	LS	\$4,500.00	\$4,500.00	0.00	1.00	1.00	\$0.00	\$4,500.00	\$4,500.00	100%	\$0.00	\$450.00
	TOTAL CHANGE ORDER #1				\$208,351.25				\$13,495.45	\$194,855.80	\$208,351.25	100%	\$0.00	\$20,835.13
	CHANGE ORDER #2													
	CONCRETE / ASPHALT SURCHARGE													
1	PH.1 CONCRETE SURCHARGE	1.00	LS	\$25,640.95	\$25,640.95	0.00	1.00	1.00	\$0.00	\$25,640.95	\$25,640.95	100%	\$0.00	\$2,564.10
2	PH 2 CONCRETE SURCHARGE	1.00	LS	\$14,078.93	\$14,078.93	0.00	1.00	1.00	\$0.00	\$14,078.93	\$14,078.93	100%	\$0.00	\$1,407.89
3	ASPHALT SURCHARGE	1.00	LS	\$39,169.00	\$39,169.00	0.00	1.00	1.00	\$0.00	\$39,169.00	\$39,169.00	100%	\$0.00	\$3,916.90
	TOTAL CHANGE ORDER #2				\$78,888.88				\$0.00	\$78,888.88	\$78,888.88	100%	\$0.00	\$7,888.89
	CHANGE ORDER #3													
	OWNER SLEEVES													
1	OWNER SLEEVES	1.00	LS	\$29,619.00	\$29,619.00	0.00	1.00	1.00	\$0.00	\$29,619.00	\$29,619.00	100%	\$0.00	\$2,961.90

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RIPA & ASSOCIATES PROJECT # 01-2105

ITEM NO.	DESCRIPTION OF WORK	QTY	CONTRACT SUM TO DATE										BALANCE TO FINISH TO DATE	10% RETAINAGE TO DATE	
			BASE CONTRACT			ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	PERCENT COMPLETE			
			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE			
	TOTAL CHANGE ORDER #3				\$29,619.00					\$0.00	\$29,619.00	\$29,619.00	100%	\$0.00	\$2,961.90
	CHANGE ORDER #4														
	RECLAIM WATERMAIN & SERVICES														
1	6" PVC RECLAIMED MAIN (DR 18)	480.00	LF	\$30.80	\$14,784.00	0.00	480.00	480.00	\$0.00	\$14,784.00	\$14,784.00	100%	\$0.00	\$1,478.40	
2	2" PVC RECLAIMED MAIN (SDR 21)	180.00	LF	\$13.20	\$2,376.00	0.00	180.00	180.00	\$0.00	\$2,376.00	\$2,376.00	100%	\$0.00	\$237.60	
3	1" RECLAIM SERVICE PIPE	300.00	LF	\$10.20	\$3,060.00	0.00	300.00	300.00	\$0.00	\$3,060.00	\$3,060.00	100%	\$0.00	\$306.00	
4	CONST. STAKEOUT / RECORD SURVEY	1.00	LS	\$1,935.00	\$1,935.00	0.00	1.00	1.00	\$0.00	\$1,935.00	\$1,935.00	100%	\$0.00	\$193.50	
	TOTAL CHANGE ORDER #4				\$22,155.00				\$0.00	\$22,155.00	\$22,155.00	100%	\$0.00	\$2,215.50	
	CONTRACT SUMMARY														
1	GENERAL CONDITIONS PH 1				\$403,330.00				\$5,900.00	\$397,430.00	\$403,330.00	100%	\$0.00	\$40,333.00	
2	EARTHWORK PHASE 1				\$1,997,425.00				\$79,125.00	\$1,918,300.00	\$1,997,425.00	100%	\$0.00	\$199,742.50	
3	BASE & PAVING PHASE 1				\$1,494,270.00				\$34,464.00	\$1,459,806.00	\$1,494,270.00	100%	\$0.00	\$149,427.00	
4	AMENITY PARKING LOT				\$180,272.50				\$20,462.50	\$159,810.00	\$180,272.50	100%	\$0.00	\$18,027.25	
5	STORM DRAINAGE PHASE 1				\$2,037,535.50				\$0.00	\$2,037,535.50	\$2,037,535.50	100%	\$0.00	\$203,753.55	
6	SANITARY SEWER PHASE 1				\$1,895,841.00				\$0.00	\$1,873,641.00	\$1,873,641.00	99%	\$22,200.00	\$187,364.10	
7	WATERMAIN & FIRE DISTRIBUTION PHASE 1				\$1,024,541.00				\$0.00	\$1,024,541.00	\$1,024,541.00	100%	\$0.00	\$102,454.10	
8	RECLAIM WATERMAIN PHASE 1				\$374,011.00				\$0.00	\$374,011.00	\$374,011.00	100%	\$0.00	\$37,401.10	
9	OFFSITE ELAM ROAD IMPROVEMENTS				\$751,274.00				\$215,793.50	\$347,996.06	\$563,789.56	75%	\$187,484.44	\$56,378.96	
10	GENERAL CONDITIONS PH 2				\$109,825.00				\$1,100.00	\$108,725.00	\$109,825.00	100%	\$0.00	\$10,982.50	
11	EARTHWORK PHASE 2				\$22,920.00				\$6,000.00	\$16,920.00	\$22,920.00	100%	\$0.00	\$2,292.00	
12	BASE & PAVING PHASE 2				\$222,775.50				\$9,997.50	\$212,778.00	\$222,775.50	100%	\$0.00	\$22,277.55	
13	STORM DRAINAGE PHASE 2				\$150,619.50				\$0.00	\$150,619.50	\$150,619.50	100%	\$0.00	\$15,061.95	
14	SANITARY SEWER PHASE 2				\$135,348.00				\$0.00	\$135,348.00	\$135,348.00	100%	\$0.00	\$13,534.80	
15	WATERMAIN & FIRE DISTRIBUTION PHASE 2				\$146,942.00				\$0.00	\$146,942.00	\$146,942.00	100%	\$0.00	\$14,694.20	
16	RECLAIM WATERMAIN PHASE 2				\$41,570.00				\$0.00	\$41,570.00	\$41,570.00	100%	\$0.00	\$4,157.00	
	TOTAL ALL SCHEDULES				\$10,988,500.00				\$372,842.50	\$10,405,973.06	\$10,778,815.56	98%	\$209,684.44	\$1,077,881.56	
	CHANGE ORDER #1				\$208,351.25				\$13,495.45	\$194,855.80	\$208,351.25	100%	\$0.00	\$20,835.13	
	CHANGE ORDER #2				\$78,888.88				\$0.00	\$78,888.88	\$78,888.88	100%	\$0.00	\$7,888.89	
	CHANGE ORDER #3				\$29,619.00				\$0.00	\$29,619.00	\$29,619.00	100%	\$0.00	\$2,961.90	
	CHANGE ORDER #4				\$22,155.00				\$0.00	\$22,155.00	\$22,155.00	100%	\$0.00	\$2,215.50	
	TOTAL CHANGE ORDERS				\$339,014.13				\$13,495.45	\$325,518.68	\$339,014.13	100%	\$0.00	\$33,901.42	

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RIPA & ASSOCIATES PROJECT # 01-2105

ITEM NO.	DESCRIPTION OF WORK	QTY	CONTRACT SUM TO DATE											
			BASE CONTRACT			ESTIMATED QUANTITY			TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	TOTAL WORK IN PLACE	PERCENT COMPLETE	BALANCE TO FINISH	10% RETAINAGE
			UNIT	UNIT PRICE	VALUE	THIS ESTIMATE	PREV ESTIMATE	TOTAL ESTIMATE	THIS PERIOD	PREV APPLICATION	TO DATE	TO DATE	TO DATE	TO DATE
	ADJUSTED CONTRACT TOTAL				\$11,327,514.13				\$386,337.95	\$10,731,491.74	\$11,117,829.69	98%	\$209,684.44	\$1,111,782.98

Conditional Waiver and Release of Lien

Upon the receipt and clearance of the check, the undersigned Lienor, in consideration of the sum of \$ 347,704.15 will waive and release its lien and right to lien for labor, services, or materials invoiced as of 6/30/2023 to Boos-Woodsdale LLC on the job of Towns at Woodsdale on the following described property:

Ripa Job # 01-2105

**Towns at Woodsdale
Sec 27; Twns 25S; Rng 20E
Pasco County, FL**

Upon receipt of check the undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project will be paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 6/26/23

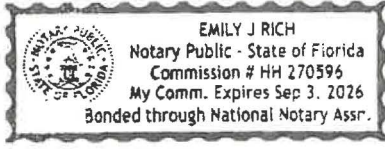
Lienor: Ripa & Associates, LLC
(Company Name)

By: [Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of June, 2023, by Chris Estepas PM for Ripa & Associates, LLC to do business in Florida herein identified as the PM and who is Personally Known, or Produced Identification
Type of Identification Produced _____

NOTARY SEAL:
(Signature of Notary Public – State of Florida)



Emily J. Rich
Notary Public
Emily J. Rich
Printed Name of Notary Public
My Commission Expires: _____

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY

**TOWNS AT
WOODSDALE
COMMUNITY DEVELOPMENT DISTRICT**

6

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT DECLARING THE METHOD FOR COLLECTING CERTAIN DEBT SERVICE ASSESSMENTS DURING FISCAL YEAR 2023/2024; CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Towns at Woodsdale Community Development District (the “**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Pasco County, Florida (the “**County**”); and

WHEREAS, the District issued its \$5,870,000 Towns at Woodsdale Community Development District Capital Improvement Revenue Bonds, Series 2023 (the “**Series 2023 Bonds**”) to finance certain general infrastructure improvements; and

WHEREAS, pursuant to Chapters 170, 190, and 197, *Florida Statutes*, and Resolutions 2023-26, 2023-27, 2023-33 and 2024-01, the District previously levied assessments for debt service on the Series 2023 Bonds on the lands within the District (the “**Series 2023 Debt Assessments**”); and

WHEREAS, the Series 2023 Bonds have a final maturity date of November 1, 2053, with outstanding principal due each November 1 and interest payments on the Series 2023 Bonds due each May 1 and November 1 until final maturity; and

WHEREAS, there remains outstanding principal on the Series 2023 Bonds which is due as of November 1, 2024 and interest payments on the Series 2023 Bonds due May 1, 2024 and November 1, 2024; and

WHEREAS, the District desires to certify for collection the May 1, 2024, and November 1, 2024, interest payments and the November 1, 2024, principal payment due on the Series 2023 Bonds upon the lands and in the amounts set forth in the Assessment Roll attached hereto as **Exhibit A** (the “**Assessment Roll**”); and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll and to proceed with collection of the assessments in the amounts set forth therein and in the manner set forth in this Resolution and Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT:

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

SECTION 2. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit A, is hereby certified for collection in accordance with the terms of this Resolution. The proceeds therefrom shall be paid to the District.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. Direct Bill Assessments. The collection of the previously levied debt service assessments will be collected directly by the District in accordance with Florida law, as set forth in Exhibit A. Series 2023 Debt Assessments directly collected by the District are due in full on February 1, 2024; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than February 1, 2024, 25% due no later than April 1, 2024, and 25% due no later than October 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

B. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any

amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 5. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Towns at Woodsdale Community Development District.

PASSED AND ADOPTED this 25th day of October 2023.

ATTEST:

**TOWNS AT WOODSDALE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

EXHIBIT A Series 2023 Debt Assessment Roll

**TOWNS AT
WOODSDALE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**TOWNS AT WOODSDALE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2023**

**TOWNS AT WOODSDALE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 5,069	\$ -	\$ -	\$ 5,069
Due from Landowner	8,368	2,217	3,350	13,935
Total assets	<u>\$ 13,437</u>	<u>\$ 2,217</u>	<u>\$ 3,350</u>	<u>\$ 19,004</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	7,436	2,217	3,350	13,003
Due to Landowner	-	6,975	3,350	10,325
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>13,436</u>	<u>9,192</u>	<u>6,700</u>	<u>29,328</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	8,368	-	-	8,368
Total deferred inflows of resources	<u>8,368</u>	<u>-</u>	<u>-</u>	<u>8,368</u>
Fund balances:				
Restricted				
Debt service	-	(6,975)	-	(6,975)
Capital projects	-	-	-	-
Unassigned	(8,367)	-	(3,350)	(11,717)
Total fund balances	<u>(8,367)</u>	<u>(6,975)</u>	<u>(3,350)</u>	<u>(18,692)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 13,437</u>	<u>\$ 2,217</u>	<u>\$ 3,350</u>	<u>\$ 19,004</u>

**TOWNS AT WOODSDALE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ 4,415	\$ 40,171	\$ 79,598	50%
Total revenues	<u>4,415</u>	<u>40,171</u>	<u>79,598</u>	50%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	2,000	22,000	36,000	61%
Legal	-	16,755	25,000	67%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	583	0%
Telephone	17	183	200	92%
Postage	-	12	500	2%
Printing & binding	42	517	500	103%
Meeting Room Rental	244	502	-	N/A
Legal advertising	390	3,708	6,500	57%
Annual special district fee	-	-	175	0%
Insurance	931	931	5,500	17%
Contingencies/bank charges	-	381	750	51%
Website hosting & maintenance	1,680	1,680	1,680	100%
Website ADA compliance	-	210	210	100%
Total professional & administrative	<u>5,304</u>	<u>46,879</u>	<u>79,598</u>	59%
Excess/(deficiency) of revenues over/(under) expenditures	(889)	(6,708)	-	
Fund balances - beginning	(7,478)	(1,659)	-	
Fund balances - ending	<u>\$ (8,367)</u>	<u>\$ (8,367)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**TOWNS AT WOODSDALE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Cost of issuance	-	6,975
Total debt service	<u>-</u>	<u>6,975</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(6,975)
Fund balances - beginning	(6,975)	-
Fund balances - ending	<u>\$ (6,975)</u>	<u>\$ (6,975)</u>

**TOWNS AT WOODSDALE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
Construction Costs	1,911	3,350
Total expenditures	1,911	3,350
 Excess/(deficiency) of revenues over/(under) expenditures	(1,911)	(3,350)
 Net change in fund balances	(1,911)	(3,350)
Fund balances - beginning	(1,439)	-
Fund balances - ending	\$ (3,350)	\$ (3,350)

**TOWNS AT
WOODSDALE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Towns at Woodsdale Community Development District held a Public Hearing and Regular Meeting on August 23, 2023 at 10:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

Present at the meeting were:

Ryan Zook	Chair
Brett Gelbert	Assistant Secretary
Rob Boos	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates (WHA)
Andrew Kantarzhi (via telephone)	Wrathell, Hunt and Associates (WHA)
Tucker Mackie	District Counsel
Ryan Dugan	District Counsel
Cynthia Wilhelm (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:04 a.m. Supervisors Zook, Boos and Gelbert were present. Supervisors Wrightenberry and Neel were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no members of the public present.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2023/2024 Budget**

On MOTION by Mr. Gelbert and seconded by Mr. Zook, with all in favor, the Public Hearing was opened.

- 40 **A. Proof/Affidavit of Publication**
- 41 **B. Consideration of Resolution 2023-36, Relating to the Annual Appropriations and**
- 42 **Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending**
- 43 **September 30, 2024; Authorizing Budget Amendments; and Providing an Effective**
- 44 **Date**

45 Ms. Sanchez presented Resolution 2023-36. She reviewed the proposed Fiscal Year 2024
 46 budget, which is unchanged since it was last presented. This is a Landowner-funded budget
 47 with expenses funded as they are incurred.

48 Ms. Mackie stated Mr. John Kessler, of FMSbonds, Inc., and Mr. Brian Fender, of
 49 GrayRobinson, P.A., wanted to know what the anticipated maintenance assessment will be, for
 50 purposes of disclosure, and she told them her belief that a buildout budget was developed with
 51 Mr. Zook so that number should be easy to account for when it comes time to publish the
 52 agenda, as far as estimated maintenance.

53 No members of the public spoke.

54

55 **On MOTION by Mr. Zook and seconded by Mr. Boos, with all in favor, the**
 56 **Public Hearing was closed.**

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59 **On MOTION by Mr. Zook and seconded by Mr. Boos, with all in favor,**
 60 **Resolution 2023-36, Relating to the Annual Appropriations and Adopting the**
 61 **Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30,**
 62 **2024; Authorizing Budget Amendments; and Providing an Effective Date, was**
 63 **adopted.**

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66 **FOURTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2023/2024
 Budget Funding Agreement**

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69 Ms. Mackie presented the Fiscal Year 2023/2024 Budget Funding Agreement.

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71 **On MOTION by Mr. Boos and seconded by Mr. Gelbert, with all in favor, the**
 72 **Fiscal Year 2023/2024 Budget Funding Agreement, was approved.**

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FIFTH ORDER OF BUSINESS**Presentation of Engineer's Report**

Ms. Mackie presented the Master Engineer's Report dated February 6, 2023. The only change in the Engineer's Report since it was adopted subsequent to the adoption of the Master Assessment Resolution is the reduction of a "Contingency" line that caused the overall Capital Improvement Plan (CIP) to seem much larger than actual costs.

SIXTH ORDER OF BUSINESS**Presentation of Supplemental Special Assessment Methodology Report**

Ms. Cerbone presented the Supplemental Special Assessment Methodology Report dated August 23, 2023. She reviewed the pertinent information found in each section and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, True-up Mechanism and the Appendix Tables.

It was noted that the platting of Phase 2 is approved. Ms. Mackie stated the Legal Description attached to the Methodology and the assessment roll will be updated accordingly. The approved Plat will be sent to Mr. Szymonowicz for inclusion in the assessment roll.

It was noted that the total number of units in Table 6 is incorrect. Ms. Cerbone stated the Report will be updated accordingly.

Ms. Cerbone stated Staff will work with work with Mr. Zook and Access Management for the anticipated takeover of the CDD paying for Field Operations. She discussed the need for two months' working capital to ensure that CDD invoices are paid promptly as required of governmental entities.

Discussion ensued regarding common area and amenity irrigation meters.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2023-37, Delegating to the Chairman of the Board of Supervisors of Towns at Woodsdale Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Towns at Woodsdale Community Development District Capital Improvement Revenue**

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108 Bonds, Series 2023, as a Single Series of
109 Bonds Under the Master Trust Indenture
110 (the "Series 2023 Bonds") in Order to
111 Finance the Series 2023 Project;
112 Establishing the Parameters for the
113 Principal Amounts, Interest Rates,
114 Maturity Dates, Redemption Provisions
115 and Other Details Thereof; Approving the
116 Form of and Authorizing the Chairman to
117 Accept the Bond Purchase Contract for the
118 Series 2023 Bonds; Approving a Negotiated
119 Sale of the Series 2023 Bonds to the
120 Underwriter; Approving the forms of the
121 Master Trust Indenture and First
122 Supplemental Trust Indenture and
123 Authorizing the Execution and Delivery
124 Thereof by Certain Officers of the District;
125 Appointing a Trustee, Paying Agent and
126 Bond Registrar for the Series 2023 Bonds;
127 Approving the Form of the Series 2023
128 Bonds; Approving the Form of and
129 Authorizing The Use of the Preliminary
130 Limited Offering Memorandum and
131 Limited Offering Memorandum Relating to
132 the Series 2023 Bonds; Approving the Form
133 of the Continuing Disclosure Agreement
134 Relating to the Series 2023 Bonds;
135 Authorizing Certain Officers of the District
136 to Take All Actions Required and to
137 Execute and Deliver All Documents,
138 Instruments and Certificates Necessary in
139 Connection with the Issuance, Sale and
140 Delivery of the Series 2023 Bonds;
141 Authorizing the Vice Chairman and
142 Assistant Secretaries to Act In the Stead of
143 the Chairman or the Secretary, as the Case
144 May Be; Specifying the Application of the
145 Proceeds of the Series 2023 Bonds;
146 Authorizing Certain Officers of the District
147 to Take All Actions and Enter Into All
148 Agreements Required in Connection with
149 the Acquisition and Construction Of the
150 Series 2023 Project; and Providing an
151 Effective Date

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153 Ms. Wilhelm presented Resolution 2023-37, which accomplishes the following:

154 ➤ Delegates authority to the Chair or the Board to enter into the Bond Purchase Contract,
155 so long as it is within the parameters established.

156 ➤ Approves, in substantial form, certain documents required to market, sell and issue the
157 bonds, including the Master and First Supplemental Trust Indenture, Bond Purchase
158 Agreement, Preliminary Limited Offering Memorandum and Continuing Disclosure
159 Agreements.

160 ➤ Sets forth the parameters of the Series 2023 Bonds, which shall not-exceed the
161 maximum principal amount of \$7 million.

162 ➤ Sets forth the maximum coupon rate as the maximum statutory rate.

163 ➤ Sets forth the Underwriters discount maximum amount of 2%.

164 ➤ Sets forth the maximum maturity date as the maximum allowed by law.

165 ➤ Sets forth the redemption provisions for the Series 2023 Bond that was attached to the
166 form of the First Supplemental Indenture.

167 Ms. Mackie noted that the Resolution also provides for further modifications to the
168 preliminary forms of the Engineer's Report and the Supplemental Assessment Methodology
169 Report, in connection with the marketing and sale of the Series 2023 bonds.

170 Discussion ensued regarding bond closing dates, construction, inspection, future
171 meetings, etc.

172

173 **On MOTION by Mr. Boos and seconded by Mr. Gelbert, with all in favor,**
174 **Resolution 2023-37, Delegating to the Chairman of the Board of Supervisors of**
175 **Towns at Woodsdale Community Development District (the "District") the**
176 **Authority to Approve the Sale, Issuance and Terms of Sale of Towns at**
177 **Woodsdale Community Development District Capital Improvement Revenue**
178 **Bonds, Series 2023, as a Single Series of Bonds Under the Master Trust**
179 **Indenture (the "Series 2023 Bonds") in Order to Finance the Series 2023**
180 **Project; Establishing the Parameters for the Principal Amounts, Interest Rates,**
181 **Maturity Dates, Redemption Provisions and Other Details Thereof; Approving**
182 **the Form of and Authorizing the Chairman to Accept the Bond Purchase**
183 **Contract for the Series 2023 Bonds; Approving a Negotiated Sale of the Series**
184 **2023 Bonds to the Underwriter; Approving the forms of the Master Trust**

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Indenture and First Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2023 Bonds; Approving the Form of the Series 2023 Bonds; Approving the Form of and Authorizing The Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2023 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2023 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection with the Issuance, Sale and Delivery of the Series 2023 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act In the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2023 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter Into All Agreements Required in Connection with the Acquisition and Construction Of the Series 2023 Project; and Providing an Effective Date, was adopted.

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EIGHTH ORDER OF BUSINESS

Consideration of Field Operations Agreement

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Ms. Sanchez presented the Field Operations Agreement.

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Discussion ensued regarding the effective date, utility transfers and the warranty period with the current vendors.

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On MOTION by Mr. Gelbert and seconded by Mr. Boos, with all in favor, the Field Operations Agreement, in substantial form, was approved.

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NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2023

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On MOTION by Mr. Boos and seconded by Mr. Gelbert, with all in favor, the Unaudited Financial Statements as of July 31, 2023, were accepted.

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TENTH ORDER OF BUSINESS

Approval of July 26, 2023 Regular Meeting Minutes

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On MOTION by Mr. Boos and seconded by Mr. Gelbert, with all in favor, the July 26, 2023 Regular Meeting Minutes, as presented, were approved.

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228 **ELEVENTH ORDER OF BUSINESS**

Staff Reports

229

230 **A. District Counsel: Kutak Rock LLP**

231 Ms. Mackie stated the goal is to close on the acquisition of utilities and additional
232 improvements as they are completed. Her goal is to work with the team to acquire the dollar
233 value of improvements that will allow the CDD to draw down on proceeds as of the date the
234 bonds are issued.

235 Ms. Mackie discussed recently passed legislation that requires Supervisors to complete a
236 four-hour ethics continuing education course every year. The requirement will become
237 effective on January 1, 2024; it is anticipated that self-reporting will be done via the Form 1.
238 Staff will email information pertaining to free training available.

239 **B. District Engineer: Heidt Design, LLC**

240 There was no report.

241 **C. District Manager: Wrathell, Hunt and Associates, LLC**

- 242 • **NEXT MEETING DATE: September 27, 2023 at 10:00 AM**

- 243 ○ **QUORUM CHECK**

244 The next meeting will be held on September 27, 2023, unless canceled.

245

246 **TWELFTH ORDER OF BUSINESS**

Board Members' Comments/Requests

247

248 There were no Board Members' comments or requests.

249

250 **THIRTEENTH ORDER OF BUSINESS**

Public Comments

251

252 No members of the public spoke.

253

254 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

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256 **On MOTION by Mr. Zook and seconded by Mr. Boos, with all in favor, the**
257 **meeting adjourned at 10:41 a.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

**TOWNS AT
WOODSDALE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 25, 2023	Regular Meeting	10:00 AM
November 15, 2023*	Audit Committee Meeting and Regular Meeting	10:00 AM
December 27, 2023	Regular Meeting	10:00 AM
January 24, 2024	Regular Meeting	10:00 AM
February 28, 2024	Regular Meeting	10:00 AM
March 27, 2024	Regular Meeting	10:00 AM
April 24, 2024	Regular Meeting	10:00 AM
May 22, 2024	Regular Meeting	10:00 AM
June 26, 2024	Regular Meeting	10:00 AM
July 24, 2024	Regular Meeting	10:00 AM
August 28, 2024	Regular Meeting	10:00 AM
September 25, 2024	Regular Meeting	10:00 AM

***Exception**

The November meeting is one week earlier to accommodate the Thanksgiving holiday