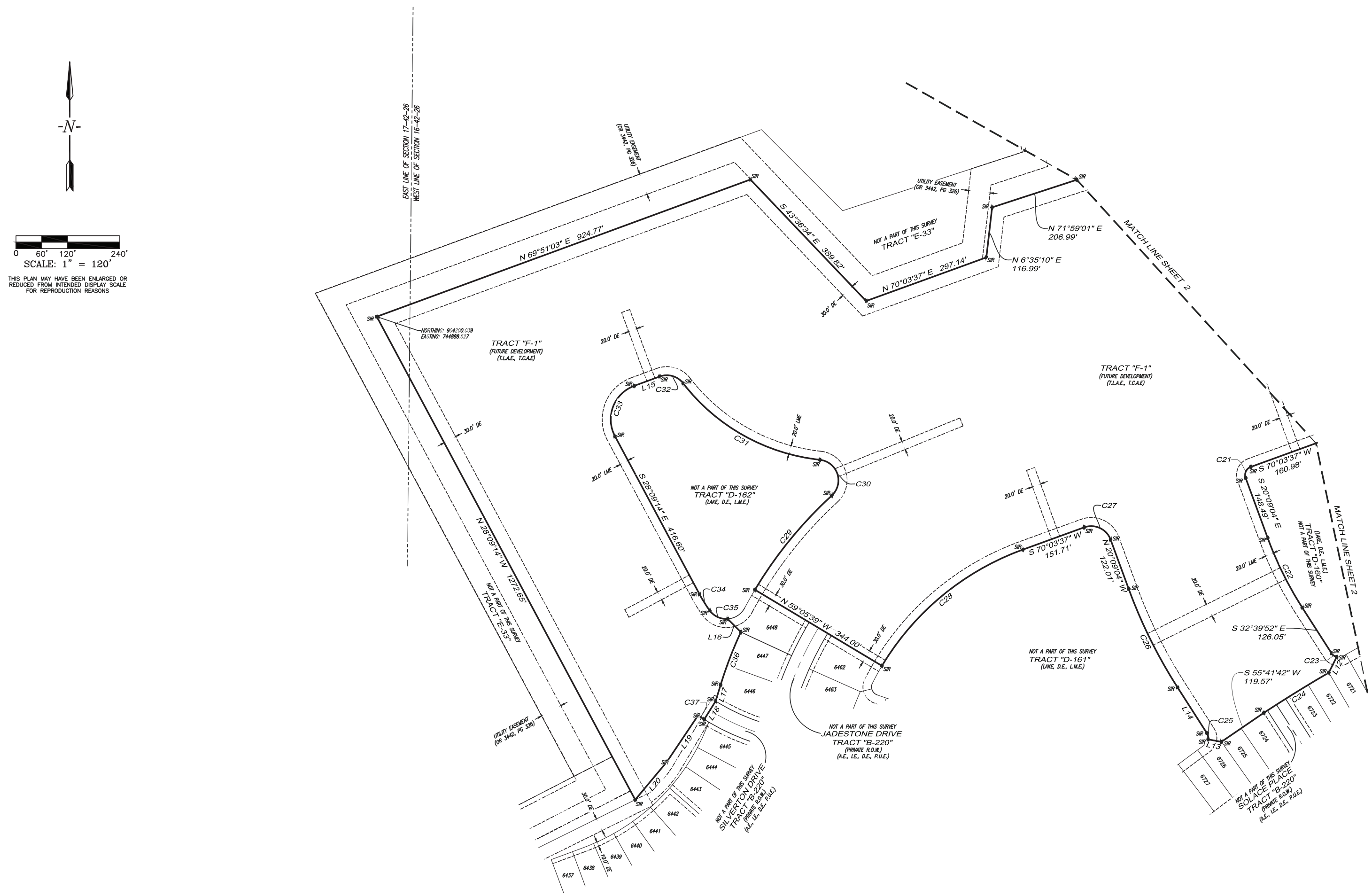

LEGEND

POC		POINT OF COMMENCEMENT
POB		POINT OF BEGINNING
FIP		FOUND IRON PIPE
FIR		FOUND 5/8" IRON ROD
SIR		SET 5/8" IRON ROD w/CAP, "PRM" L.B. #5151
FIR		FOUND 5/8" IRON ROD W/CAP, "PRM" L.B. #5151
SCM		SET 5/8" IRON ROD w/CAP, "PRM" L.B. #5151
FPK		FOUND PARKER KALON NAIL
SPK		SET PARKER KALON NAIL w/ALUMINUM
		DISK, L.B.# 5151
FDH		FOUND DRILL HOLE
SDH		SET DRILL HOLE
FMN		FOUND MAG NAIL
FND		FOUND
(P)		PLAT
(M)		MEASURED
(C)		CALCULATED
(D)		DEED
PB		PLAT BOOK
OR		OFFICIAL RECORDS BOOK
PG		PAGE(S)
PSM		PROFESSIONAL SURVEYOR AND MAPPER
LB		LICENSED BUSINESS
SPC		STATE PLANE COORDINATES
ROW		RIGHT-OF-WAY
PUE		PUBLIC UTILITY EASEMENT
CUE		COUNTY UTILITY EASEMENT
UE		UTILITY EASEMENT
AE		ACCESS EASEMENT
DE		DRAINAGE EASEMENT
LME		LAKE MAINTENANCE EASEMENT
LBE		LANDSCAPE BUFFER EASEMENT
IE		IRRIGATION EASEMENT
FPL		FLORIDA POWER AND LIGHT
BSUE		BONITA SPRINGS UTILITY EASEMENT
NAVD		NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD		NATIONAL GEODETIC VERTICAL DATUM OF 1929
ELEV		ELEVATION
INV		INVERT ELEVATION
RIM		RIM ELEVATION
	AC	AIR CONDITIONING UNIT/PAD
CONC		CONCRETE
CMP		CORRUGATED METAL PIPE
CPP		CORRUGATED PLASTIC PIPE
RCP		REINFORCED CONCRETE PIPE
CHW		CONCRETE HEADWALL
TOB		TOP OF BANK
TOS		TOE OF SLOPE
EOW		EDGE OF WATER
℄		CENTER LINE
EOP		EDGE OF PAVEMENT
		BOLLARD
	GT	GREASE TRAP
	S	SANITARY MANHOLE
CO		CLEAN OUT
SV		SEWER VALVE
		CATCH BASIN
	D	DRAINAGE MANHOLE
		MITERED END
		YARD DRAIN
WV		WATER VALVE
	W	WATER METER
		BACK FLOW PREVENTOR
		FIRE HYDRANT
	P	POST INDICATOR VALVE
		FIRE DEPARTMENT CONNECTION
		BACTERIA SAMPLE POINT
		AIR RELEASE VALVE
IRV		IRRIGATION VALVE/ CONTROL VALVE
GV		GAS VALVE
	G	GAS METER/SERVICE
	GM	GAS MARKER
		UTILITY POLE – WOOD
		UTILITY POLE – CONCRETE
		GUY ANCHOR
	OH	OVERHEAD WIRES
		LIGHT POLE
	T	TELEPHONE MANHOLE
	T	TELEPHONE RISER/BOX
	C	CABLE TELEVISION RISER/BOX
	E	ELECTRIC MANHOLE
	E	ELECTRIC RISER/BOX/METER
	ET	ELECTRIC TRANSFORMER
		TRAFFIC LIGHT
		UNDERGROUND UTILITY MARKER
		SIGN ON POLE
		OAK TREE
		PALM TREE
		PINE TREE
		2" POLY TUBE STUB OUT
CCR		CERTIFIED CORNER RECORD
TLAE		TEMPORARY LAKE ACCESS EASEMENT
TCAE		TEMPORARY CONSERVATION ACCESS EASEMENT
WAE		WELL ACCESS EASEMENT
RWME		RAW WATER MAINTENANCE EASEMENT

NOT COMPLETE WITHOUT SHEETS 1 AND 3 OF 3

SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES

GradyMinor

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DRAWN BY:	KJG
CHECKED BY:	TJD
JOB CODE:	TCPH4PLT
SCALE:	1" = 120'
DATE:	12/18/2024
FILE:	24-246-BS.DWG
SHEET:	3 of 3

BOUNDARY SURVEY

TUCKERS COVE - PHASE 3
A PORTION OF TRACT "F-1", TUCKERS COVE
PLAT BOOK 27, PAGES 7A THROUGH 7Z48
SECTIONS 16 AND 17, TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA

G:\SURVEY\PROJECT SURVEY 2024\246 - TUCKERS PH3 PLAT\SURVEY\24-246-BS.DWG

PROPERTY DESCRIPTION TABLES

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	732.00'	80.20'	6°16'38"	N 45°35'10" E	80.16'
C2	1152.00'	133.56'	6°38'34"	N 52°02'46" E	133.48'
C3	20.00'	27.19'	77°53'28"	N 16°25'19" E	25.14'
C4	20.00'	31.42'	90°00'00"	N 67°31'25" W	28.28'
C5	693.00'	126.62'	10°28'06"	S 62°14'32" W	126.44'
C6	20.00'	19.31'	55°19'29"	S 29°20'45" W	18.57'
C7	710.00'	131.57'	10°37'02"	S 47°35'33" W	131.38'
C8	25.00'	40.80'	93°31'02"	N 2°58'31" W	36.42'
C9	890.00'	164.81'	10°36'35"	S 38°28'43" W	164.57'
C10	25.00'	37.90'	86°52'03"	S 76°36'26" W	34.38'
C11	25.00'	40.40'	92°35'36"	S 73°44'40" W	36.15'
C12	1130.00'	13.50'	0°41'05"	S 27°06'19" W	13.50'
C13	1310.00'	162.29'	7°05'54"	N 32°05'07" E	162.19'
C14	1740.00'	9.80'	0°19'22"	S 36°19'51" W	9.80'
C15	654.99'	472.62'	41°20'32"	N 29°27'50" W	462.43'
C16	25.00'	39.27'	90°00'00"	N 53°47'34" W	35.36'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 48°43'29" E	30.94'
L2	N 88°19'00" W	41.83'
L3	N 49°44'02" W	103.91'
L4	N 46°13'00" W	50.00'
L5	N 59°57'32" W	190.24'
L6	S 30°02'28" W	50.00'
L7	N 63°44'39" W	60.00'
L8	N 27°38'12" E	37.36'
L9	N 54°21'56" W	120.00'
L10	S 35°26'15" W	9.83'
L11	N 54°38'55" W	70.00'
L12	N 35°49'07" E	29.99'
L13	N 53°36'30" W	120.00'
L14	N 36°26'31" E	2.85'
L15	N 53°30'28" W	120.00'
L16	N 53°49'50" W	70.00'
L17	N 36°27'04" E	17.79'
L18	N 53°16'02" W	121.85'
L19	S 40°15'58" W	35.92'
L20	N 8°47'34" W	50.00'
L21	N 81°12'26" E	53.56'

LESS AND EXCEPT PARCEL TABLES

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C17	20.00'	31.60'	90°32'20"	N 67°15'16" W	28.42'
C18	153.00'	118.28'	44°17'31"	N 0°09'40" E	115.35'
C19	322.00'	28.57'	5°05'02"	N 19°45'55" E	28.56'
C20	20.00'	49.15'	140°47'30"	N 87°37'09" E	37.68'
C21	20.00'	31.23'	89°27'40"	S 22°44'44" W	28.15'
C22	33.00'	24.08'	41°49'00"	S 1°04'36" E	23.55'
C23	497.00'	192.50'	22°11'33"	S 8°44'08" W	191.30'
C24	30.00'	36.85'	70°22'24"	S 32°49'33" W	34.57'
C25	68.00'	56.68'	47°45'37"	N 88°06'26" W	55.06'
C26	377.00'	391.10'	59°26'19"	S 86°03'13" W	373.80'
C27	427.00'	158.60'	21°16'55"	S 45°41'36" W	157.69'
C28	48.00'	102.56'	122°25'26"	N 83°44'09" W	84.14'
C29	328.00'	78.60'	13°43'51"	N 15°39'30" W	78.42'
C30	48.00'	75.40'	90°00'00"	N 36°12'26" E	67.88'
C31	53.00'	71.05'	76°48'29"	S 60°23'20" E	65.85'
C32	328.00'	204.82'	35°46'42"	N 26°40'55" W	201.51'
C33	20.00'	31.42'	90°00'00"	N 36°12'26" E	28.28'
C34	30.00'	87.06'	166°16'09"	S 15°39'30" E	59.57'
C35	1947.00'	730.37'	21°29'36"	S 56°43'47" W	726.10'
C36	23.00'	35.91'	89°26'45"	N 89°17'39" W	32.37'
C37	10.00'	1.85'	10°34'44"	N 57°24'02" W	1.84'
C38	20.00'	46.70'	133°46'31"	N 14°46'35" E	36.79'
C39	522.00'	254.66'	27°57'09"	N 67°41'16" E	252.15'
C40	20.00'	52.04'	149°05'07"	S 51°44'44" E	38.55'
C41	20.00'	32.99'	94°30'47"	S 70°03'13" W	29.38'
C42	977.00'	208.90'	12°15'03"	N 70°09'20" E	208.50'
C43	1177.00'	191.64'	9°19'43"	N 59°21'57" E	191.42'
C44	328.00'	73.13'	12°46'29"	N 61°05'20" E	72.98'
C45	23.00'	36.34'	90°32'20"	S 67°15'16" E	32.68'
C46	73.00'	57.06'	44°46'55"	S 0°24'22" W	55.61'
C47	178.00'	225.72'	72°39'24"	S 59°07'31" W	210.90'
C48	1152.00'	426.41'	21°12'29"	S 84°50'59" W	423.98'
C49	20.00'	29.05'	83°13'50"	N 64°06'20" W	26.57'
C50	20.00'	34.49'	98°48'17"	N 26°52'43" E	30.37'
C51	20.00'	42.94'	123°00'59"	N 62°47'04" W	35.16'
C52	417.00'	150.72'	20°42'31"	N 11°37'50" W	149.90'
C53	20.00'	31.23'	89°27'40"	N 22°44'44" E	28.15'
C54	20.00'	31.60'	90°32'20"	S 67°15'16" E	28.42'
C55	20.00'	27.12'	77°41'32"	S 16°51'40" W	25.09'

LINE TABLE

LINE #	BEARING	DISTANCE
L22	N 52°06'41" W	85.79'
L23	N 62°41'24" W	104.08'
L24	N 54°42'06" E	6.79'
L25	N 67°28'35" E	118.78'
L26	S 55°42'26" W	88.26'
L27	N 67°28'35" E	58.00'
L28	N 21°59'06" W	133.05'
L29	S 55°03'42" E	154.20'
L30	S 51°32'59" E	105.59'
L31	S 21°00'03" E	117.23'
L32	S 4°46'31" E	163.75'
L33	S 73°47'50" W	148.27'
L34	S 17°31'27" W	34.67'
L35	S 63°21'02" W	61.99'
L36	S 85°45'00" W	82.08'
L37	S 65°11'05" W	66.70'
L38	S 75°54'34" W	104.37'
L39	N 68°47'28" W	108.01'
L40	N 27°16'47" W	156.25'
L41	N 76°16'57" E	55.83'
L42	N 28°54'28" W	68.12'
L43	N 0°57'29" W	110.67'
L44	N 41°20'44" E	46.05'
L45	S 76°16'18" E	39.34'
L46	S 43°30'37" E	39.41'
L47	N 31°47'29" W	22.96'
L48	N 52°03'46" E	91.78'
L49	N 71°28'13" E	55.86'
L50	N 31°44'32" E	126.36'
L51	N 65°46'00" E	70.68'
L52	N 49°44'02" W	30.00'
L53	N 40°15'58" E	50.00'
L54	S 49°44'02" E	30.00'
L55	S 40°15'58" W	50.00'
L56	S 67°28'35" W	50.00'
L57	N 22°31'25" W	30.00'
L58	N 67°28'35" E	50.00'
L59	S 22°31'25" E	30.00'
L60	S 21°59'06" E	50.00'
L61	S 68°00'54" W	30.00'
L62	N 21°59'06" W	50.00'
L63	N 68°00'54" E	30.00'

PROPERTY DESCRIPTION

A PORTION OF TRACT "F-1", TUCKERS COVE, AS RECORDED IN PLAT BOOK 27, PAGES 7A THROUGH 7Z48 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TUCKERS COVE, AS RECORDED IN PLAT BOOK 27, PAGES 7A THROUGH 7Z48 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THENCE ALONG THE BOUNDARY OF SAID PLAT FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES, 1) SOUTH 21°59'06" EAST, FOR 1,728.23 FEET; 2) THENCE SOUTH 55°42'26" WEST, FOR 195.73 FEET; 3) THENCE SOUTH 22°47'49" WEST, FOR 834.21 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY OF TRACT "MA-14" OF SAID PLAT; THENCE ALONG THE BOUNDARY OF SAID TRACT "MA-14" FOR THE FOLLOWING SIX (6) COURSES AND DISTANCES, 1) NORTH 62°41'24" WEST, FOR 185.38 FEET; 2) THENCE NORTH 52°06'41" WEST, FOR 185.38 FEET; 3) THENCE NORTH 84°40'38" WEST, FOR 187.27 FEET; 4) THENCE SOUTH 66°49'51" WEST, FOR 170.19 FEET; 5) THENCE SOUTH 89°20'31" WEST, FOR 244.78 FEET; 6) THENCE SOUTH 59°51'52" WEST, FOR 355.90 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY OF TUCKERS COVE - PHASE 2, AS RECORDED IN PLAT BOOK ___, PAGES ___ THROUGH ___, OF SAID PUBLIC RECORDS; THENCE ALONG SAID BOUNDARY, NORTH 47°33'09" WEST, FOR 375.56 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY OF TRACT "D-178" OF SAID TUCKERS COVE AND A POINT ON A CURVE; THENCE ALONG THE BOUNDARY OF SAID TRACT "D-178" FOR THE FOLLOWING NINE (9) COURSES AND DISTANCES, 1) NORTHEASTERLY 80.20 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 732.00 FEET THROUGH A CENTRAL ANGLE OF 06°16'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 45°35'10" EAST FOR 80.16 FEET; 2) THENCE NORTH 48°43'29" EAST, FOR 30.94 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHEASTERLY 133.56 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,152.00 FEET THROUGH A CENTRAL ANGLE OF 06°38'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 52°02'46" EAST FOR 133.48 FEET TO A POINT OF REVERSE CURVATURE; 4) THENCE NORTHERLY 27.19 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 77°53'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 16°25'19" EAST FOR 25.14 FEET; 5) THENCE NORTH 22°31'25" WEST, FOR 238.18 FEET TO A POINT OF CURVATURE; 6) THENCE WESTERLY 31.42 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 67°31'25" WEST FOR 28.28 FEET; 7) THENCE SOUTH 67°28'35" WEST, FOR 605.24 FEET TO A POINT OF CURVATURE; 8) THENCE SOUTHWESTERLY 126.62 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 693.00 FEET THROUGH A CENTRAL ANGLE OF 10°28'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 62°14'32" WEST FOR 126.44 FEET TO A POINT OF COMPOUND CURVATURE; 9) THENCE SOUTHWESTERLY 19.31 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 55°19'29" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 29°20'45" WEST FOR 18.57 FEET TO A POINT ON INTERSECTION WITH THE BOUNDARY OF THE AFOREMENTIONED TUCKERS COVE - PHASE 2; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES, 1) NORTH 88°19'00" WEST, FOR 41.83 FEET TO A POINT ON A CURVE; 2) THENCE SOUTHWESTERLY 131.57 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 710.00 FEET THROUGH A CENTRAL ANGLE OF 10°37'02" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 47°35'33" WEST FOR 131.38 FEET; 3) THENCE NORTH 49°44'02" WEST, FOR 103.91 FEET TO A POINT OF CURVATURE; 4) THENCE NORTHERLY 40.80 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 93°31'02" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°58'31" WEST FOR 36.42 FEET; 5) THENCE NORTH 46°13'00" WEST, FOR 50.00 FEET TO A POINT ON A CURVE; 6) THENCE SOUTHWESTERLY 164.81 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 890.00 FEET THROUGH A CENTRAL ANGLE OF 10°36'35" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 38°28'43" WEST FOR 164.57 FEET TO A POINT OF REVERSE CURVATURE; 7) THENCE WESTERLY 37.90 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 86°52'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 76°36'26" WEST FOR 34.38 FEET; 8) THENCE NORTH 59°57'32" WEST, FOR 190.24 FEET; 9) THENCE SOUTH 30°02'28" WEST, FOR 50.00 FEET TO A POINT ON A CURVE; 10) THENCE WESTERLY 40.40 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 92°35'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 73°44'40" WEST FOR 36.15 FEET TO A POINT OF COMPOUND CURVATURE; 11) THENCE SOUTHWESTERLY 13.50 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,130.00 FEET THROUGH A CENTRAL ANGLE OF 00°41'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 27°06'19" WEST FOR 13.50 FEET; THENCE DEPARTING SAID BOUNDARY, NORTH 63°44'39" WEST, FOR 60.00 FEET; THENCE NORTH 27°38'12" EAST, FOR 37.36 FEET; THENCE NORTH 61°27'50" WEST, FOR 120.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 162.29 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,310.00 FEET THROUGH A CENTRAL ANGLE OF 07°05'54" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 32°05'07" EAST FOR 162.19 FEET; THENCE NORTH 54°21'56" WEST, FOR 120.00 FEET; THENCE SOUTH 35°26'15" WEST, FOR 9.83 FEET; THENCE NORTH 54°38'55" WEST, FOR 70.00 FEET; THENCE NORTH 35°49'07" EAST, FOR 29.99 FEET; THENCE NORTH 53°36'30" WEST, FOR 120.00 FEET; THENCE NORTH 36°26'31" EAST, FOR 2.85 FEET; THENCE NORTH 53°30'28" WEST, FOR 120.00 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 9.80 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,740.00 FEET THROUGH A CENTRAL ANGLE OF 00°19'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 36°19'51" WEST FOR 9.80 FEET; THENCE NORTH 53°49'50" WEST, FOR 70.00 FEET; THENCE NORTH 36°27'04" EAST, FOR 17.79 FEET; THENCE NORTH 53°16'02" WEST, FOR 121.85 FEET; THENCE SOUTH 40°15'58" WEST, FOR 35.92 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 472.62 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 654.99 FEET THROUGH A CENTRAL ANGLE OF 41°20'32" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 29°27'50" WEST FOR 462.43 FEET; THENCE NORTH 08°47'34" WEST, FOR 324.09 FEET; THENCE SOUTH 81°12'26" WEST, FOR 180.00 FEET; THENCE NORTH 08°47'34" WEST, FOR 105.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 39.27 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 53°47'34" WEST FOR 35.36 FEET; THENCE NORTH 08°47'34" WEST, FOR 50.00 FEET; THENCE NORTH 81°12'26" EAST, FOR 53.56 FEET; THENCE NORTH 08°47'34" WEST, FOR 160.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID TUCKERS COVE; THENCE ALONG SAID NORTH LINE, NORTH 81°12'26" EAST, FOR 3,632.48 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

LESS AND EXCEPTING THEREFROM TRACTS "D-155", "D-156", "D-157", "D-179", "D-180", "D-181", "PF-8", "PF-9", "PF-12", AND "MA-13", TUCKERS COVE, AS RECORDED IN PLAT BOOK 27, PAGES 7A THROUGH 7Z48, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

CONTAINING 129.64 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH LINE OF TUCKERS COVE PLAT BOOK 27, PAGES 7A THROUGH 7Z48, CHARLOTTE COUNTY, FLORIDA AS BEING N 81°12'26" E.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

3. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, HAVING NO BASE FLOOD ELEVATION PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12015C 0500G, DATED 12/15/2022.

4. CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.

5. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

6. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.

7. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.

8. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

9. UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.

10. BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, F.A.C, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

11. NO IMPROVEMENTS SHOWN FOR THE SCOPE OF THIS SURVEY. SITE IS UNDER CONSTRUCTION. THE PURPOSE OF THIS SURVEY IS FOR THE USE IN A PLAT AND PERMIT SUBMITTALS TO THE COUNTY.

12. BENCHMARKS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. ELEVATIONS WERE DERIVED BY DIFFERENTIAL LEVELING FROM NGS BENCHMARK E 580, HAVING A PUBLISHED ELEVATION OF 27.72 FEET.

13. DATE OF LAST FIELD WORK: 10/30/2024.

LEGEND

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
FIP FOUND IRON PIPE
FIR FOUND 5/8" IRON ROD
SIR SET 5/8" IRON ROD w/CAP, L.B. #5151
FCM FOUND CONCRETE MONUMENT
SCM SET 5/8" IRON ROD w/CAP, "PRM" L.B. #5151
FPK FOUND PARKER KALON NAIL
SPK SET PARKER KALON NAIL w/ALUMINUM DISK, L.B.# 5151
FDH FOUND DRILL HOLE
SDH SET DRILL HOLE
FMN FOUND MAG NAIL
FND FOUND
(P) PLAT
(M) MEASURED
(C) CALCULATED
(D) DEED

PB PLAT BOOK
OR OFFICIAL RECORDS BOOK
PG PAGE(S)
PSM PROFESSIONAL SURVEYOR AND MAPPER
LB LICENSED BUSINESS
SPC STATE PLANE COORDINATES
ROW RIGHT-OF-WAY
PUE PUBLIC UTILITY EASEMENT
CUE COUNTY UTILITY EASEMENT
UE UTILITY EASEMENT
AE ACCESS EASEMENT
DE DRAINAGE EASEMENT
LME LAKE MAINTENANCE EASEMENT
LBE LANDSCAPE BUFFER EASEMENT
IE IRRIGATION EASEMENT
FPL FLORIDA POWER AND LIGHT
BSUE BONITA SPRINGS UTILITY EASEMENT
NAVD NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD NATIONAL GEODETIC VERTICAL DATUM OF 1929

ELEV ELEVATION
INV INVERT ELEVATION
RIM RIM ELEVATION
AC AIR CONDITIONING UNIT/PAD
CONC CONCRETE
CMP CORRUGATED METAL PIPE
CPP CORRUGATED PLASTIC PIPE
RCP REINFORCED CONCRETE PIPE
CHW CONCRETE HEADWALL
TOB TOP OF BANK
TOS TOE OF SLOPE
EOW EDGE OF WATER
℄ CENTER LINE
EOP EDGE OF PAVEMENT
BOLLARD
GT GREASE TRAP
S SANITARY MANHOLE
CO CLEAN OUT
SV SEWER VALVE

CATCH BASIN
DRAINAGE MANHOLE
MITERED END
YARD DRAIN
WV WATER VALVE
WATER METER
BACK FLOW PREVENTOR
FIRE HYDRANT
POST INDICATOR VALVE
FIRE DEPARTMENT CONNECTION
BACTERIA SAMPLE POINT
AIR RELEASE VALVE
IRV IRRIGATION VALVE/ CONTROL VALVE
GV GAS VALVE
GAS METER/SERVICE
GAS MARKER
UTILITY POLE - WOOD
UTILITY POLE - CONCRETE
GUY ANCHOR
OVERHEAD WIRES

LIGHT POLE
TELEPHONE MANHOLE
TELEPHONE RISER/BOX
CABLE TELEVISION RISER/BOX
ELECTRIC MANHOLE
ELECTRIC RISER/BOX/METER
ELECTRIC TRANSFORMER
TRAFFIC LIGHT
UNDERGROUND UTILITY MARKER
SIGN ON POLE
OAK TREE
PALM TREE
PINE TREE
2" POLY TUBE STUB OUT
CCR CERTIFIED CORNER RECORD
TLAE TEMPORARY LAKE ACCESS EASEMENT
TCAE TEMPORARY CONSERVATION ACCESS EASEMENT
WAE WELL ACCESS EASEMENT
RWME RAW WATER MAINTENANCE EASEMENT

NOT COMPLETE WITHOUT SHEETS 1 AND 2 OF 2

GradyMinor
Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

DRAWN BY:	KJG
CHECKED BY:	TJD
JOB CODE:	TCPH4PLT
SCALE:	N/A
DATE:	10/30/2024
FILE: 24-209-BS4PLT.DWG	
SHEET:	1 of 2

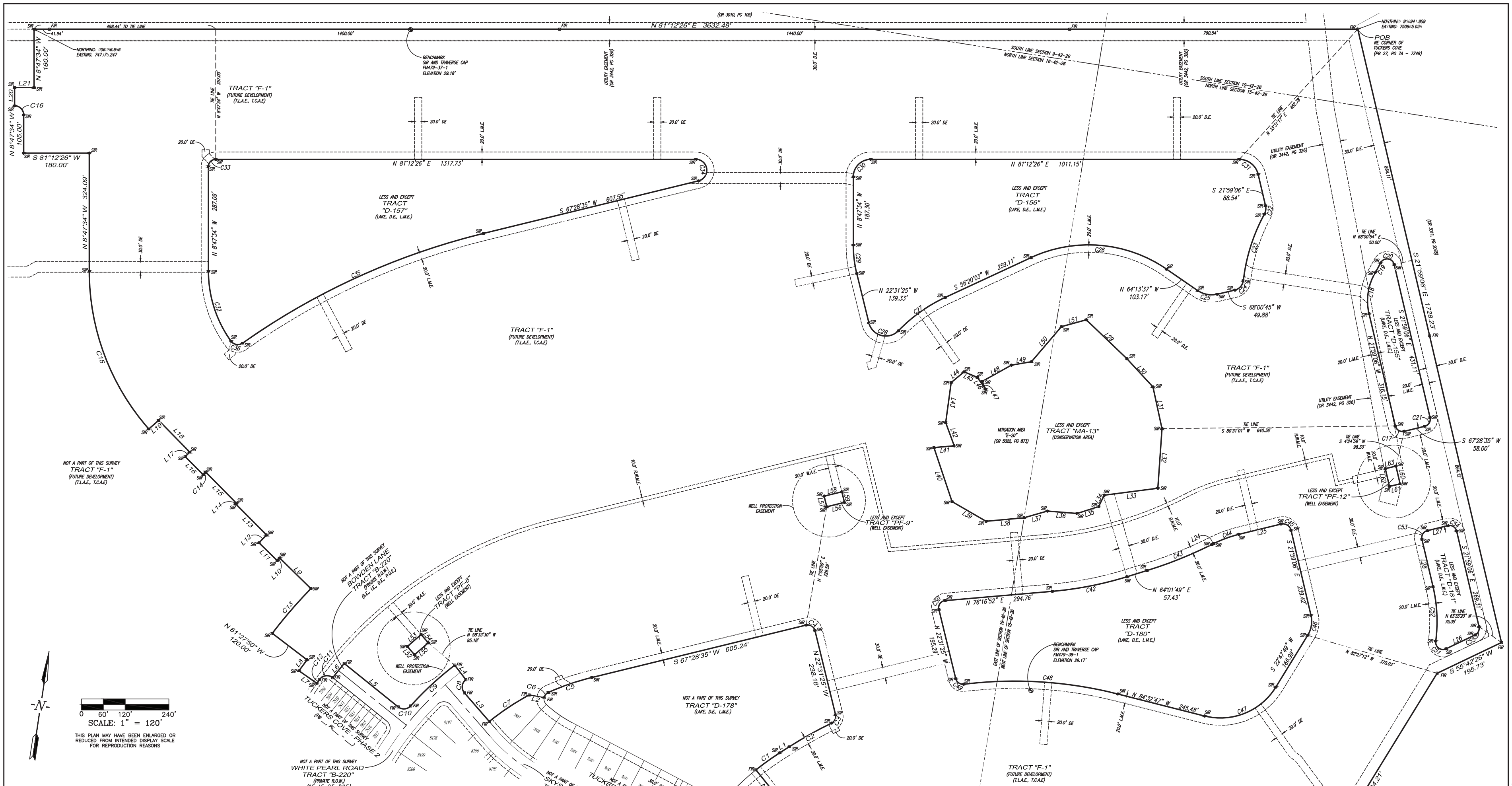
BOUNDARY SURVEY

TUCKERS COVE - PHASE 4
A PORTION OF TRACT "F-1", TUCKERS COVE
PLAT BOOK 27, PAGES 7A THROUGH 7Z48
SECTIONS 9, 10, 15 AND 16, TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA

DATE SIGNED

TIMOTHY J. DEVRIES, P.S.M
FL LICENSE #6758
FOR THE FIRM

G:\SURVEY\PROJECT SURVEY 2024\209 - TUCKERS PHASE 4 PLT\SURVEY\24-209-BS4PLT.DWG



LEGEND

POC		POINT OF COMMENCEMENT
POB		POINT OF BEGINNING
FIP		FOUND IRON PIPE
FIR		FOUND 5/8" IRON ROD
SIR		SET 5/8" IRON ROD w/CAP, "PRM" L.B. #5151
FIR		FOUND 5/8" IRON ROD W/CAP, "PRM" L.B. #5151
SCM		SET 5/8" IRON ROD w/CAP, "PRM" L.B. #5151
FPK		FOUND PARKER KALON NAIL
SPK		SET PARKER KALON NAIL w/ALUMINUM
		DISK, L.B.# 5151
FDH		FOUND DRILL HOLE
SDH		SET DRILL HOLE
FMN		FOUND MAG NAIL
FND		FOUND
(P)		PLAT
(M)		MEASURED
(C)		CALCULATED
(D)		DEED
PB		PLAT BOOK
OR		OFFICIAL RECORDS BOOK
PG		PAGE(S)
PSM		PROFESSIONAL SURVEYOR AND MAPPER
LB		LICENSED BUSINESS
SPC		STATE PLANE COORDINATES
ROW		RIGHT-OF-WAY
PUE		PUBLIC UTILITY EASEMENT
CUE		COUNTY UTILITY EASEMENT
UE		UTILITY EASEMENT
AE		ACCESS EASEMENT
DE		DRAINAGE EASEMENT
LME		LAKE MAINTENANCE EASEMENT
LBE		LANDSCAPE BUFFER EASEMENT
IE		IRRIGATION EASEMENT
FPL		FLORIDA POWER AND LIGHT
BSUE		BONITA SPRINGS UTILITY EASEMENT
NAVD		NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD		NATIONAL GEODETIC VERTICAL DATUM OF 1929
ELEV		ELEVATION
INV		INVERT ELEVATION
RIM		RIM ELEVATION
	AC	AIR CONDITIONING UNIT/PAD
CONC		CONCRETE
CMP		CORRUGATED METAL PIPE
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CHW		CONCRETE HEADWALL
TOB		TOP OF BANK
TOS		TOE OF SLOPE
EOW		EDGE OF WATER
℄		CENTER LINE
EOP		EDGE OF PAVEMENT
		BOLLARD
		GREASE TRAP
		SANITARY MANHOLE
CO		CLEAN OUT
SV		SEWER VALVE
		CATCH BASIN
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		MITERED END
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		WATER METER
		BACK FLOW PREVENTOR
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		ELECTRIC MANHOLE
		ELECTRIC RISER/BOX/METER
		ELECTRIC TRANSFORMER
		TRAFFIC LIGHT
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SHEET:	2 of 2

BOUNDARY SURVEY

TUCKERS COVE - PHASE 4
A PORTION OF TRACT "F-1", TUCKERS COVE
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SECTIONS 9, 10, 15 AND 16, TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA

NOT COMPLETE WITHOUT SHEETS 1 AND 2 OF 2

SEE SHEET 1 OF 2 FOR LINE AND CURVE TABLES

G:\SURVEY\PROJECT SURVEY 2024\209 - TUCKERS PHASE 4 PLT\SURVEY\24-209-BS4PLT.DWG

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	965.00'	188.12'	11°10'09"	S 20°49'24" E	187.82'
C2	450.00'	8.27'	1°03'10"	S 26°56'03" E	8.27'
C3	175.00'	19.10'	6°15'11"	S 20°59'00" E	19.09'
C4	240.00'	57.31'	13°40'57"	S 43°45'09" E	57.18'
C5	640.00'	12.74'	1°08'25"	S 55°15'08" E	12.74'
C6	70.00'	60.17'	49°15'14"	S 27°00'34" E	58.34'
C7	660.00'	54.75'	4°45'10"	S 49°15'36" E	54.73'
C8	395.00'	271.09'	39°19'19"	S 66°32'40" E	265.80'
C9	20.00'	10.53'	30°10'31"	N 78°42'25" E	10.41'
C10	270.00'	245.38'	52°04'13"	S 76°41'03" E	237.02'
C11	240.00'	237.69'	56°44'37"	S 79°01'15" E	228.09'
C12	460.00'	170.23'	21°12'11"	N 83°12'32" E	169.26'
C13	60.00'	21.74'	20°45'24"	S 75°48'40" E	21.62'
C14	324.00'	131.24'	23°12'30"	N 82°12'23" E	130.34'
C15	676.00'	193.61'	16°24'36"	N 78°48'26" E	192.95'
C16	124.00'	93.08'	43°00'27"	N 65°30'31" E	90.91'
C17	326.00'	101.71'	17°52'35"	N 52°56'35" E	101.30'
C18	80.00'	48.85'	34°59'01"	N 44°23'22" E	48.09'
C19	120.00'	80.69'	38°31'32"	N 46°09'37" E	79.18'
C20	40.00'	64.77'	92°46'33"	S 68°11'20" E	57.92'
C21	181.00'	10.93'	3°27'33"	S 23°34'50" E	10.93'
C22	125.00'	237.44'	108°50'03"	N 81°34'41" W	203.32'
C23	325.00'	12.83'	2°15'46"	S 45°08'10" W	12.83'
C24	20.00'	23.04'	66°01'08"	S 28°35'34" W	21.79'
C25	80.00'	5.35'	3°49'58"	S 6°19'59" E	5.35'
C26	325.00'	355.35'	62°38'45"	S 23°04'24" W	337.91'
C27	705.00'	635.13'	51°37'01"	S 80°12'18" W	613.86'
C28	325.00'	441.29'	77°47'49"	N 35°05'17" W	408.16'
C29	20.00'	38.82'	111°12'11"	N 51°47'28" W	33.01'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C30	20.00'	28.39'	81°19'59"	S 31°56'27" W	26.07'
C31	513.00'	162.26'	18°07'22"	S 0°20'09" W	161.59'
C32	124.00'	81.96'	37°52'22"	S 9°32'21" E	80.48'
C33	2376.00'	171.82'	4°08'36"	S 26°24'15" E	171.78'
C34	40.00'	24.67'	35°20'25"	S 42°00'10" E	24.28'
C35	2360.00'	67.22'	1°37'55"	S 22°32'47" E	67.22'
C36	50.00'	57.03'	65°21'17"	S 54°24'28" E	53.99'
C37	460.00'	21.09'	2°37'39"	S 85°46'17" E	21.09'
C38	125.00'	4.90'	2°14'52"	N 89°10'45" E	4.90'
C39	325.00'	27.96'	4°55'47"	S 89°28'47" E	27.96'
C40	460.00'	119.72'	14°54'42"	S 73°05'46" E	119.38'
C41	193.50'	188.95'	55°56'56"	N 17°34'15" W	181.53'
C42	300.00'	167.36'	31°57'49"	N 5°34'41" W	165.20'
C43	2040.00'	246.23'	6°54'56"	N 25°01'04" W	246.08'
C44	460.00'	310.92'	38°43'36"	N 9°06'45" W	305.03'
C45	140.00'	110.85'	45°21'50"	N 12°25'52" W	107.97'
C46	425.00'	170.19'	22°56'36"	N 66°40'01" W	169.05'
C47	385.00'	8.14'	1°12'41"	S 5°45'37" W	8.14'
C48	250.00'	34.52'	7°54'41"	S 10°19'18" W	34.49'
C49	165.00'	15.87'	5°30'38"	S 50°46'37" W	15.86'
C50	5.00'	3.16'	36°13'41"	S 35°25'06" W	3.11'
C51	400.00'	3.98'	0°34'11"	S 17°35'21" W	3.98'
C52	135.00'	107.50'	45°37'33"	S 4°56'20" E	104.69'
C53	875.00'	202.78'	13°16'42"	S 21°06'45" E	202.33'
C54	35.00'	26.76'	43°48'10"	S 36°22'29" E	26.11'
C55	860.00'	257.48'	17°09'14"	S 2°36'34" E	256.51'
C56	40.00'	17.86'	25°34'37"	S 20°32'47" W	17.71'
C57	184.00'	62.11'	19°20'28"	S 1°54'45" E	61.82'
C58	216.80'	155.89'	41°11'57"	S 1°42'01" W	152.56'
C59	70.00'	18.53'	15°09'57"	S 17°34'34" W	18.47'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C60	25.00'	54.02'	123°48'55"	S 36°44'55" E	44.11'
C61	25.00'	20.14'	46°08'47"	N 58°16'15" E	19.60'
C62	4974.75'	313.86'	3°36'53"	N 42°54'39" W	313.81'
C63	609.50'	416.55'	39°09'28"	N 79°20'53" W	408.49'
C64	421.50'	251.08'	34°07'51"	N 48°38'32" W	247.39'
C65	635.00'	51.53'	4°39'00"	N 33°15'04" W	51.52'
C66	500.00'	19.61'	2°14'48"	N 29°48'10" W	19.61'
C67	20.00'	18.88'	54°05'00"	N 0°57'19" E	18.19'
C68	1165.00'	192.96'	9°29'24"	N 21°20'29" W	192.74'
C69	20.00'	13.14'	37°38'48"	N 35°25'11" W	12.91'
C70	20.00'	47.35'	135°38'36"	N 25°58'22" E	37.04'
C71	80.00'	92.63'	66°20'32"	S 53°02'04" E	87.54'
C72	525.00'	253.09'	27°37'16"	S 6°03'10" E	250.65'
C73	185.00'	61.24'	18°57'54"	S 17°14'26" W	60.96'
C74	20.00'	46.18'	132°18'14"	N 87°07'30" W	36.58'
C75	120.00'	49.40'	23°35'13"	N 32°46'00" W	49.05'
C76	4920.75'	232.85'	2°42'40"	N 43°12'16" W	232.83'
C77	20.00'	30.74'	88°03'05"	N 47°50'10" E	27.80'
C78	565.00'	209.64'	21°15'35"	N 81°13'55" E	208.44'
C79	435.00'	124.59'	16°24'36"	N 78°48'26" E	124.16'
C80	20.00'	29.76'	85°15'56"	S 50°21'18" E	27.09'
C81	20.00'	51.40'	147°15'44"	S 65°54'32" W	38.38'
C82	40.00'	60.31'	86°23'03"	N 83°39'08" W	54.76'
C83	355.00'	335.35'	54°07'29"	S 80°13'05" W	323.02'
C84	40.00'	53.11'	76°09'35"	S 69°12'02" W	49.34'
C85	20.00'	53.30'	152°41'23"	N 72°32'04" W	38.87'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 74°45'41" E	185.00'
L2	N 73°11'18" E	51.81'
L3	N 73°11'18" E	109.78'
L4	N 53°05'19" E	57.38'
L5	S 50°35'37" E	150.96'
L6	N 75°21'50" E	56.61'
L7	S 46°53'01" E	54.97'
L8	S 86°12'20" E	82.84'
L9	S 29°57'40" E	27.32'
L10	S 75°33'20" E	216.75'
L11	S 14°26'47" W	82.94'
L12	N 24°34'02" E	21.28'
L13	S 86°11'22" E	28.91'
L14	N 70°36'08" E	61.96'
L15	N 87°00'44" E	102.62'
L16	S 21°51'04" E	20.15'
L17	S 25°18'37" E	29.07'
L18	S 62°50'21" W	110.55'
L19	N 27°09'39" W	31.45'
L20	S 12°36'55" E	54.43'
L21	N 3°48'38" E	67.59'
L22	S 72°36'26" W	80.39'
L23	S 30°19'38" W	29.06'

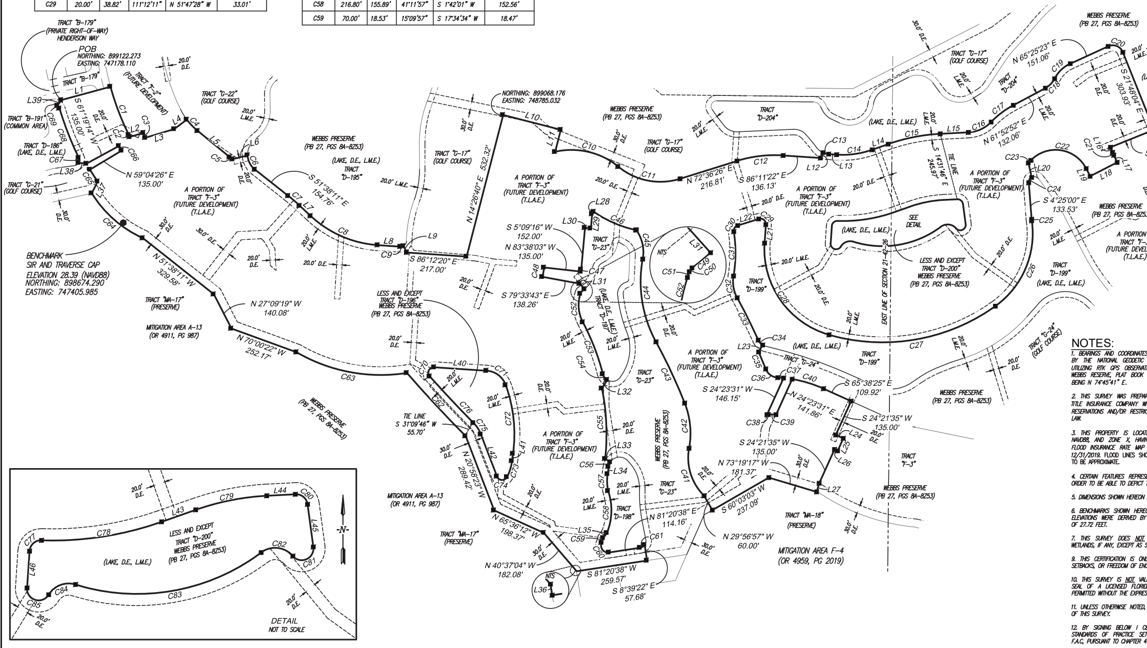
LINE TABLE

LINE #	BEARING	DISTANCE
L24	S 65°38'25" E	30.03'
L25	S 24°21'35" W	50.00'
L26	N 65°38'25" W	12.48'
L27	S 16°40'43" W	32.79'
L28	S 34°48'17" W	10.00'
L29	S 5°09'16" W	52.50'
L30	N 84°50'44" W	21.44'
L31	S 41°58'42" E	26.51'
L32	S 31°43'26" W	36.24'
L33	S 56°39'54" E	22.55'
L34	S 7°45'29" W	26.76'
L35	S 36°10'12" W	22.74'
L36	N 8°56'37" W	1.68'
L37	N 26°22'52" E	47.90'
L38	N 83°16'56" W	28.47'
L39	N 35°45'25" E	24.61'
L40	S 86°12'20" E	190.76'
L41	S 7°45'29" W	26.89'
L42	N 20°58'23" W	164.16'
L43	N 70°36'08" E	61.96'
L44	N 87°00'44" E	49.22'
L45	S 7°43'20" E	73.79'
L46	N 3°48'38" E	63.21'

-N-

SCALE: 1" = 200'

THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS



NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTHERLY LINE TRACT "B-179", WEBBS RESERVE, PLAT BOOK 27, PAGES 8A THROUGH 8Z53, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AS BEING N 74°45'41" E.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A PLAT CERTIFICATE PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH A ORT# 23006743, DATED OF 2/15/2023 AND MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

3. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE AE, HAVING A BASE FLOOD ELEVATION OF 29.0' AND 30.0' NAVD88, AND ZONE X, HAVING NO BASE FLOOD ELEVATION PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12015C 0500G, DATED 12/15/2022 AND REVISED PER LOMR 18-04-3990P, DATED 12/31/2019. FLOOD LINES SHOWN HEREON WERE OBTAINED FROM A CHARLOTTE COUNTY GIS FILE AND ARE ASSUMED TO BE APPROXIMATE.

4. CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.

5. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

6. BENCHMARKS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. ELEVATIONS WERE DERIVED BY DIFFERENTIAL LEVELING FROM NGS BENCHMARK E 580, HAVING A PUBLISHED ELEVATION OF 27.72 FEET.

7. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.

9. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.

10. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

11. UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.

12. BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, F.A.C, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

13. NO IMPROVEMENTS SHOWN FOR THE SCOPE OF THIS SURVEY. SITE IS UNDER CONSTRUCTION. THE PURPOSE OF THIS SURVEY IS FOR THE USE IN A PLAT SUBMITTAL TO THE COUNTY.

14. DATE OF LAST FIELD WORK: 6/29/2023.

PROPERTY DESCRIPTION

BEING A PORTION OF TRACT "F-3", WEBBS RESERVE, PLAT BOOK 27, PAGES 8A THROUGH 8Z53, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, LYING WITHIN SECTIONS 21 AND 22, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY MOST CORNER OF TRACT "F-3", WEBBS RESERVE, PLAT BOOK 27, PAGES 8A THROUGH 8Z53, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID TRACT "F-3" FOR THE FOLLOWING FORTY-THEE (43) COURSES AND DISTANCES, 1) NORTH 74°45'41" EAST, FOR 185.00 FEET TO A POINT OF CURVATURE; 2) THENCE SOUTHERLY 188.12 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 965.00 FEET THROUGH A CENTRAL ANGLE OF 11°10'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 20°49'24" EAST FOR 187.82 FEET TO A POINT OF COMPOUND CURVATURE; 3) THENCE SOUTHEASTERLY 8.27 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 450.00 FEET THROUGH A CENTRAL ANGLE OF 01°03'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°56'03" EAST FOR 8.27 FEET; 4) THENCE NORTH 73°11'18" EAST, FOR 51.81 FEET TO A POINT ON A CURVE; 5) THENCE SOUTHERLY 19.10 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET THROUGH A CENTRAL ANGLE OF 06°15'11" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 20°59'00" EAST FOR 19.09 FEET; 6) THENCE NORTH 73°11'18" EAST, FOR 109.78 FEET; 7) THENCE NORTH 53°05'19" EAST, FOR 57.38 FEET TO A POINT ON A CURVE; 8) THENCE SOUTHEASTERLY 57.31 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET THROUGH A CENTRAL ANGLE OF 13°40'57" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 43°45'09" EAST FOR 57.18 FEET; 9) THENCE SOUTH 50°35'37" EAST, FOR 150.96 FEET TO A POINT ON A CURVE; 10) THENCE SOUTHEASTERLY 12.74 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET THROUGH A CENTRAL ANGLE OF 01°08'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 55°15'08" EAST FOR 12.74 FEET; 11) THENCE NORTH 75°21'50" EAST, FOR 56.61 FEET TO A POINT ON A CURVE; 12) THENCE SOUTHEASTERLY 60.17 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET THROUGH A CENTRAL ANGLE OF 49°15'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 27°00'34" EAST FOR 58.34 FEET; 13) THENCE SOUTH 51°38'11" EAST, FOR 154.76 FEET TO A POINT OF CURVATURE; 14) THENCE SOUTHEASTERLY 54.75 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 660.00 FEET THROUGH A CENTRAL ANGLE OF 04°45'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 49°15'36" EAST FOR 54.73 FEET; 15) THENCE SOUTH 46°53'01" EAST, FOR 54.97 FEET TO A POINT OF CURVATURE; 16) THENCE SOUTHEASTERLY 271.09 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 395.00 FEET THROUGH A CENTRAL ANGLE OF 39°19'19" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 66°32'40" EAST FOR 265.80 FEET; 17) THENCE SOUTH 86°12'20" EAST, FOR 82.84 FEET TO A POINT OF CURVATURE; 18) THENCE EASTERLY 10.53 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 30°10'31" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 78°42'25" EAST FOR 10.41 FEET; 19) THENCE SOUTH 29°57'40" EAST, FOR 27.32 FEET; 20) THENCE SOUTH 86°12'20" EAST, FOR 217.00 FEET; 21) THENCE NORTH 14°26'40" EAST, FOR 532.32 FEET; 22) THENCE SOUTH 75°33'20" EAST, FOR 216.75 FEET; 23) THENCE SOUTH 14°26'47" WEST, FOR 82.94 FEET TO A POINT ON A CURVE; 24) THENCE EASTERLY 245.38 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET THROUGH A CENTRAL ANGLE OF 52°04'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 76°41'03" EAST FOR 237.02 FEET TO A POINT OF REVERSE CURVATURE; 25) THENCE EASTERLY 237.69 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET THROUGH A CENTRAL ANGLE OF 56°44'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 79°01'15" EAST FOR 228.09 FEET; 26) THENCE NORTH 72°36'26" EAST, FOR 216.81 FEET TO A POINT OF CURVATURE; 27) THENCE EASTERLY 170.23 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET THROUGH A CENTRAL ANGLE OF 21°12'11" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 83°12'32" EAST FOR 169.26 FEET; 28) THENCE SOUTH 86°11'22" EAST, FOR 136.13 FEET; 29) THENCE NORTH 24°34'02" EAST, FOR 21.28 FEET TO A POINT ON A CURVE; 30) THENCE EASTERLY 21.74 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 20°45'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 75°48'40" EAST FOR 21.62 FEET; 31) THENCE SOUTH 86°11'22" EAST, FOR 28.91 FEET TO A POINT OF CURVATURE; 32) THENCE EASTERLY 131.24 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 324.00 FEET THROUGH A CENTRAL ANGLE OF 23°12'30" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 82°12'23" EAST FOR 130.34 FEET; 33) THENCE NORTH 70°36'08" EAST, FOR 61.96 FEET TO A POINT OF CURVATURE; 34) THENCE EASTERLY 193.61 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 676.00 FEET THROUGH A CENTRAL ANGLE OF 16°24'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 78°48'26" EAST FOR 192.95 FEET; 35) THENCE NORTH 87°00'44" EAST, FOR 102.62 FEET TO A POINT OF CURVATURE; 36) THENCE NORTHEASTERLY 93.08 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 124.00 FEET THROUGH A CENTRAL ANGLE OF 43°00'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 65°30'31" EAST FOR 90.91 FEET TO A POINT OF REVERSE CURVATURE; 37) THENCE NORTHEASTERLY 101.71 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 326.00 FEET THROUGH A CENTRAL ANGLE OF 17°52'35" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 52°56'35" EAST FOR 101.30 FEET; 38) THENCE NORTH 61°52'52" EAST, FOR 132.06 FEET TO A POINT OF CURVATURE; 39) THENCE NORTHEASTERLY 48.85 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET THROUGH A CENTRAL ANGLE OF 34°59'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44°23'22" EAST FOR 48.09 FEET TO A POINT OF REVERSE CURVATURE; 40) THENCE NORTHEASTERLY 80.69 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET THROUGH A CENTRAL ANGLE OF 38°31'32" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 46°09'37" EAST FOR 79.18 FEET; 41) THENCE NORTH 65°25'23" EAST, FOR 151.06 FEET TO A POINT OF CURVATURE; 42) THENCE EASTERLY 64.77 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 92°46'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 68°11'20" EAST FOR 57.92 FEET; 43) THENCE SOUTH 21°48'04" EAST, FOR 303.93 FEET; THENCE SOUTH 68°05'06" WEST, DEPARTING BOUNDARY OF SAID TRACT "F-3" FOR 170.27 FEET; THENCE SOUTH 21°51'04" EAST, FOR 20.15 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 10.93 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 181.00 FEET THROUGH A CENTRAL ANGLE OF 03°27'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 23°34'50" EAST FOR 10.93 FEET; THENCE SOUTH 25°18'37" EAST, FOR 29.07 FEET; THENCE SOUTH 62°50'21" WEST, FOR 110.55 FEET; THENCE NORTH 27°09'39" WEST, FOR 31.45 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 237.44 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET THROUGH A CENTRAL ANGLE OF 108°50'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 81°34'41" WEST FOR 203.32 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY 12.83 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET THROUGH A CENTRAL ANGLE OF 02°15'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 45°08'10" WEST FOR 12.83 FEET; THENCE SOUTH 12°36'55" EAST, FOR 54.43 FEET TO A POINT ON THE BOUNDARY OF THE SAID TRACT "F-3", THE SAME BEING A POINT ON A CURVE; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING TWENTY-FOUR (24) COURSES AND DISTANCES, 1) SOUTHWESTERLY 23.04 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 66°01'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 28°35'34" WEST FOR 21.79 FEET; 2) THENCE SOUTH 04°25'00" EAST, FOR 133.53 FEET TO A POINT OF CURVATURE; 3) THENCE SOUTHERLY 5.35 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET THROUGH A CENTRAL ANGLE OF 03°49'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 06°19'59" EAST FOR 5.35 FEET TO A POINT OF REVERSE CURVATURE; 4) THENCE SOUTHWESTERLY 355.35 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET THROUGH A CENTRAL ANGLE OF 62°38'45" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 23°04'24" WEST FOR 337.91 FEET TO A POINT OF COMPOUND CURVATURE; 5) THENCE WESTERLY 635.13 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 705.00 FEET THROUGH A CENTRAL ANGLE OF 51°37'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 80°12'18" WEST FOR 613.86 FEET TO A POINT OF COMPOUND CURVATURE; 6) THENCE NORTHWESTERLY 441.29 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET THROUGH A CENTRAL ANGLE OF 77°47'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 35°05'17" WEST FOR 408.16 FEET; 7) THENCE NORTH 03°48'38" EAST, FOR 67.59 FEET TO A POINT OF CURVATURE; 8) THENCE NORTHWESTERLY 38.82 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 111°12'11" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 51°47'28" WEST FOR 33.01 FEET; 9) THENCE SOUTH 72°36'26" WEST, FOR 80.39 FEET TO A POINT OF CURVATURE; 10) THENCE SOUTHWESTERLY 28.39 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 81°19'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 31°56'27" WEST FOR 26.07 FEET TO A POINT OF REVERSE CURVATURE; 11) THENCE SOUTHERLY 162.26 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 513.00 FEET THROUGH A CENTRAL ANGLE OF 18°07'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 00°20'09" WEST FOR 161.59 FEET TO A POINT OF REVERSE CURVATURE; 12) THENCE SOUTHERLY 81.96 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 124.00 FEET THROUGH A CENTRAL ANGLE OF 37°52'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 09°32'21" EAST FOR 80.48 FEET TO A POINT OF REVERSE CURVATURE; 13) THENCE SOUTHEASTERLY 171.82 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 2,376.00 FEET THROUGH A CENTRAL ANGLE OF 04°08'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°24'15" EAST FOR 171.78 FEET TO A POINT OF REVERSE CURVATURE; 14) THENCE SOUTHEASTERLY 24.67 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 35°20'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°00'10" EAST FOR 24.28 FEET; 15) THENCE SOUTH 30°19'38" WEST, FOR 29.06 FEET TO A POINT ON A CURVE; 16) THENCE SOUTHEASTERLY 67.22 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 2,360.00 FEET THROUGH A CENTRAL ANGLE OF 01°37'55" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 22°32'47" EAST FOR 67.22 FEET TO A POINT OF REVERSE CURVATURE; 17) THENCE SOUTHEASTERLY 57.03 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 65°21'17" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 54°24'28" EAST FOR 53.99 FEET TO A POINT OF REVERSE CURVATURE; 18) THENCE EASTERLY 21.09 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET THROUGH A CENTRAL ANGLE OF 02°37'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 85°46'17" EAST FOR 21.09 FEET; 19) THENCE SOUTH 24°23'31" WEST, FOR 146.15 FEET TO A POINT ON A CURVE; 20) THENCE EASTERLY 4.90 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET THROUGH A CENTRAL ANGLE OF 02°14'52" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°10'45" EAST FOR 4.90 FEET TO A POINT OF REVERSE CURVATURE; 21) THENCE EASTERLY 27.96 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET THROUGH A CENTRAL ANGLE OF 04°55'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 89°28'47" EAST FOR 27.96 FEET; 22) THENCE NORTH 24°23'31" EAST, FOR 141.86 FEET TO A POINT ON A CURVE; 23) THENCE EASTERLY 119.72 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET THROUGH A CENTRAL ANGLE OF 14°54'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 73°05'46" EAST FOR 119.38 FEET; 24) THENCE SOUTH 65°38'25" EAST, FOR 109.92 FEET; THENCE SOUTH 24°21'35" WEST, DEPARTING BOUNDARY OF SAID TRACT "F-3" FOR 135.00 FEET; THENCE SOUTH 65°38'25" EAST, FOR 30.03 FEET; THENCE SOUTH 24°21'35" WEST, FOR 50.00 FEET; THENCE NORTH 65°38'25" WEST, FOR 12.48 FEET; THENCE SOUTH 24°21'35" WEST, FOR 135.00 FEET; THENCE SOUTH 16°40'43" WEST, FOR 32.79 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT "F-3"; THENCE ALONG SAID BOUNDARY FOR ALL OF THE REMAINING COURSES AND DISTANCES, NORTH 73°19'17" WEST, FOR 181.37 FEET; THENCE SOUTH 60°03'03" WEST, FOR 237.09 FEET; THENCE NORTH 29°56'57" WEST, FOR 60.00 FEET TO A POINT ON A CURVE; THENCE NORTHERLY 188.95 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 193.50 FEET THROUGH A CENTRAL ANGLE OF 55°56'56" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 17°34'15" WEST FOR 181.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 167.36 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET THROUGH A CENTRAL ANGLE OF 31°57'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 05°34'41" WEST FOR 165.20 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY 246.23 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 2,040.00 FEET THROUGH A CENTRAL ANGLE OF 06°54'56" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 25°01'04" WEST FOR 246.08 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 310.92 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET THROUGH A CENTRAL ANGLE OF 38°43'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 09°06'45" WEST FOR 305.03 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 110.85 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 140.00 FEET THROUGH A CENTRAL ANGLE OF 45°21'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 12°25'52" WEST FOR 107.97 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 170.19 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET THROUGH A CENTRAL ANGLE OF 22°56'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 66°40'01" WEST FOR 169.05 FEET; THENCE SOUTH 34°48'17" WEST, FOR 10.00 FEET; THENCE SOUTH 05°09'16" WEST, FOR 52.50 FEET; THENCE NORTH 84°50'44" WEST, FOR 21.44 FEET; THENCE SOUTH 05°09'16" WEST, FOR 152.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY 8.14 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 385.00 FEET THROUGH A CENTRAL ANGLE OF 01°12'41" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 05°45'37" WEST FOR 8.14 FEET; THENCE NORTH 83°38'03" WEST, FOR 135.00 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 34.52 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET THROUGH A CENTRAL ANGLE OF 07°54'41" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 10°19'18" WEST FOR 34.49 FEET; THENCE SOUTH 79°33'43" EAST, FOR 138.26 FEET; THENCE SOUTH 41°58'42" EAST, FOR 26.51 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 15.87 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 165.00 FEET THROUGH A CENTRAL ANGLE OF 05°30'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 50°46'37" WEST FOR 15.86 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY 3.16 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET THROUGH A CENTRAL ANGLE OF 36°13'41" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 35°25'06" WEST FOR 3.11 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY 3.98 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET THROUGH A CENTRAL ANGLE OF 00°34'11" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 17°35'21" WEST FOR 3.98 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY 107.50 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 135.00 FEET THROUGH A CENTRAL ANGLE OF 45°37'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 04°56'20" EAST FOR 104.69 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY 202.78 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 875.00 FEET THROUGH A CENTRAL ANGLE OF 13°16'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 21°06'45" EAST FOR 202.33 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 26.76 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET THROUGH A CENTRAL ANGLE OF 43°48'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 36°22'29" EAST FOR 26.11 FEET; THENCE SOUTH 31°43'26" WEST, FOR 36.24 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 257.48 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 860.00 FEET THROUGH A CENTRAL ANGLE OF 17°09'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 02°36'34" EAST FOR 256.51 FEET; THENCE SOUTH 56°39'54" EAST, FOR 22.55 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 17.86 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 25°34'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 20°32'47" WEST FOR 17.71 FEET; THENCE SOUTH 07°45'29" WEST, FOR 26.76 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY 62.11 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 184.00 FEET THROUGH A CENTRAL ANGLE OF 19°20'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 01°54'45" EAST FOR 61.82 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 155.89 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 216.80 FEET THROUGH A CENTRAL ANGLE OF 41°11'57" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 01°42'01" WEST FOR 152.56 FEET; THENCE SOUTH 36°10'12" WEST, FOR 22.74 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 18.53 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET THROUGH A CENTRAL ANGLE OF 15°09'57" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 17°34'34" WEST FOR 18.47 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 54.02 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 123°48'55" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 36°44'55" EAST FOR 44.11 FEET; THENCE NORTH 81°20'38" EAST, FOR 114.16 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 20.14 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 46°08'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 58°16'15" EAST FOR 19.60 FEET; THENCE SOUTH 08°39'22" EAST, FOR 57.68 FEET; THENCE SOUTH 81°20'38" WEST, FOR 259.57 FEET; THENCE NORTH 08°56'37" WEST, FOR 1.68 FEET; THENCE NORTH 40°37'04" WEST, FOR 182.08 FEET; THENCE NORTH 65°36'12" WEST, FOR 198.37 FEET; THENCE NORTH 20°58'23" WEST, FOR 289.42 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 313.86 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 4,974.75 FEET THROUGH A CENTRAL ANGLE OF 03°36'53" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 42°54'39" WEST FOR 313.81 FEET TO A POINT ON A CURVE; THENCE WESTERLY 416.55 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 609.50 FEET THROUGH A CENTRAL ANGLE OF 39°09'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 79°20'53" WEST FOR 408.49 FEET; THENCE NORTH 70°00'22" WEST, FOR 252.17 FEET; THENCE NORTH 27°09'19" WEST, FOR 140.08 FEET; THENCE NORTH 51°38'11" WEST, FOR 329.58 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 251.08 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 421.50 FEET THROUGH A CENTRAL ANGLE OF 34°07'51" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 48°38'32" WEST FOR 247.39 FEET; THENCE NORTH 26°22'52" EAST, FOR 47.90 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 51.53 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 635.00 FEET THROUGH A CENTRAL ANGLE OF 04°38'60" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 33°15'04" WEST FOR 51.52 FEET; THENCE NORTH 59°04'26" EAST, FOR 135.00 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 19.61 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET THROUGH A CENTRAL ANGLE OF 02°14'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 29°48'10" WEST FOR 19.61 FEET; THENCE SOUTH 61°19'14" WEST, FOR 135.00 FEET; THENCE NORTH 83°16'56" WEST, FOR 28.47 FEET TO A POINT ON A CURVE; THENCE NORTHERLY 18.88 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 54°04'60" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 00°57'19" EAST FOR 18.19 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 192.96 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,165.00 FEET THROUGH A CENTRAL ANGLE OF 09°29'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 21°20'29" WEST FOR 192.74 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 13.14 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 37°38'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 35°25'11" WEST FOR 12.91 FEET; THENCE NORTH 35°45'25" EAST, FOR 24.61 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

LESS AND EXCEPT THEREFROM TRACTS "D-196" AND "D-200", WEBBS RESERVE, PLAT BOOK 27, PAGES 8A THROUGH 8Z53, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

CONTAINING 58.85 ACRES, MORE OR LESS.

LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
FIP	FOUND IRON PIPE
FIR	FOUND 5/8" IRON ROD
SIR	SET 5/8" IRON ROD w/CAP, L.B. #5151
FCM	FOUND CONCRETE MONUMENT
PRM	SET 5/8" IRON ROD AND CAP "P.R.M." L.B. #5151
FPK	FOUND PARKER KALON NAIL
SPK	SET PARKER KALON NAIL w/ALUMINUM DISK, L.B.# 5151
FDH	FOUND DRILL HOLE
SDH	SET DRILL HOLE
FMN	FOUND MAG NAIL
FND	FOUND
(P)	PLAT
(M)	MEASURED
(C)	CALCULATED
(D)	DEED
PB	PLAT BOOK
OR	OFFICIAL RECORDS BOOK
PG	PAGE(S)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
LB	LICENSED BUSINESS
SPC	STATE PLANE COORDINATES
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
CUE	COUNTY UTILITY EASEMENT
UE	UTILITY EASEMENT
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASEMENT
LBE	LANDSCAPE BUFFER EASEMENT
IE	IRRIGATION EASEMENT
FPL	FLORIDA POWER AND LIGHT
BSUE	BONITA SPRINGS UTILITY EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
ELEV	ELEVATION
INV	INVERT ELEVATION
RIM	RIM ELEVATION
T.L.A.E.	TEMPORARY LAKE ACCESS EASEMENT
BM	BENCHMARK

REVISED: 03/11/2024 ADDED WEBBS RESERVE RECORDING INFORMATION

GradyMinor
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 · Cert. of Auth. LB 0005151 · Business LC 26000266
Bonita Springs: 239.947.1144 · www.GradyMinor.com · Fort Myers: 239.690.4380

DRAWN BY:	KJG
CHECKED BY:	TJD
JOB CODE:	WBPH2PLT
SCALE:	1" = 200'
DATE:	6/29/2023
FILE:	23-147-BS4PLT.DWG
SHEET:	1 of 1

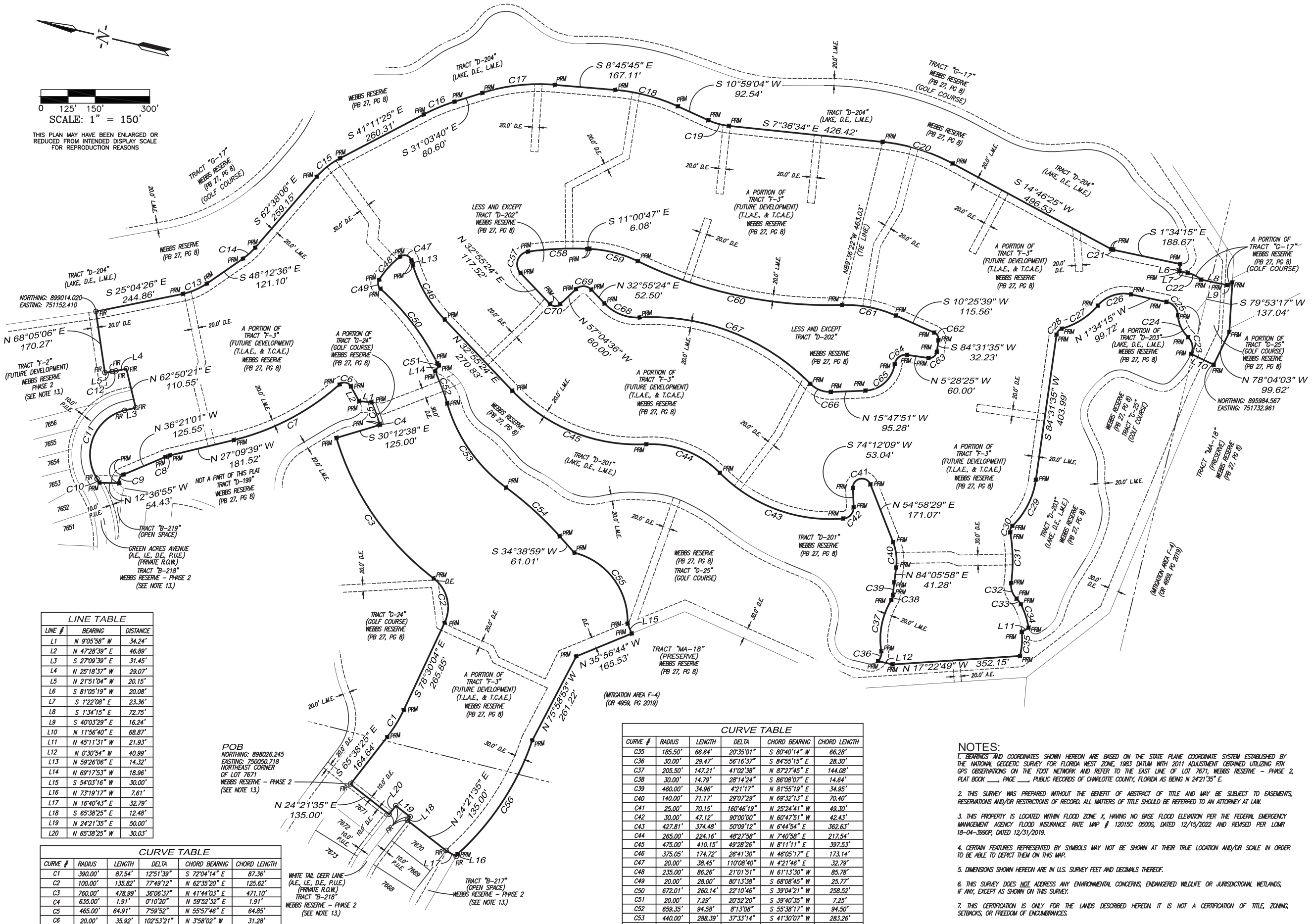
BOUNDARY SURVEY

WEBBS RESERVE - PHASE 2
A PORTION OF TRACT "F-3",
WEBBS RESERVE, PLAT BOOK 27, PAGES 8A THROUGH 8Z53
LYING IN
SECTIONS 21 AND 22, TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA

DATE SIGNED

TIMOTHY J. DEVRIES, P.S.M
FL LICENSE #6758
FOR THE FIRM

G:\SURVEY\PROJECT SURVEY 2023\147 - WEBBS PHASE 2 PLAT\SURVEY\23-147-BS4PLT.DWG



LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 9°05'58" W	34.24'
L2	N 47°28'39" E	46.89'
L3	S 27°09'39" E	31.45'
L4	N 25°18'37" W	29.07'
L5	N 21°51'04" W	20.15'
L6	S 81°05'19" W	20.08'
L7	S 1°22'08" E	23.36'
L8	S 1°34'15" E	72.75'
L9	S 40°03'29" E	16.24'
L10	N 11°56'40" E	68.87'
L11	N 45°11'31" W	21.93'
L12	N 0°30'54" W	40.99'
L13	N 59°26'06" E	14.32'
L14	N 69°17'53" W	18.96'
L15	S 54°03'16" W	30.00'
L16	N 73°19'17" W	7.61'
L17	N 16°40'43" E	32.79'
L18	S 65°38'25" E	12.48'
L19	N 24°21'35" E	50.00'
L20	N 65°38'25" W	30.03'

POB
NORTHING: 898026.245
EASTING: 750050.718
NORTHEAST CORNER
OF LOT 7671
WEBBS RESERVE – PHASE 2
(SEE NOTE 13.)

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	390.00'	87.54'	12°51'39"	S 72°04'14" E	87.36'
C2	100.00'	135.82'	77°49'12"	N 62°35'20" E	125.62'
C3	760.00'	478.99'	36°06'37"	N 41°44'03" E	471.10'
C4	635.00'	1.91'	0°10'20"	N 59°52'32" E	1.91'
C5	465.00'	64.91'	7°59'52"	N 55°57'46" E	64.85'
C6	20.00'	35.92'	102°53'21"	N 3°58'02" W	31.28'
C7	675.00'	332.82'	28°15'03"	N 41°17'11" W	329.46'
C8	80.00'	12.83'	9°11'22"	N 31°45'20" W	12.82'
C9	20.00'	28.64'	82°02'51"	N 77°22'27" W	26.25'
C10	325.00'	12.83'	2°15'46"	N 45°08'10" E	12.83'
C11	125.00'	237.44'	108°50'03"	S 81°34'41" E	203.32'
C12	181.00'	10.93'	3°27'33"	N 23°34'50" W	10.93'
C13	180.00'	71.94'	22°53'54"	S 36°45'39" E	71.46'
C14	180.00'	45.32'	14°25'29"	S 55°25'21" E	45.20'
C15	220.00'	82.34'	21°26'41"	S 51°54'45" E	81.86'
C16	520.00'	91.93'	10°07'45"	S 36°07'32" E	91.81'
C17	520.00'	202.37'	22°17'54"	S 19°54'43" E	201.10'
C18	520.00'	179.22'	19°44'49"	S 1°06'39" W	178.33'
C19	180.00'	58.41'	18°35'38"	S 1°41'15" W	58.16'
C20	520.00'	203.14'	22°23'00"	S 3°34'55" W	201.85'
C21	20.00'	5.71'	16°20'40"	S 6°36'05" W	5.69'
C22	85.00'	41.65'	28°04'21"	S 12°27'55" W	41.23'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C23	40.00'	49.94'	71°32'10"	N 66°10'36" E	46.76'
C24	92.50'	68.39'	42°21'35"	N 51°35'18" E	66.84'
C25	40.01'	52.13'	74°39'27"	N 35°45'38" E	48.52'
C26	95.00'	101.73'	61°21'25"	N 32°14'57" W	96.94'
C27	205.00'	119.82'	33°29'24"	N 46°10'58" W	118.13'
C28	20.00'	23.05'	66°02'10"	N 62°27'21" W	21.80'
C29	220.00'	145.18'	37°48'34"	N 76°34'08" W	142.56'
C30	20.00'	19.46'	55°44'43"	N 85°32'13" W	18.70'
C31	460.00'	140.68'	17°31'21"	S 75°21'06" W	140.13'
C32	50.00'	47.08'	53°57'11"	S 57°08'11" W	45.36'
C33	60.00'	19.35'	18°28'24"	S 39°23'48" W	19.26'
C34	205.50'	68.53'	19°06'21"	S 58°11'10" W	68.21'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C35	185.50'	66.64'	20°35'01"	S 80°40'14" W	66.28'
C36	30.00'	29.47'	56°16'37"	S 84°55'15" E	28.30'
C37	205.50'	147.21'	41°02'38"	N 87°27'45" E	144.08'
C38	30.00'	14.79'	28°14'24"	S 86°08'07" E	14.64'
C39	460.00'	34.96'	4°21'17"	N 81°55'19" E	34.95'
C40	140.00'	71.17'	29°07'29"	N 69°32'13" E	70.40'
C41	25.00'	70.15'	160°46'19"	N 25°24'41" W	49.30'
C42	30.00'	47.12'	90°00'00"	N 60°47'51" W	42.43'
C43	427.81'	374.48'	50°09'12"	N 6°44'54" E	362.63'
C44	265.00'	224.16'	48°27'58"	N 7°40'58" E	217.54'
C45	475.00'	410.15'	49°28'26"	N 8°11'11" E	397.53'
C46	375.05'	174.72'	26°41'30"	N 46°05'17" E	173.14'
C47	20.00'	38.45'	110°08'40"	N 4°21'46" E	32.79'
C48	235.00'	86.26'	21°01'51"	N 61°13'30" W	85.78'
C49	20.00'	28.00'	80°13'38"	S 68°08'45" W	25.77'
C50	672.01'	260.14'	22°10'46"	S 39°04'21" W	258.52'
C51	20.00'	7.29'	20°52'20"	S 39°40'35" W	7.25'
C52	659.35'	94.58'	8°13'08"	S 55°38'17" W	94.50'
C53	440.00'	288.39'	37°33'14"	S 41°30'07" W	283.26'
C54	960.00'	199.80'	11°55'30"	S 28°41'15" W	199.44'
C55	193.50'	263.85'	78°07'37"	S 39°29'32" W	243.88'
C56	747.50'	379.05'	29°03'14"	N 70°16'37" W	375.00'
C57	35.00'	76.67'	125°30'37"	S 84°19'17" E	62.23'
C58	890.00'	163.93'	10°33'12"	S 16°17'23" E	163.70'
C59	340.00'	138.27'	23°18'03"	S 0°38'15" W	137.32'
C68	125.00'	107.94'	49°28'26"	N 8°11'11" E	104.61'
C69	30.00'	47.12'	90°00'00"	N 12°04'36" W	42.43'
C70	20.00'	31.42'	90°00'00"	N 12°04'36" W	28.28'
C60	1210.00'	581.52'	27°32'10"	S 1°28'49" E	575.94'
C61	340.00'	152.36'	25°40'33"	S 2°24'37" E	151.09'
C62	20.00'	25.87'	74°05'56"	S 47°28'37" W	24.10'
C63	20.00'	31.42'	90°00'00"	N 50°28'25" W	28.28'
C64	30.00'	47.12'	90°00'00"	N 50°28'25" W	42.43'
C65	85.00'	118.20'	79°40'35"	N 55°38'08" W	108.91'
C66	75.00'	62.46'	47°42'47"	N 8°03'33" E	60.67'
C67	615.00'	520.23'	48°27'58"	N 7°40'58" E	504.85'

LEGEND

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
FIP FOUND IRON PIPE
FIR FOUND 5/8" IRON ROD WITH CAP P.R.M., L.B.#5151
SIR SET 5/8" IRON ROD w/CAP, L.B. #5151
FCM FOUND CONCRETE MONUMENT
PRM SET 5/8" IRON ROD w/ALUMINUM DISK, L.B. #5151
PB PLAT BOOK
OR OFFICIAL RECORDS BOOK
PG PAGE(S)
PSM PROFESSIONAL SURVEYOR AND MAPPER
LB LICENSED BUSINESS
SPC STATE PLANE COORDINATES
ROW RIGHT-OF-WAY
PUE PUBLIC UTILITY EASEMENT
CUE COUNTY UTILITY EASEMENT
ELEV ELEVATION
INV INVERT ELEVATION
RIM RIM ELEVATION
AC AIR CONDITIONING UNIT/PAD
CONC CONCRETE
CMP CORRUGATED METAL PIPE
CPP CORRUGATED PLASTIC PIPE
RCP REINFORCED CONCRETE PIPE
CHW CONCRETE HEADWALL
TOB TOP OF BANK
TOS TOE OF SLOPE
CATCH BASIN
DRAINAGE MANHOLE
MITERED END
YARD DRAIN
WV WATER VALVE
WATER METER
BACK FLOW PREVENTOR
FIRE HYDRANT
POST INDICATOR VALVE
FIRE DEPARTMENT CONNECTION
BACTERIA SAMPLE POINT
AIR RELEASE VALVE
LIGHT POLE
TELEPHONE MANHOLE
TELEPHONE RISER/BOX
CABLE TELEVISION RISER/BOX
ELECTRIC MANHOLE
ELECTRIC RISER/BOX/METER
ELECTRIC TRANSFORMER
TRAFFIC LIGHT
UNDERGROUND UTILITY MARKER
SIGN ON POLE
OAK TREE
[illegible]

— FZ — FZ — FZ —
APPROXIMATE FLOOD ZONE LINE

NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE EAST LINE OF LOT 7671, WEBBS RESERVE – PHASE 2, PLAT BOOK ____, PAGE ____, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AS BEING N 24°21'35" E.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

3. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, HAVING NO BASE FLOOD ELEVATION PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12015C 0500G, DATED 12/15/2022 AND REVISED PER LOMR 18-04-3990P, DATED 12/31/2019.

4. CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.

5. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

6. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.

7. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.

8. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

9. UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.

10. BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, F.A.C, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

11. BENCHMARKS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. ELEVATIONS WERE DERIVED BY DIFFERENTIAL LEVELING FROM NGS BENCHMARK E 580, HAVING A PUBLISHED ELEVATION OF 27.72 FEET.

12. THE PURPOSE OF THIS SURVEY IS FOR THE USE IN A PLAT SUBMITTAL. NO IMPROVEMENTS HAVE BEEN LOCATED FOR THE SCOPE OF THIS SURVEY.

13. WEBBS RESERVE – PHASE 2 PLAT IS PROPOSED AND CURRENTLY UNDER REVIEW AT CHARLOTTE COUNTY, PERMIT NO. PPX-24-02.

14. DATE OF LAST FIELD WORK: 4/23/2024.

REVISED: 06/20/2024 PER COUNTY COMMENTS

LEGAL DESCRIPTION

BEING A PORTION OF TRACTS "F-3", "G-17", "G-24", "G-25", AND "D-203", WEBBS RESERVE, PLAT BOOK 27, PAGES 8A THROUGH 8Z53, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, LYING WITHIN SECTIONS 21, 22, AND 27, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT NORTHEAST CORNER OF LOT 7671, WEBBS RESERVE – PHASE 2, PLAT BOOK ___, PAGES ___ THROUGH ___, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE BOUNDARY OF TRACT "F-3", WEBBS RESERVE, PLAT BOOK 27, PAGES 8A THROUGH 8Z53, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID TRACT "F-3" FOR THE FOLLOWING SIX (6) COURSES AND DISTANCES, 1) SOUTH 65°38'25" EAST, FOR 164.64 FEET TO A POINT OF CURVATURE; 2) THENCE EASTERLY 87.54 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 390.00 FEET THROUGH A CENTRAL ANGLE OF 12°51'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 72°04'14" EAST FOR 87.36 FEET; 3) THENCE SOUTH 78°30'04" EAST, FOR 265.85 FEET TO A POINT OF CURVATURE; 4) THENCE NORTHEASTERLY 135.82 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET THROUGH A CENTRAL ANGLE OF 77°49'12" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 62°35'20" EAST FOR 125.62 FEET TO A POINT OF REVERSE CURVATURE; 5) THENCE NORTHEASTERLY 478.99 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 760.00 FEET THROUGH A CENTRAL ANGLE OF 36°06'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 41°44'03" EAST FOR 471.10 FEET; 6) THENCE SOUTH 30°12'38" EAST, FOR 125.00 FEET TO A POINT OF CURVATURE; THENCE LEAVING SAID BOUNDARY, NORTHEASTERLY 1.91 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 635.00 FEET THROUGH A CENTRAL ANGLE OF 00°10'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 59°52'32" EAST FOR 1.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 64.91 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 465.00 FEET THROUGH A CENTRAL ANGLE OF 07°59'52" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 55°57'46" EAST FOR 64.85 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY OF THE AFOREMENTIONED TRACT "F-3"; THENCE ALONG SAID BOUNDARY THE FOLLOWING NINE (9) COURSES AND DISTANCES, 1) NORTH 09°05'58" WEST, FOR 34.24 FEET; 2) THENCE NORTH 47°28'39" EAST, FOR 46.89 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHERLY 35.92 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 102°53'21" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 03°58'02" WEST FOR 31.28 FEET TO A POINT OF REVERSE CURVATURE; 4) THENCE NORTHWESTERLY 332.82 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 675.00 FEET THROUGH A CENTRAL ANGLE OF 28°15'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 41°17'11" WEST FOR 329.46 FEET; 5) THENCE NORTH 27°09'39" WEST, FOR 181.52 FEET TO A POINT OF CURVATURE; 6) THENCE NORTHWESTERLY 12.83 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET THROUGH A CENTRAL ANGLE OF 09°11'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 31°45'20" WEST FOR 12.82 FEET; 7) THENCE NORTH 36°21'01" WEST, FOR 125.55 FEET TO A POINT OF CURVATURE; 8) THENCE WESTERLY 28.64 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 82°02'51" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 77°22'27" WEST FOR 26.25 FEET; 9) THENCE NORTH 12°36'55" WEST, FOR 54.43 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY OF THE AFOREMENTIONED WEBBS RESERVE – PHASE 2, ALSO BEING A POINT ON A CURVE; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, 1) NORTHEASTERLY 12.83 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET THROUGH A CENTRAL ANGLE OF 02°15'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 45°08'10" EAST FOR 12.83 FEET TO A POINT OF REVERSE CURVATURE; 2) THENCE EASTERLY 237.44 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET THROUGH A CENTRAL ANGLE OF 108°50'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 81°34'41" EAST FOR 203.32 FEET; 3) THENCE SOUTH 27°09'39" EAST, FOR 31.45 FEET; 4) THENCE NORTH 62°50'21" EAST, FOR 110.55 FEET; 5) THENCE NORTH 25°18'37" WEST, FOR 29.07 FEET TO A POINT OF CURVATURE; 6) THENCE NORTHWESTERLY 10.93 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 181.00 FEET THROUGH A CENTRAL ANGLE OF 03°27'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 23°34'50" WEST FOR 10.93 FEET; 7) THENCE NORTH 21°51'04" WEST, FOR 20.15 FEET; 8) THENCE NORTH 68°05'06" EAST, FOR 170.27 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY OF TRACT "F-3" OF SAID WEBBS RESERVE; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING TWENTY (20) COURSES AND DISTANCES, 1) SOUTH 25°04'26" EAST, FOR 244.86 FEET TO A POINT ON A CURVE; 2) THENCE SOUTHEASTERLY 71.94 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET THROUGH A CENTRAL ANGLE OF 22°53'54" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 36°45'39" EAST FOR 71.46 FEET; 3) THENCE SOUTH 48°12'36" EAST, FOR 121.10 FEET TO A POINT OF CURVATURE; 4) THENCE SOUTHEASTERLY 45.32 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET THROUGH A CENTRAL ANGLE OF 14°25'29" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 55°25'21" EAST FOR 45.20 FEET; 5) THENCE SOUTH 62°38'06" EAST, FOR 259.15 FEET TO A POINT OF CURVATURE; 6) THENCE SOUTHEASTERLY 82.34 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET THROUGH A CENTRAL ANGLE OF 21°26'41" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 51°54'45" EAST FOR 81.86 FEET; 7) THENCE SOUTH 41°11'25" EAST, FOR 260.31 FEET TO A POINT OF CURVATURE; 8) THENCE SOUTHEASTERLY 91.93 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 520.00 FEET THROUGH A CENTRAL ANGLE OF 10°07'45" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 36°07'32" EAST FOR 91.81 FEET; 9) THENCE SOUTH 31°03'40" EAST, FOR 80.60 FEET TO A POINT OF CURVATURE; 10) THENCE SOUTHERLY 202.37 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 520.00 FEET THROUGH A CENTRAL ANGLE OF 22°17'54" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 19°54'43" EAST FOR 201.10 FEET; 11) THENCE SOUTH 08°45'45" EAST, FOR 167.11 FEET TO A POINT OF CURVATURE; 12) THENCE SOUTHERLY 179.22 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 520.00 FEET THROUGH A CENTRAL ANGLE OF 19°44'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 01°06'39" WEST FOR 178.33 FEET; 13) THENCE SOUTH 10°59'04" WEST, FOR 92.54 FEET TO A POINT OF CURVATURE; 14) THENCE SOUTHERLY 58.41 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET THROUGH A CENTRAL ANGLE OF 18°35'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 01°41'15" WEST FOR 58.16 FEET; 15) THENCE SOUTH 07°36'34" EAST, FOR 426.42 FEET TO A POINT OF CURVATURE; 16) THENCE SOUTHERLY 203.14 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 520.00 FEET THROUGH A CENTRAL ANGLE OF 22°23'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 03°34'55" WEST FOR 201.85 FEET; 17) THENCE SOUTH 14°46'25" WEST, FOR 496.53 FEET TO A POINT OF CURVATURE; 18) THENCE SOUTHERLY 5.71 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 16°20'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 06°36'05" WEST FOR 5.69 FEET; 19) THENCE SOUTH 01°34'15" EAST, FOR 188.67 FEET; 20) THENCE SOUTH 81°05'19" WEST, FOR 20.08 FEET; THENCE LEAVING SAID BOUNDARY, SOUTH 01°22'08" EAST, FOR 23.36 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 41.65 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET THROUGH A CENTRAL ANGLE OF 28°04'21" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 12°27'55" WEST FOR 41.23 FEET TO A POINT OF INTERSECTION ON THE BOUNDARY OF SAID TRACT "F-3"; THENCE ALONG SAID BOUNDARY, SOUTH 01°34'15" EAST, FOR 72.75 FEET; THENCE LEAVING SAID BOUNDARY, SOUTH 40°03'29" EAST, FOR 16.24 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SAID WEBBS RESERVE; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES, 1) SOUTH 79°53'17" WEST, FOR 137.04 FEET; 2) THENCE NORTH 78°04'03" WEST, FOR 99.62 FEET; THENCE LEAVING SAID BOUNDARY, NORTH 11°56'40" EAST, FOR 68.87 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 49.94 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 71°32'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 66°10'36" EAST FOR 46.76 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 68.39 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 92.50 FEET THROUGH A CENTRAL ANGLE OF 42°21'35" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 51°35'18" EAST FOR 66.84 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 52.13 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.01 FEET THROUGH A CENTRAL ANGLE OF 74°39'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 35°45'38" EAST FOR 48.52 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY OF SAID TRACT "F-3"; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING FORTY-SEVEN (47) COURSES AND DISTANCES, 1) NORTH 01°34'15" WEST, FOR 99.72 FEET TO A POINT OF CURVATURE; 2) THENCE NORTHWESTERLY 101.73 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 95.00 FEET THROUGH A CENTRAL ANGLE OF 61°21'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 32°14'57" WEST FOR 96.94 FEET TO A POINT OF REVERSE CURVATURE; 3) THENCE NORTHWESTERLY 119.82 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET THROUGH A CENTRAL ANGLE OF 33°29'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 46°10'58" WEST FOR 118.13 FEET TO A POINT OF REVERSE CURVATURE; 4) THENCE NORTHWESTERLY 23.05 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 66°02'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 62°27'21" WEST FOR 21.80 FEET; 5) THENCE SOUTH 84°31'35" WEST, FOR 403.99 FEET TO A POINT OF CURVATURE; 6) THENCE WESTERLY 145.18 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET THROUGH A CENTRAL ANGLE OF 37°48'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 76°34'08" WEST FOR 142.56 FEET TO A POINT OF REVERSE CURVATURE; 7) THENCE WESTERLY 19.46 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 55°44'43" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 85°32'13" WEST FOR 18.70 FEET TO A POINT OF REVERSE CURVATURE; 8) THENCE WESTERLY 140.68 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET THROUGH A CENTRAL ANGLE OF 17°31'21" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 75°21'06" WEST FOR 140.13 FEET TO A POINT OF REVERSE CURVATURE; 9) THENCE SOUTHWESTERLY 47.08 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 53°57'11" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 57°08'11" WEST FOR 45.36 FEET TO A POINT OF REVERSE CURVATURE; 10) THENCE SOUTHWESTERLY 19.35 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 18°28'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 39°23'48" WEST FOR 19.26 FEET TO A POINT OF COMPOUND CURVATURE; 11) THENCE SOUTHWESTERLY 68.53 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 205.50 FEET THROUGH A CENTRAL ANGLE OF [illegible]

LESS AND EXCEPT THEREFROM TRACT "D-202", WEBBS RESERVE, PLAT BOOK 27, PAGES 8A THROUGH 8Z53, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

CONTAINING 60.21 ACRES, MORE OR LESS.

GradyMinor

Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 — Cert. of Auth. LB 0005151 — Business LC 26000266
Bonita Springs: 239.947.1144 — www.GradyMinor.com — Fort Myers: 239.690.4380

DRAWN BY:	KJG
CHECKED BY:	TJD
JOB CODE:	WBPH3PLT
SCALE:	1" = 150'
DATE:	4/19/2024
FILE:	24-68-BS4PLT-1.DWG
SHEET:	1 of 1

BOUNDARY SURVEY

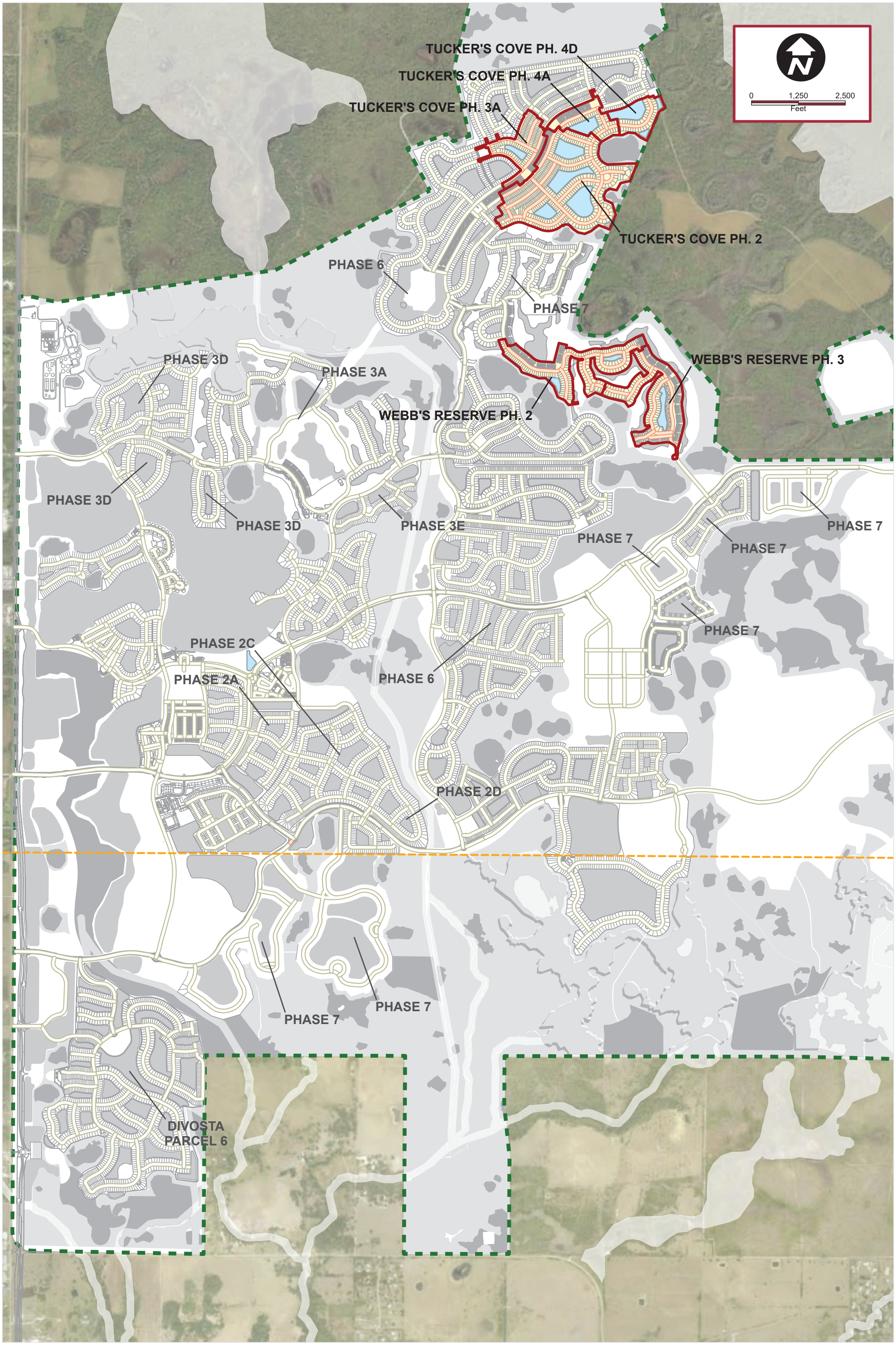
A PORTIONS OF TRACTS "F-3", "G-17", "G-24", "G-25", AND "D-203"
WEBBS RESERVE, PLAT BOOK 27, PAGES 8A THROUGH 8Z53
A SUBDIVISION LOCATED IN SECTIONS 21, 22, AND 27,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.

DATE SIGNED

TIMOTHY J. DEVRIES, P.S.M
FL LICENSE #6758
FOR THE FIRM

G:\SURVEY\PROJECT SURVEY 2024\68 – WEBBS PHASE 3 (PLAT)\SURVEY\24-68-BS4PLT-1.DWG

EXHIBIT 1



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No.	REVISIONS	DATE	BY

Kimley»Horn

©2026 KIMLEY-HORN AND ASSOCIATES, INC
1514 BROADWAY, SUITE 301, FORT MYERS, FL 33901
Phone: 239-271-2650 FAX: 941-379-4352
WWW.KIMLEY-HORN.COM

BABCOCK RANCH FLORIDA

KHA PROJECT XXXX
DATE MAY 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY OSA
CHECKED BY KHA

BABCOCK RANCH COMMUNITY

BOND REPORT

EXHIBIT 1

No.	REVISIONS	DATE	BY

Kimley»Horn

1514 BROADWAY, SUITE 301, FORT MYERS, FL 33901
Phone: 239-271-2650 FAX: 941-379-4352
WWW.KIMLEY-HORN.COM

BABCOCK RANCH FLORIDA

KHA PROJECT	XXXX
DATE	MAY 2026
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	OSA
CHECKED BY	KHA

BABCOCK RANCH COMMUNITY

BOND REPORT

EXHIBIT 2

K:\FTM_GIS_Project\Babcock_Ranch\APRX\Surface Water Map\Surface Water Map.aprx - 5/14/2026 8:00 AM - Olivia.Austin

EXHIBIT 2

APPENDIX D

ASSESSMENT METHODOLOGY

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BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

Amended Master Special Assessment
Methodology Report
for Tuckers Cove and Webbs Reserve

June 4, 2026

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

Table of Contents

1.0 Introduction

1.1 Purpose

This Amended Master Special Assessment Methodology Report for Tuckers Cove and Webbs Reserve (the "2026 Report") was developed to amend the Master Special Assessment Methodology Report for Phase VI (the "2022 Report") dated February 24, 2022 and the Amended Master Special Assessment Methodology Report for Phase VII and Supplement to Master Special Assessment Methodology Report for Phase VI for the Tuckers Cove, former Trabue, and DiVosta Parcels (the "2024 Report") dated May 29, 2024 amended September 26, 2024 to account for development plan changes within the Tuckers Cove portion of Phase VI, as well as changes to the cost of the Master Project (as defined further herein). The 2022 Report, as amended by the 2024 Report, was developed to provide a master financing plan and a master apportionment methodology for, among others, the Tuckers Cove (referred to in the 2022 Report as the Trabue Parcel), while the 2024 Report was developed to provide a master financing plan and a master apportionment methodology for, among others, the Webbs Reserve related to funding the costs of the acquisition and construction of public infrastructure improvements contemplated to be provided by the District for, among other, Tuckers Cove and Webbs Reserve.

The District is located in Charlotte and Lee Counties in Florida, and was established by House Bill 1515 (codified in Chapter 2007-306, Laws of Florida) passed by the Florida Legislature and approved by the Governor of the State of Florida on June 27, 2007, while House Bill 1039 (codified as amended in Chapter 2016-257, Laws of Florida), added additional acreage (Chapter 2007-306 and 2016-257 together the "Act"). The District has a total of 17,787 acres of land and is located in Charlotte County and Lee County.

1.2 Scope of the 2026 Report

This 2026 Report presents the projections for financing the District's public infrastructure improvements for Tuckers Cove and Webbs Reserve (the "Master Project"). The Master Project is described in the 2026 Supplemental Engineer's Report Project Area: Charlotte County – Tuckers Cove (Phase 2, 3A, 4A & 4D): Charlotte County – Webbs Reserve (Phase 2 & 3) of Kimley-Horn & Associates, Inc. (the "District Engineer") dated June, 2026 (the "2026 District Engineer's Report"). This 2026 Report also describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Master Project.

1.3 Special Benefits and General Benefits

Public infrastructure improvements undertaken and funded by the District as part of the Master Project create special and peculiar benefits, different in kind and degree than general benefits, for properties within Tuckers Cove and Webbs Reserve, as well as general benefits for properties within the District's borders but outside Tuckers Cove and Webbs Reserve, and general benefits to the public at large. However, as discussed within this 2026 Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to properties within Tuckers Cove and Webbs Reserve. The Master Project enables properties within Tuckers Cove and Webbs Reserve to be developed.

There is no doubt that the general public and owners of property within the District but outside of Tuckers Cove and Webbs Reserve, and outside the District benefit from the provision of the Master Project. However, these benefits are only incidental since the Master Project, a component of the overall system of improvements throughout the District, is designed solely to provide special benefits peculiar to property within Tuckers Cove and Webbs Reserve. Properties outside of Tuckers Cove and Webbs Reserve are not directly served by the Master Project and do not depend upon the Master Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which Tuckers Cove and Webbs Reserve properties receive compared to those lying outside of the boundaries of Tuckers Cove and Webbs Reserve.

The Master Project will provide the public infrastructure improvements necessary to make the lands within Tuckers Cove and Webbs Reserve developable and saleable. The installation of such improvements causes the value of the developable and saleable lands within Tuckers Cove and Webbs Reserve to increase by more than the sum of the financed cost of the individual components of the Master Project. Even though the exact value of the benefits provided by the Master Project is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the 2026 Report

Section Two describes the development program for Tuckers Cove and Webbs Reserve that have already been partially developed and are proposed to be developed to whole or partial completion, as proposed by the Developer, as defined below.

Section Three provides a summary of the Master Project and which have already been partially implemented and are projected to be implemented and financed, as determined by the District Engineer.

Section Four discusses the proposed amended financing program for Tuckers Cove and Webbs Reserve.

Section Five introduces the amended special assessment methodology for Tuckers Cove and Webbs Reserve.

2.0 Development Program

2.1 Overview

Tuckers Cove and Webbs Reserve represent a portion of the Babcock Ranch development (the "Development") which is a mixed-use, master planned development located in Charlotte and Lee Counties, Florida. The District, which serves the Development, is generally located in southern Charlotte County and northern Lee County east of State Road 31 and currently consists of approximately 17,787 +/- acres.

Tuckers Cove and Webbs Reserve have a total combined area of approximately 1,106 +/- acres, which includes the area of Tuckers Cove being approximately 689.1 +/- acres and the Webbs Reserve being approximately 416.9 +/- acres.

2.2 The Development Program

The development of Tuckers Cove and Webbs Reserve has already commenced and is anticipated to continue to be conducted by Babcock Property Holdings, LLC or its associates or assigns ("BPH") (the "Developer"). The most current development plan for Tuckers Cove and Webbs Reserve envision, respectively, a total of 2,321 and 1,202 residential units, although land use types and unit numbers may change throughout the development period. Please note that the development plan for the Tuckers Cove contained in the 2022 Report indicated plans for a total of 2,259 residential units (which also referred to Tuckers Cove as Trabue), while the development plan for Tuckers Cove contained in the 2024 Report indicated plans for a total of 2,266 residential units, and the development plan in 2026 includes several residential product types which have not been envisioned in prior reports. Additionally, please note that the development plan for Webbs Reserve has not changed since the time of the 2024 Report.

Please note that according to the Developer, portions of the Tuckers Cove, which commenced its development in 2022 with a total of 274 residential units and continued its development in 2024 with an additional 383 residential units, and Webbs Reserve, which commenced its development in 2024 with a total of 398 residential units, will continue to be developed in 2026, and that Webbs Reserve is projected to complete its development in 2026 while the Tuckers Cove is projected to continue its development, in part, in 2026 and, in part, after 2026.

Table 1 in the *Appendix* illustrates the most current development plan for Tuckers Cove and Webbs Reserve.

3.0 The Capital Improvement Program

3.1 Overview

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

3.2 Capital Improvement Program

The Master Project is projected to consist of a network of roadways, drainage systems, stormwater management facilities, sanitary sewer collection systems, potable water distribution systems, irrigation distribution systems, and wire utility conduit. It also includes the access to parks, open space areas, and sidewalks and trails. As described in the 2026 District Engineer's Report, the Master Project is comprised of master public infrastructure improvements, located both within and offsite the respective Tuckers Cove and Webbs Reserve parcels, which will serve and benefit all areas within Tuckers Cove and Webbs Reserve (the “Master Improvements”).

Table 2 in the *Appendix* illustrates the specific components of the continued Master Project and their costs, some of which already commenced in 2022 and 2024 and some of which are projected to be commenced in 2026 to support the development and provide the public infrastructure improvements for the units projected to be developed in 2026 and funded with proceeds of bonds issued by the District in 2026. This 2026 Report will be supplemented by a series 2026 supplement describing the portion of the Master Project and the areas specially benefitted which will include portions of Tuckers Cove and Webbs Reserve as preliminarily described herein.

4.0 Financing Program

4.1 Overview

As noted above, the District has already embarked on a program of public infrastructure improvements which facilitate the development of lands within Tuckers Cove and Webbs Reserve.

Even though the District already issued its Special Assessment Revenue Bonds, Series 2022 (Series 2022 Project) (the "Series 2022 Bonds") which funded in part a portion of the Master Project for that portion of Tuckers Cove which commenced development in 2022, and also already issued Special Assessment Revenue Bonds, Series 2024 (Series 2024 Project) (the "Series 2024 Bonds") which funded in part a portion of the Master Project for that portion of Tuckers Cove which continued development in 2024 and funded in part a portion of the Master Project for that portion of Webbs Reserve which commenced development in 2024, and even though the actual financing plan may change, this 2026 Report provides a master financing plan under which the District would issue approximately $158,330,000 in par amount of special assessment bonds (the "Bonds") to fund approximately $119,936,000 in the Master Project costs. The Bonds would also include funding for capitalized interest, a debt service reserve account, and costs of issuance.

Please note that as the District previously levied special assessment liens on the lands comprising Tuckers Cove and Webbs Reserve and that the purpose of this 2026 Report is to allocate the benefit of the Master Project to the various land uses within Tuckers Cove and Webbs Reserve and based on such benefit allocation to apportion the maximum amount of special assessment necessary to fund the Master Project on the Tuckers Cove and Webbs Reserve Assessment Area, which comprises all lands that comprise Tuckers Cove and Webbs

Reserve, the total costs of the Master Project estimated at $119,936,000 and the total amount of the Bonds necessary to fund such construction amount is estimated at $158,330,000. The discussion of the structure and size of the indebtedness is preliminary, based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed master financing plan for Tuckers Cove and Webbs Reserve provides for the issuance of the Bonds in the approximate principal amount of $158,330,000 to finance costs estimated at $119,936,000. The Bonds as projected under this master financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made every November 1.

In order to finance the Master Project improvement costs, the District would need to borrow more funds and incur indebtedness in the total amount of $158,330,000. The difference is comprised of debt service reserve, capitalized interest, and costs of issuance, including the underwriter's discount. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this 2026 Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the Master Project public infrastructure improvements outlined in *Section 3.2* and described in more detail by the District Engineer in the 2026 District Engineer's Report. These improvements yield special and general benefits, with special benefits accruing to properties within the boundaries of Tuckers Cove and Webbs Reserve and general benefits accruing to areas outside of Tuckers Cove and Webbs Reserve and outside the District and being only incidental in nature. The debt incurred in financing the public infrastructure included in the Master Project will be paid off by assessing properties that derive special and peculiar benefits from the Master Project. All properties that derive special benefits from the Master Project will be assessed for their fair share of the debt issued in order to finance the Master Project.

5.2 Benefit Allocation

The current, amended, development plan for Tuckers Cove and Webbs Reserve envisions the development of a total of 3,522 residential units, although unit numbers and land use types may change throughout the development period.

As described in the 2026 District Engineer's Report, the Master Project is comprised of Master Improvements which will serve and benefit all of the lands in Tuckers Cove and Webbs Reserve. The Master Improvements will serve and benefit all of the lands in Tuckers Cove and Webbs Reserve and the Master Improvements will comprise an interrelated system of improvements, which means all of the improvements will serve the entire Tuckers Cove and Webbs Reserve, and the improvements will be interrelated such that they will reinforce one another and their combined benefits will be greater than the sum of their individual benefits. All of the land uses within Tuckers Cove and Webbs Reserve will benefit from each infrastructure improvement category of the Master Improvements, as the Master Improvements provide basic infrastructure to all lands within Tuckers Cove and Webbs Reserve as an integrated system of improvements.

As stated previously, the Master Project has a logical connection to the special and peculiar benefits received by the land within Tuckers Cove and Webbs Reserve and the development of the properties within Tuckers Cove and Webbs Reserve. Based upon the connection between the improvements and the special and peculiar benefits to the land within Tuckers Cove and Webbs Reserve, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land 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 cost of, or the actual non-ad valorem assessment amount levied on that parcel.

The benefit associated with the Master Improvements is proposed to be allocated to the residential units projected to be developed within Tuckers Cove and Webbs Reserve in proportion to the 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 Tuckers Cove and Webbs Reserve based on the densities of development and the intensities of use of infrastructure, the total ERU counts for each land use category, for each parcel and the share of the benefit received by each product type within each parcel.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units will use and benefit from the District's public infrastructure improvements less than larger units, as for instance, generally and on average smaller units produce less storm water runoff and may produce fewer vehicular trips. Additionally, the value of the larger units is likely to appreciate by more in terms of dollars than that of the smaller units 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 from the Master Project.

Table 5 presents the allocation of the Master Project costs and the apportionment of the assessment associated with the Bonds (the “Bond Assessments”) in accordance with the ERU benefit allocation method presented in Table 4 in the *Appendix*. Table 6 in the *Appendix* presents the apportionment total and per residential unit Bond Assessments, as well as presents the annual levels of the projected annual debt service assessments.

As the development of Tuckers Cove and Webbs Reserve has already commenced in 2022 and 2024 respectively and residential units developed in 2022 and 2024 for Tuckers Cove and in 2024 for Webbs Reserve are already subject to assessment lien associated with the Series 2022 Bonds and Series 2024 Bonds, this 2026 Report presents in Table 7 in the *Appendix* the apportionment of Bond Assessments to the units proposed to be developed within Tuckers Cove and Webbs Reserve in 2026 (the “Series 2026 Assessment Area”).

New Product Types – Generally stated, the Bond Assessments have been established based on the ERU values per product type and the share of the benefit received by each product type, as further described in this 2026 Report. As it has already occurred in the past, it is possible that in the future further additional product types may be developed. To that end, the District’s Assessment Consultant will use the benefit allocation methodology used in this 2026 Report to (i) derive ERU factors for the new product types; and (ii) allocate proportionate share of the Bond Assessments to such new product types. In the event that further revision and allocation may be necessary as the development plan continues to finalize, such allocation may be considered and finalized by the Board after due notice and public hearing, as may be necessary and/or desired by the Board.

5.3 Assigning Bond Assessments

The Bond Assessments lien is proposed to be allocated through independent parcel-specific assessment liens on each parcel within Tuckers Cove and Webbs Reserve based on the development plan associated therewith rather than gross acreage.

As the land within Phases 2 and 4 of Tuckers Cove has already been sold to a third-party owner and is presently fully platted, the Bond Assessments lien attributable to Phases 2 and 4 of Tuckers Cove are proposed to be allocated to Phases 2 and 4 of Tuckers Cove through independent parcel-specific assessment lien based on the development plan for Phases 2 and 4 of Tuckers Cove. Consequently, in Phases 2 and 4 of Tuckers Cove the Bond Assessments will be levied on the 1,089 platted parcels comprising 142 20’ parcels, 0 40’ parcels, 233 52’ parcels, 233 62’ parcels, 77 70’ parcels, and 404 Twin Villa parcels in accordance with the figures illustrated in the Table 6 in the *Appendix*, and thus a total amount of $52,030,988.89 in Bond Assessments will be allocated to the 1,089 platted parcels.

As the land within Phase 3 of Tuckers Cove has also already been sold to a third-party owner but remains unplatted, the Bond Assessments lien attributable to Phase 3 of Tuckers Cove are proposed to be will be levied initially on approximately 126.7 +/- gross acres within Phase 3 of Tuckers Cove based on the planned development of 575 parcels comprising 70 20’ parcels, 143 40’ parcels, 89 52’ parcels, 177 62’ parcels, 0 70’ parcels, and 96 Twin Villa parcels, which shall be applied initially on an equal pro-rata gross acre basis and thus the total Bond Assessments in the amount of $27,767,535.54 will be preliminarily levied on approximately 126.7 +/- gross acres at a rate of $219,159.71 per acre. Once the land within Phase 3 of Tuckers Cove is platted, the Bond Assessments will be allocated to platted lots on a first platted-first allocated basis in accordance with the figures illustrated in the Table 6 in the *Appendix*, and thus a total amount of $27,767,535.54 in Bond Assessments will be allocated to the 575 platted parcels.

As the land within Webbs Reserve has already been sold to a third-party owner and is presently platted, the Bond Assessments lien attributable to Webbs Reserve are proposed to be allocated to Webbs Reserve through independent parcel-specific assessment lien based on the development plan for Webbs Reserve. Consequently, in Webbs Reserve the Bond Assessments will be levied on the 804 platted parcels comprising 147 52’ parcels, 85 70’ parcels, 360 30-Unit parcels, 128 16-Unit parcels, 12 12-Unit parcels, and 72 Coach parcels in accordance with the figures illustrated in the Table 6 in the *Appendix*, and thus a total amount of $31,243,401.94 in Bond Assessments will be allocated to the 804 platted parcels.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, the Master Project creates special and peculiar benefits to properties within Tuckers Cove and Webbs Reserve. The Master Project benefits assessable properties within Tuckers Cove and Webbs Reserve and accrues to all such assessable properties on an ERU basis as illustrated in Table 4 in the *Appendix*.

The Master Project undertaken by the District for properties within Tuckers Cove and Webbs Reserve can be shown to be creating special and peculiar benefits to the property within Tuckers Cove and Webbs Reserve. The special and peculiar benefits resulting from each improvement are:

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 Master Project makes the land in Tuckers Cove and Webbs Reserve developable and saleable and provides 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 from the Master Project is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the 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 Tuckers Cove and Webbs Reserve according to reasonable estimates of the special and peculiar benefits derived from the Master Project by different land uses.

Accordingly, no acre or parcel of property within Tuckers Cove and Webbs Reserve will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Bond Assessments apportioned to properties with Tuckers Cove and Webbs Reserve on a per ERU basis never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology. Please note that the True-Up Mechanism will be described in detail in the supplemental methodology.

5.7 Preliminary Assessment Roll

The preliminary assessment roll for the Tuckers Cove is included in Exhibit A and the preliminary assessment roll for the for Webbs Reserve is included in Exhibit B.

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 Master Project. 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 report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

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

Babcock Ranch

Community Independent Special District

Tuckers Cove and Webbs Reserve Proposed Development Plan

Product Type	Units That Commenced Development in 2022 and 2024	Units That Are Projected to Commence Development in 2026 (Series 2026 Assessment Area Units)	Future Units (Units That Are Projected to Commence Development After 2026)	Total Number of Units
Tuckers Cove				
20'	207	212	0	419
40'	0	54	89	143
52'	263	194	128	585
62'	133	135	275	543
70'	0	56	21	77
Twin Villa	54	241	259	554
	657	892	772	2,321
Webbs Reserve				
52'	117	147	0	264
70'	57	85	0	142
30-Unit	60	360	0	420
16-Unit	112	128	0	240
12-Unit	12	12	0	24
Coach	40	72	0	112
	398	804	0	1,202
Total	**1,055**	**1,696**	**772**	**3,523**

Table 2

Babcock Ranch

Community Independent Special District

Master Project Costs

Improvement	Tuckers Cove	Webbs Reserve	Total
Master Improvements			
Clearing, Grubbing, and Earthwork	$34,944,000.00	$12,635,000.00	$47,579,000.00
Entry Features and Wayfinding	$500,000.00	$81,000.00	$581,000.00
Mitigation	$3,853,000.00	$0.00	$3,853,000.00
Offsite Improvements	$13,404,000.00	$1,161,000.00	$14,565,000.00
Master Storm	$11,212,000.00	$5,467,000.00	$16,679,000.00
Landscaping	$28,013,000.00	$1,508,000.00	$29,521,000.00
Design and Permitting	$3,914,000.00	$3,244,000.00	$7,158,000.00
Total	**$95,840,000.00**	**$24,096,000.00**	**$119,936,000.00**

Table 3

Babcock Ranch

Community Independent Special District

Estimated Sources and Uses of Funds

Sources	**Bonds**
Bond Proceeds:	
Par Amount	$158,330,000.00
Total Sources	**$158,330,000.00**
Uses	
Project Fund Deposits:	
Project Fund	$119,936,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	$12,759,245.27
Capitalized Interest Fund	$22,166,200.00
Delivery Date Expenses:	
Costs of Issuance	$300,000.00
Underwriter's Discount	$3,166,600.00
Rounding	$1,954.73
Total Uses	**$158,330,000.00**

Financing Assumptions:

Average Coupon Rate:	7.000%
Capitalized Interest Period:	24 months
Debt Service Reserve:	100% of Max Annual Debt Service
Underwriter's Discount:	2.00%
Costs of Issuance:	$300,000.00

Table 4

Babcock Ranch

Community Independent Special District

Benefit Allocation

Product Type	Total Number of Units	ERU per Unit	Total ERU
Tuckers Cove			
20'	419	0.53	222.07
40'	143	0.85	121.55
52'	585	1.00	585.00
62'	543	1.13	613.59
70'	77	1.23	94.71
Twin Villa	554	0.77	426.58
	2,321		2,063.50
Webbs Reserve			
52'	264	1.00	264.00
70'	142	1.23	174.66
30-Unit	420	0.55	231.00
16-Unit	240	0.59	141.60
12-Unit	24	0.59	14.16
Coach	112	0.76	85.12
	1,202		910.54
Total	**3,523**		**2,974.04**

Table 5

Babcock Ranch

Community Independent Special District

Master Project Cost Allocation and Bond Assessment Apportionment

Product Type	Total Number of Units	ERU per Unit	Master Project Cost Allocation Based on ERU Method	Total Bond Assessment Apportionment
Tuckers Cove				
20'	419	0.53	$8,955,557.93	$11,822,417.69
40'	143	0.85	$4,901,824.05	$6,470,999.55
52'	585	1.00	$23,591,666.55	$31,143,848.10
62'	543	1.13	$24,744,633.64	$32,665,903.85
70'	77	1.23	$3,819,430.32	$5,042,109.15
Twin Villa	554	0.77	$17,202,962.60	$22,709,987.56
	2,321		$83,216,075.10	$109,855,265.90
Webbs Reserve				
52'	264	1.00	$10,646,495.68	$14,054,659.65
70'	142	1.23	$7,043,624.75	$9,298,435.06
30-Unit	420	0.55	$9,315,683.72	$12,297,827.20
16-Unit	240	0.59	$5,710,393.14	$7,538,408.36
12-Unit	24	0.59	$571,039.31	$753,840.84
Coach	112	0.76	$3,432,688.30	$4,531,562.99
	1,202		$36,719,924.90	$48,474,734.10
Total	**3,523**		**$119,936,000.00**	**$158,330,000.00**

Table 6

Babcock Ranch

Community Independent Special District

Bond Assessments Apportionment

Product Type	Number of Units	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Debt Service per Unit*	Annual Debt Service per Unit**
Tuckers Cove					
20'	419	$11,822,417.69	$28,215.79	$2,273.81	$2,418.95
40'	143	$6,470,999.55	$45,251.75	$3,646.68	$3,879.44
52'	585	$31,143,848.10	$53,237.35	$4,290.21	$4,564.05
62'	543	$32,665,903.85	$60,158.20	$4,847.93	$5,157.38
70'	77	$5,042,109.15	$65,481.94	$5,276.95	$5,613.78
Twin Villa	554	$22,709,987.56	$40,992.76	$3,303.46	$3,514.32
	2,321	$109,855,265.90			
Webbs Reserve					
52'	264	$14,054,659.65	$53,237.35	$4,290.21	$4,564.05
70'	142	$9,298,435.06	$65,481.94	$5,276.95	$5,613.78
30-Unit	420	$12,297,827.20	$29,280.54	$2,359.61	$2,510.23
16-Unit	240	$7,538,408.36	$31,410.03	$2,531.22	$2,692.79
12-Unit	24	$753,840.84	$31,410.03	$2,531.22	$2,692.79
Coach	112	$4,531,562.99	$40,460.38	$3,260.56	$3,468.68
	1,202	$48,474,734.10			
Total	**3,523**	**$158,330,000.00**			

* Excludes costs of collection and early payment discount allowance

** Includes costs of collection and early payment discount allowance

Table 7

Babcock Ranch

Community Independent Special District

Series 2026 Assessment Area and Future Units Bond Assessments Apportionment

Product Type	Units That Are Projected to Commence Development in 2026 (Series 2026 Assessment Area Units)	Total Bond Assessments Apportionment For Units That Are Projected to Commence Development in 2026	Future Units (Units That Are Projected to Commence Development After 2026)	Total Bond Assessments Apportionment For Future Units	Units That Are Projected to Commence Development in 2026 or After 2026	Total Bond Assessments Apportionment For Units That Are Projected to Commence Development in 2026 and Future Units
Tuckers Cove						
20'	212	$5,981,748.33	0	$0.00	212	$5,981,748.33
40'	54	$2,443,594.24	89	$4,027,405.31	143	$6,470,999.55
52'	194	$10,328,045.35	128	$6,814,380.44	322	$17,142,425.79
62'	135	$8,121,357.31	275	$16,543,505.64	410	$24,664,862.95
70'	56	$3,666,988.47	21	$1,375,120.68	77	$5,042,109.15
Twin Villa	241	$9,879,254.52	259	$10,617,124.15	500	$20,496,378.66
	892	$40,420,988.22	772	$39,377,536.21	1,664	$79,798,524.43
Webbs Reserve						
52'	147	$7,825,890.04	0	$0.00	147	$7,825,890.04
70'	85	$5,565,964.65	0	$0.00	85	$5,565,964.65
30-Unit	360	$10,540,994.74	0	$0.00	360	$10,540,994.74
16-Unit	128	$4,020,484.46	0	$0.00	128	$4,020,484.46
12-Unit	12	$376,920.42	0	$0.00	12	$376,920.42
Coach	72	$2,913,147.64	0	$0.00	72	$2,913,147.64
	804	$31,243,401.94	0	$0.00	804	$31,243,401.94
Total	**1,696**	**$71,664,390.16**	**772**	**39,377,536**	**2,468**	**$111,041,926.37**

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 7704	$53,237.35
Tuckers Cove	Phase 2	Lot 7705	$53,237.35
Tuckers Cove	Phase 2	Lot 7706	$53,237.35
Tuckers Cove	Phase 2	Lot 7707	$53,237.35
Tuckers Cove	Phase 2	Lot 7708	$53,237.35
Tuckers Cove	Phase 2	Lot 7709	$53,237.35
Tuckers Cove	Phase 2	Lot 7710	$53,237.35
Tuckers Cove	Phase 2	Lot 7711	$53,237.35
Tuckers Cove	Phase 2	Lot 7712	$53,237.35
Tuckers Cove	Phase 2	Lot 7713	$53,237.35
Tuckers Cove	Phase 2	Lot 7714	$53,237.35
Tuckers Cove	Phase 2	Lot 7715	$53,237.35
Tuckers Cove	Phase 2	Lot 7716	$53,237.35
Tuckers Cove	Phase 2	Lot 7717	$53,237.35
Tuckers Cove	Phase 2	Lot 7718	$53,237.35
Tuckers Cove	Phase 2	Lot 7719	$53,237.35
Tuckers Cove	Phase 2	Lot 7720	$53,237.35
Tuckers Cove	Phase 2	Lot 7721	$53,237.35
Tuckers Cove	Phase 2	Lot 7722	$53,237.35
Tuckers Cove	Phase 2	Lot 7723	$53,237.35
Tuckers Cove	Phase 2	Lot 7724	$53,237.35
Tuckers Cove	Phase 2	Lot 7725	$53,237.35
Tuckers Cove	Phase 2	Lot 7726	$53,237.35
Tuckers Cove	Phase 2	Lot 7727	$53,237.35
Tuckers Cove	Phase 2	Lot 7728	$53,237.35
Tuckers Cove	Phase 2	Lot 7729	$53,237.35
Tuckers Cove	Phase 2	Lot 7730	$53,237.35
Tuckers Cove	Phase 2	Lot 7731	$53,237.35
Tuckers Cove	Phase 2	Lot 7732	$53,237.35
Tuckers Cove	Phase 2	Lot 7733	$53,237.35
Tuckers Cove	Phase 2	Lot 7734	$53,237.35
Tuckers Cove	Phase 2	Lot 7735	$53,237.35
Tuckers Cove	Phase 2	Lot 7736	$53,237.35
Tuckers Cove	Phase 2	Lot 7737	$60,158.20
Tuckers Cove	Phase 2	Lot 7738	$60,158.20
Tuckers Cove	Phase 2	Lot 7739	$60,158.20
Tuckers Cove	Phase 2	Lot 7740	$60,158.20
Tuckers Cove	Phase 2	Lot 7741	$60,158.20
Tuckers Cove	Phase 2	Lot 7742	$60,158.20
Tuckers Cove	Phase 2	Lot 7743	$60,158.20
Tuckers Cove	Phase 2	Lot 7744	$60,158.20
Tuckers Cove	Phase 2	Lot 7745	$60,158.20

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 7746	$60,158.20
Tuckers Cove	Phase 2	Lot 7747	$60,158.20
Tuckers Cove	Phase 2	Lot 7748	$60,158.20
Tuckers Cove	Phase 2	Lot 7749	$60,158.20
Tuckers Cove	Phase 2	Lot 7750	$60,158.20
Tuckers Cove	Phase 2	Lot 7751	$60,158.20
Tuckers Cove	Phase 2	Lot 7752	$60,158.20
Tuckers Cove	Phase 2	Lot 7753	$60,158.20
Tuckers Cove	Phase 2	Lot 7754	$60,158.20
Tuckers Cove	Phase 2	Lot 7755	$60,158.20
Tuckers Cove	Phase 2	Lot 7756	$60,158.20
Tuckers Cove	Phase 2	Lot 7757	$60,158.20
Tuckers Cove	Phase 2	Lot 7758	$60,158.20
Tuckers Cove	Phase 2	Lot 7759	$60,158.20
Tuckers Cove	Phase 2	Lot 7760	$60,158.20
Tuckers Cove	Phase 2	Lot 7761	$60,158.20
Tuckers Cove	Phase 2	Lot 7762	$60,158.20
Tuckers Cove	Phase 2	Lot 7763	$60,158.20
Tuckers Cove	Phase 2	Lot 7764	$60,158.20
Tuckers Cove	Phase 2	Lot 7765	$60,158.20
Tuckers Cove	Phase 2	Lot 7766	$60,158.20
Tuckers Cove	Phase 2	Lot 7767	$60,158.20
Tuckers Cove	Phase 2	Lot 7768	$60,158.20
Tuckers Cove	Phase 2	Lot 7769	$60,158.20
Tuckers Cove	Phase 2	Lot 7770	$60,158.20
Tuckers Cove	Phase 2	Lot 7771	$60,158.20
Tuckers Cove	Phase 2	Lot 7772	$60,158.20
Tuckers Cove	Phase 2	Lot 7773	$60,158.20
Tuckers Cove	Phase 2	Lot 7774	$60,158.20
Tuckers Cove	Phase 2	Lot 7775	$60,158.20
Tuckers Cove	Phase 2	Lot 7776	$60,158.20
Tuckers Cove	Phase 2	Lot 7777	$60,158.20
Tuckers Cove	Phase 2	Lot 7778	$60,158.20
Tuckers Cove	Phase 2	Lot 7779	$60,158.20
Tuckers Cove	Phase 2	Lot 7780	$60,158.20
Tuckers Cove	Phase 2	Lot 7781	$60,158.20
Tuckers Cove	Phase 2	Lot 7782	$60,158.20
Tuckers Cove	Phase 2	Lot 7783	$60,158.20
Tuckers Cove	Phase 2	Lot 7784	$60,158.20
Tuckers Cove	Phase 2	Lot 7785	$60,158.20
Tuckers Cove	Phase 2	Lot 7786	$60,158.20
Tuckers Cove	Phase 2	Lot 7787	$60,158.20

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 7788	$60,158.20
Tuckers Cove	Phase 2	Lot 7789	$60,158.20
Tuckers Cove	Phase 2	Lot 7790	$60,158.20
Tuckers Cove	Phase 2	Lot 7791	$60,158.20
Tuckers Cove	Phase 2	Lot 7792	$60,158.20
Tuckers Cove	Phase 2	Lot 7793	$60,158.20
Tuckers Cove	Phase 2	Lot 7794	$60,158.20
Tuckers Cove	Phase 2	Lot 7795	$60,158.20
Tuckers Cove	Phase 2	Lot 7796	$60,158.20
Tuckers Cove	Phase 2	Lot 7797	$53,237.35
Tuckers Cove	Phase 2	Lot 7798	$53,237.35
Tuckers Cove	Phase 2	Lot 7799	$53,237.35
Tuckers Cove	Phase 2	Lot 7800	$53,237.35
Tuckers Cove	Phase 2	Lot 7801	$53,237.35
Tuckers Cove	Phase 2	Lot 7802	$53,237.35
Tuckers Cove	Phase 2	Lot 7803	$53,237.35
Tuckers Cove	Phase 2	Lot 7804	$53,237.35
Tuckers Cove	Phase 2	Lot 7805	$53,237.35
Tuckers Cove	Phase 2	Lot 7806	$53,237.35
Tuckers Cove	Phase 2	Lot 7807	$53,237.35
Tuckers Cove	Phase 2	Lot 7808	$28,215.79
Tuckers Cove	Phase 2	Lot 7809	$28,215.79
Tuckers Cove	Phase 2	Lot 7810	$28,215.79
Tuckers Cove	Phase 2	Lot 7811	$28,215.79
Tuckers Cove	Phase 2	Lot 7812	$28,215.79
Tuckers Cove	Phase 2	Lot 7813	$28,215.79
Tuckers Cove	Phase 2	Lot 7814	$28,215.79
Tuckers Cove	Phase 2	Lot 7815	$28,215.79
Tuckers Cove	Phase 2	Lot 7816	$28,215.79
Tuckers Cove	Phase 2	Lot 7817	$28,215.79
Tuckers Cove	Phase 2	Lot 7818	$28,215.79
Tuckers Cove	Phase 2	Lot 7819	$28,215.79
Tuckers Cove	Phase 2	Lot 7820	$28,215.79
Tuckers Cove	Phase 2	Lot 7821	$28,215.79
Tuckers Cove	Phase 2	Lot 7822	$28,215.79
Tuckers Cove	Phase 2	Lot 7823	$28,215.79
Tuckers Cove	Phase 2	Lot 7824	$28,215.79
Tuckers Cove	Phase 2	Lot 7825	$28,215.79
Tuckers Cove	Phase 2	Lot 7826	$28,215.79
Tuckers Cove	Phase 2	Lot 7827	$28,215.79
Tuckers Cove	Phase 2	Lot 7828	$28,215.79
Tuckers Cove	Phase 2	Lot 7829	$28,215.79

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 7830	$28,215.79
Tuckers Cove	Phase 2	Lot 7831	$28,215.79
Tuckers Cove	Phase 2	Lot 7832	$28,215.79
Tuckers Cove	Phase 2	Lot 7833	$28,215.79
Tuckers Cove	Phase 2	Lot 7834	$28,215.79
Tuckers Cove	Phase 2	Lot 7835	$28,215.79
Tuckers Cove	Phase 2	Lot 7836	$28,215.79
Tuckers Cove	Phase 2	Lot 7837	$28,215.79
Tuckers Cove	Phase 2	Lot 7838	$28,215.79
Tuckers Cove	Phase 2	Lot 7839	$28,215.79
Tuckers Cove	Phase 2	Lot 7840	$28,215.79
Tuckers Cove	Phase 2	Lot 7841	$28,215.79
Tuckers Cove	Phase 2	Lot 7842	$28,215.79
Tuckers Cove	Phase 2	Lot 7843	$28,215.79
Tuckers Cove	Phase 2	Lot 7844	$28,215.79
Tuckers Cove	Phase 2	Lot 7845	$28,215.79
Tuckers Cove	Phase 2	Lot 7846	$28,215.79
Tuckers Cove	Phase 2	Lot 7847	$28,215.79
Tuckers Cove	Phase 2	Lot 7848	$28,215.79
Tuckers Cove	Phase 2	Lot 7849	$28,215.79
Tuckers Cove	Phase 2	Lot 7850	$28,215.79
Tuckers Cove	Phase 2	Lot 7851	$28,215.79
Tuckers Cove	Phase 2	Lot 7852	$28,215.79
Tuckers Cove	Phase 2	Lot 7853	$28,215.79
Tuckers Cove	Phase 2	Lot 7854	$28,215.79
Tuckers Cove	Phase 2	Lot 7855	$28,215.79
Tuckers Cove	Phase 2	Lot 7856	$28,215.79
Tuckers Cove	Phase 2	Lot 7857	$28,215.79
Tuckers Cove	Phase 2	Lot 7858	$28,215.79
Tuckers Cove	Phase 2	Lot 7859	$28,215.79
Tuckers Cove	Phase 2	Lot 7860	$28,215.79
Tuckers Cove	Phase 2	Lot 7861	$28,215.79
Tuckers Cove	Phase 2	Lot 7862	$28,215.79
Tuckers Cove	Phase 2	Lot 7863	$28,215.79
Tuckers Cove	Phase 2	Lot 7864	$28,215.79
Tuckers Cove	Phase 2	Lot 7865	$28,215.79
Tuckers Cove	Phase 2	Lot 7866	$28,215.79
Tuckers Cove	Phase 2	Lot 7867	$28,215.79
Tuckers Cove	Phase 2	Lot 7868	$28,215.79
Tuckers Cove	Phase 2	Lot 7869	$28,215.79
Tuckers Cove	Phase 2	Lot 7870	$28,215.79
Tuckers Cove	Phase 2	Lot 7871	$28,215.79

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 7872	$28,215.79
Tuckers Cove	Phase 2	Lot 7873	$28,215.79
Tuckers Cove	Phase 2	Lot 7874	$28,215.79
Tuckers Cove	Phase 2	Lot 7875	$28,215.79
Tuckers Cove	Phase 2	Lot 7876	$28,215.79
Tuckers Cove	Phase 2	Lot 7877	$28,215.79
Tuckers Cove	Phase 2	Lot 7878	$40,992.76
Tuckers Cove	Phase 2	Lot 7879	$40,992.76
Tuckers Cove	Phase 2	Lot 7880	$40,992.76
Tuckers Cove	Phase 2	Lot 7881	$40,992.76
Tuckers Cove	Phase 2	Lot 7882	$40,992.76
Tuckers Cove	Phase 2	Lot 7883	$40,992.76
Tuckers Cove	Phase 2	Lot 7884	$40,992.76
Tuckers Cove	Phase 2	Lot 7885	$40,992.76
Tuckers Cove	Phase 2	Lot 7886	$40,992.76
Tuckers Cove	Phase 2	Lot 7887	$40,992.76
Tuckers Cove	Phase 2	Lot 7888	$40,992.76
Tuckers Cove	Phase 2	Lot 7889	$40,992.76
Tuckers Cove	Phase 2	Lot 7890	$40,992.76
Tuckers Cove	Phase 2	Lot 7891	$40,992.76
Tuckers Cove	Phase 2	Lot 7892	$40,992.76
Tuckers Cove	Phase 2	Lot 7893	$40,992.76
Tuckers Cove	Phase 2	Lot 7894	$40,992.76
Tuckers Cove	Phase 2	Lot 7895	$40,992.76
Tuckers Cove	Phase 2	Lot 7896	$40,992.76
Tuckers Cove	Phase 2	Lot 7897	$40,992.76
Tuckers Cove	Phase 2	Lot 7898	$40,992.76
Tuckers Cove	Phase 2	Lot 7899	$40,992.76
Tuckers Cove	Phase 2	Lot 7900	$40,992.76
Tuckers Cove	Phase 2	Lot 7901	$40,992.76
Tuckers Cove	Phase 2	Lot 7902	$40,992.76
Tuckers Cove	Phase 2	Lot 7903	$40,992.76
Tuckers Cove	Phase 2	Lot 7904	$40,992.76
Tuckers Cove	Phase 2	Lot 7905	$40,992.76
Tuckers Cove	Phase 2	Lot 7906	$40,992.76
Tuckers Cove	Phase 2	Lot 7907	$40,992.76
Tuckers Cove	Phase 2	Lot 7908	$40,992.76
Tuckers Cove	Phase 2	Lot 7909	$40,992.76
Tuckers Cove	Phase 2	Lot 7910	$40,992.76
Tuckers Cove	Phase 2	Lot 7911	$40,992.76
Tuckers Cove	Phase 2	Lot 7912	$40,992.76
Tuckers Cove	Phase 2	Lot 7913	$40,992.76

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 7914	$40,992.76
Tuckers Cove	Phase 2	Lot 7915	$40,992.76
Tuckers Cove	Phase 2	Lot 7916	$40,992.76
Tuckers Cove	Phase 2	Lot 7917	$40,992.76
Tuckers Cove	Phase 2	Lot 7918	$40,992.76
Tuckers Cove	Phase 2	Lot 7919	$40,992.76
Tuckers Cove	Phase 2	Lot 7920	$40,992.76
Tuckers Cove	Phase 2	Lot 7921	$40,992.76
Tuckers Cove	Phase 2	Lot 7922	$40,992.76
Tuckers Cove	Phase 2	Lot 7923	$40,992.76
Tuckers Cove	Phase 2	Lot 7924	$40,992.76
Tuckers Cove	Phase 2	Lot 7925	$40,992.76
Tuckers Cove	Phase 2	Lot 7926	$40,992.76
Tuckers Cove	Phase 2	Lot 7927	$40,992.76
Tuckers Cove	Phase 2	Lot 7928	$40,992.76
Tuckers Cove	Phase 2	Lot 7929	$40,992.76
Tuckers Cove	Phase 2	Lot 7930	$40,992.76
Tuckers Cove	Phase 2	Lot 7931	$40,992.76
Tuckers Cove	Phase 2	Lot 7932	$40,992.76
Tuckers Cove	Phase 2	Lot 7933	$40,992.76
Tuckers Cove	Phase 2	Lot 7934	$40,992.76
Tuckers Cove	Phase 2	Lot 7935	$40,992.76
Tuckers Cove	Phase 2	Lot 7936	$40,992.76
Tuckers Cove	Phase 2	Lot 7937	$40,992.76
Tuckers Cove	Phase 2	Lot 7938	$40,992.76
Tuckers Cove	Phase 2	Lot 7939	$40,992.76
Tuckers Cove	Phase 2	Lot 7940	$40,992.76
Tuckers Cove	Phase 2	Lot 7941	$40,992.76
Tuckers Cove	Phase 2	Lot 7942	$40,992.76
Tuckers Cove	Phase 2	Lot 7943	$40,992.76
Tuckers Cove	Phase 2	Lot 7944	$40,992.76
Tuckers Cove	Phase 2	Lot 7945	$40,992.76
Tuckers Cove	Phase 2	Lot 7946	$40,992.76
Tuckers Cove	Phase 2	Lot 7947	$40,992.76
Tuckers Cove	Phase 2	Lot 7948	$40,992.76
Tuckers Cove	Phase 2	Lot 7949	$40,992.76
Tuckers Cove	Phase 2	Lot 7950	$40,992.76
Tuckers Cove	Phase 2	Lot 7951	$40,992.76
Tuckers Cove	Phase 2	Lot 7952	$40,992.76
Tuckers Cove	Phase 2	Lot 7953	$40,992.76
Tuckers Cove	Phase 2	Lot 7954	$40,992.76
Tuckers Cove	Phase 2	Lot 7955	$40,992.76

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 7956	$40,992.76
Tuckers Cove	Phase 2	Lot 7957	$40,992.76
Tuckers Cove	Phase 2	Lot 7958	$40,992.76
Tuckers Cove	Phase 2	Lot 7959	$40,992.76
Tuckers Cove	Phase 2	Lot 7960	$40,992.76
Tuckers Cove	Phase 2	Lot 7961	$40,992.76
Tuckers Cove	Phase 2	Lot 7962	$40,992.76
Tuckers Cove	Phase 2	Lot 7963	$40,992.76
Tuckers Cove	Phase 2	Lot 7964	$40,992.76
Tuckers Cove	Phase 2	Lot 7965	$40,992.76
Tuckers Cove	Phase 2	Lot 7966	$40,992.76
Tuckers Cove	Phase 2	Lot 7967	$40,992.76
Tuckers Cove	Phase 2	Lot 7968	$40,992.76
Tuckers Cove	Phase 2	Lot 7969	$40,992.76
Tuckers Cove	Phase 2	Lot 7970	$40,992.76
Tuckers Cove	Phase 2	Lot 7971	$40,992.76
Tuckers Cove	Phase 2	Lot 7972	$40,992.76
Tuckers Cove	Phase 2	Lot 7973	$40,992.76
Tuckers Cove	Phase 2	Lot 7974	$40,992.76
Tuckers Cove	Phase 2	Lot 7975	$40,992.76
Tuckers Cove	Phase 2	Lot 7976	$40,992.76
Tuckers Cove	Phase 2	Lot 7977	$40,992.76
Tuckers Cove	Phase 2	Lot 7978	$40,992.76
Tuckers Cove	Phase 2	Lot 7979	$40,992.76
Tuckers Cove	Phase 2	Lot 7980	$40,992.76
Tuckers Cove	Phase 2	Lot 7981	$40,992.76
Tuckers Cove	Phase 2	Lot 7982	$40,992.76
Tuckers Cove	Phase 2	Lot 7983	$40,992.76
Tuckers Cove	Phase 2	Lot 7984	$40,992.76
Tuckers Cove	Phase 2	Lot 7985	$40,992.76
Tuckers Cove	Phase 2	Lot 7986	$40,992.76
Tuckers Cove	Phase 2	Lot 7987	$40,992.76
Tuckers Cove	Phase 2	Lot 7988	$40,992.76
Tuckers Cove	Phase 2	Lot 7989	$40,992.76
Tuckers Cove	Phase 2	Lot 7990	$40,992.76
Tuckers Cove	Phase 2	Lot 7991	$40,992.76
Tuckers Cove	Phase 2	Lot 7992	$53,237.35
Tuckers Cove	Phase 2	Lot 7993	$53,237.35
Tuckers Cove	Phase 2	Lot 7994	$53,237.35
Tuckers Cove	Phase 2	Lot 7995	$53,237.35
Tuckers Cove	Phase 2	Lot 7996	$53,237.35
Tuckers Cove	Phase 2	Lot 7997	$53,237.35

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 7998	$53,237.35
Tuckers Cove	Phase 2	Lot 7999	$53,237.35
Tuckers Cove	Phase 2	Lot 8000	$53,237.35
Tuckers Cove	Phase 2	Lot 8001	$53,237.35
Tuckers Cove	Phase 2	Lot 8002	$53,237.35
Tuckers Cove	Phase 2	Lot 8003	$53,237.35
Tuckers Cove	Phase 2	Lot 8004	$53,237.35
Tuckers Cove	Phase 2	Lot 8005	$53,237.35
Tuckers Cove	Phase 2	Lot 8006	$53,237.35
Tuckers Cove	Phase 2	Lot 8007	$53,237.35
Tuckers Cove	Phase 2	Lot 8008	$53,237.35
Tuckers Cove	Phase 2	Lot 8009	$53,237.35
Tuckers Cove	Phase 2	Lot 8010	$53,237.35
Tuckers Cove	Phase 2	Lot 8011	$53,237.35
Tuckers Cove	Phase 2	Lot 8012	$53,237.35
Tuckers Cove	Phase 2	Lot 8013	$53,237.35
Tuckers Cove	Phase 2	Lot 8014	$53,237.35
Tuckers Cove	Phase 2	Lot 8015	$53,237.35
Tuckers Cove	Phase 2	Lot 8016	$53,237.35
Tuckers Cove	Phase 2	Lot 8017	$53,237.35
Tuckers Cove	Phase 2	Lot 8018	$53,237.35
Tuckers Cove	Phase 2	Lot 8019	$53,237.35
Tuckers Cove	Phase 2	Lot 8020	$53,237.35
Tuckers Cove	Phase 2	Lot 8021	$53,237.35
Tuckers Cove	Phase 2	Lot 8022	$53,237.35
Tuckers Cove	Phase 2	Lot 8023	$53,237.35
Tuckers Cove	Phase 2	Lot 8024	$53,237.35
Tuckers Cove	Phase 2	Lot 8025	$53,237.35
Tuckers Cove	Phase 2	Lot 8026	$53,237.35
Tuckers Cove	Phase 2	Lot 8027	$60,158.20
Tuckers Cove	Phase 2	Lot 8028	$60,158.20
Tuckers Cove	Phase 2	Lot 8029	$60,158.20
Tuckers Cove	Phase 2	Lot 8030	$60,158.20
Tuckers Cove	Phase 2	Lot 8031	$60,158.20
Tuckers Cove	Phase 2	Lot 8032	$60,158.20
Tuckers Cove	Phase 2	Lot 8033	$60,158.20
Tuckers Cove	Phase 2	Lot 8034	$60,158.20
Tuckers Cove	Phase 2	Lot 8035	$60,158.20
Tuckers Cove	Phase 2	Lot 8036	$60,158.20
Tuckers Cove	Phase 2	Lot 8037	$60,158.20
Tuckers Cove	Phase 2	Lot 8038	$60,158.20
Tuckers Cove	Phase 2	Lot 8039	$60,158.20

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 8040	$60,158.20
Tuckers Cove	Phase 2	Lot 8041	$60,158.20
Tuckers Cove	Phase 2	Lot 8042	$53,237.35
Tuckers Cove	Phase 2	Lot 8043	$60,158.20
Tuckers Cove	Phase 2	Lot 8044	$60,158.20
Tuckers Cove	Phase 2	Lot 8045	$60,158.20
Tuckers Cove	Phase 2	Lot 8046	$60,158.20
Tuckers Cove	Phase 2	Lot 8047	$60,158.20
Tuckers Cove	Phase 2	Lot 8048	$60,158.20
Tuckers Cove	Phase 2	Lot 8049	$60,158.20
Tuckers Cove	Phase 2	Lot 8050	$60,158.20
Tuckers Cove	Phase 2	Lot 8051	$60,158.20
Tuckers Cove	Phase 2	Lot 8052	$60,158.20
Tuckers Cove	Phase 2	Lot 8053	$60,158.20
Tuckers Cove	Phase 2	Lot 8054	$60,158.20
Tuckers Cove	Phase 2	Lot 8055	$60,158.20
Tuckers Cove	Phase 2	Lot 8056	$60,158.20
Tuckers Cove	Phase 2	Lot 8057	$60,158.20
Tuckers Cove	Phase 2	Lot 8058	$60,158.20
Tuckers Cove	Phase 2	Lot 8059	$60,158.20
Tuckers Cove	Phase 2	Lot 8060	$60,158.20
Tuckers Cove	Phase 2	Lot 8061	$60,158.20
Tuckers Cove	Phase 2	Lot 8062	$60,158.20
Tuckers Cove	Phase 2	Lot 8063	$60,158.20
Tuckers Cove	Phase 2	Lot 8064	$60,158.20
Tuckers Cove	Phase 2	Lot 8065	$60,158.20
Tuckers Cove	Phase 2	Lot 8066	$60,158.20
Tuckers Cove	Phase 2	Lot 8067	$60,158.20
Tuckers Cove	Phase 2	Lot 8068	$60,158.20
Tuckers Cove	Phase 2	Lot 8069	$60,158.20
Tuckers Cove	Phase 2	Lot 8070	$60,158.20
Tuckers Cove	Phase 2	Lot 8071	$60,158.20
Tuckers Cove	Phase 2	Lot 8072	$60,158.20
Tuckers Cove	Phase 2	Lot 8073	$60,158.20
Tuckers Cove	Phase 2	Lot 8074	$60,158.20
Tuckers Cove	Phase 2	Lot 8075	$53,237.35
Tuckers Cove	Phase 2	Lot 8076	$53,237.35
Tuckers Cove	Phase 2	Lot 8077	$53,237.35
Tuckers Cove	Phase 2	Lot 8078	$53,237.35
Tuckers Cove	Phase 2	Lot 8079	$53,237.35
Tuckers Cove	Phase 2	Lot 8080	$53,237.35
Tuckers Cove	Phase 2	Lot 8081	$53,237.35

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 8082	$53,237.35
Tuckers Cove	Phase 2	Lot 8083	$53,237.35
Tuckers Cove	Phase 2	Lot 8084	$53,237.35
Tuckers Cove	Phase 2	Lot 8085	$53,237.35
Tuckers Cove	Phase 2	Lot 8086	$53,237.35
Tuckers Cove	Phase 2	Lot 8087	$40,992.76
Tuckers Cove	Phase 2	Lot 8088	$40,992.76
Tuckers Cove	Phase 2	Lot 8089	$40,992.76
Tuckers Cove	Phase 2	Lot 8090	$40,992.76
Tuckers Cove	Phase 2	Lot 8091	$40,992.76
Tuckers Cove	Phase 2	Lot 8092	$40,992.76
Tuckers Cove	Phase 2	Lot 8093	$40,992.76
Tuckers Cove	Phase 2	Lot 8094	$40,992.76
Tuckers Cove	Phase 2	Lot 8095	$40,992.76
Tuckers Cove	Phase 2	Lot 8096	$40,992.76
Tuckers Cove	Phase 2	Lot 8097	$40,992.76
Tuckers Cove	Phase 2	Lot 8098	$40,992.76
Tuckers Cove	Phase 2	Lot 8099	$40,992.76
Tuckers Cove	Phase 2	Lot 8100	$40,992.76
Tuckers Cove	Phase 2	Lot 8101	$40,992.76
Tuckers Cove	Phase 2	Lot 8102	$40,992.76
Tuckers Cove	Phase 2	Lot 8103	$40,992.76
Tuckers Cove	Phase 2	Lot 8104	$40,992.76
Tuckers Cove	Phase 2	Lot 8105	$40,992.76
Tuckers Cove	Phase 2	Lot 8106	$40,992.76
Tuckers Cove	Phase 2	Lot 8107	$60,158.20
Tuckers Cove	Phase 2	Lot 8108	$60,158.20
Tuckers Cove	Phase 2	Lot 8109	$60,158.20
Tuckers Cove	Phase 2	Lot 8110	$60,158.20
Tuckers Cove	Phase 2	Lot 8111	$60,158.20
Tuckers Cove	Phase 2	Lot 8112	$53,237.35
Tuckers Cove	Phase 2	Lot 8113	$60,158.20
Tuckers Cove	Phase 2	Lot 8114	$60,158.20
Tuckers Cove	Phase 2	Lot 8115	$60,158.20
Tuckers Cove	Phase 2	Lot 8116	$60,158.20
Tuckers Cove	Phase 2	Lot 8117	$60,158.20
Tuckers Cove	Phase 2	Lot 8118	$60,158.20
Tuckers Cove	Phase 2	Lot 8119	$60,158.20
Tuckers Cove	Phase 2	Lot 8120	$60,158.20
Tuckers Cove	Phase 2	Lot 8121	$60,158.20
Tuckers Cove	Phase 2	Lot 8122	$60,158.20
Tuckers Cove	Phase 2	Lot 8123	$60,158.20

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 8124	$60,158.20
Tuckers Cove	Phase 2	Lot 8125	$60,158.20
Tuckers Cove	Phase 2	Lot 8126	$60,158.20
Tuckers Cove	Phase 2	Lot 8127	$60,158.20
Tuckers Cove	Phase 2	Lot 8128	$60,158.20
Tuckers Cove	Phase 2	Lot 8129	$60,158.20
Tuckers Cove	Phase 2	Lot 8130	$60,158.20
Tuckers Cove	Phase 2	Lot 8131	$40,992.76
Tuckers Cove	Phase 2	Lot 8132	$40,992.76
Tuckers Cove	Phase 2	Lot 8133	$40,992.76
Tuckers Cove	Phase 2	Lot 8134	$40,992.76
Tuckers Cove	Phase 2	Lot 8135	$40,992.76
Tuckers Cove	Phase 2	Lot 8136	$40,992.76
Tuckers Cove	Phase 2	Lot 8137	$40,992.76
Tuckers Cove	Phase 2	Lot 8138	$40,992.76
Tuckers Cove	Phase 2	Lot 8139	$40,992.76
Tuckers Cove	Phase 2	Lot 8140	$40,992.76
Tuckers Cove	Phase 2	Lot 8141	$40,992.76
Tuckers Cove	Phase 2	Lot 8142	$40,992.76
Tuckers Cove	Phase 2	Lot 8143	$40,992.76
Tuckers Cove	Phase 2	Lot 8144	$40,992.76
Tuckers Cove	Phase 2	Lot 8145	$40,992.76
Tuckers Cove	Phase 2	Lot 8146	$40,992.76
Tuckers Cove	Phase 2	Lot 8147	$40,992.76
Tuckers Cove	Phase 2	Lot 8148	$40,992.76
Tuckers Cove	Phase 2	Lot 8149	$40,992.76
Tuckers Cove	Phase 2	Lot 8150	$40,992.76
Tuckers Cove	Phase 2	Lot 8151	$40,992.76
Tuckers Cove	Phase 2	Lot 8152	$40,992.76
Tuckers Cove	Phase 2	Lot 8153	$40,992.76
Tuckers Cove	Phase 2	Lot 8154	$40,992.76
Tuckers Cove	Phase 2	Lot 8155	$40,992.76
Tuckers Cove	Phase 2	Lot 8156	$40,992.76
Tuckers Cove	Phase 2	Lot 8157	$40,992.76
Tuckers Cove	Phase 2	Lot 8158	$40,992.76
Tuckers Cove	Phase 2	Lot 8159	$40,992.76
Tuckers Cove	Phase 2	Lot 8160	$40,992.76
Tuckers Cove	Phase 2	Lot 8161	$40,992.76
Tuckers Cove	Phase 2	Lot 8162	$40,992.76
Tuckers Cove	Phase 2	Lot 8163	$40,992.76
Tuckers Cove	Phase 2	Lot 8164	$40,992.76
Tuckers Cove	Phase 2	Lot 8165	$53,237.35

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 8166	$53,237.35
Tuckers Cove	Phase 2	Lot 8167	$53,237.35
Tuckers Cove	Phase 2	Lot 8168	$53,237.35
Tuckers Cove	Phase 2	Lot 8169	$53,237.35
Tuckers Cove	Phase 2	Lot 8170	$53,237.35
Tuckers Cove	Phase 2	Lot 8171	$53,237.35
Tuckers Cove	Phase 2	Lot 8172	$53,237.35
Tuckers Cove	Phase 2	Lot 8173	$53,237.35
Tuckers Cove	Phase 2	Lot 8174	$53,237.35
Tuckers Cove	Phase 2	Lot 8175	$53,237.35
Tuckers Cove	Phase 2	Lot 8176	$53,237.35
Tuckers Cove	Phase 2	Lot 8177	$53,237.35
Tuckers Cove	Phase 2	Lot 8178	$53,237.35
Tuckers Cove	Phase 2	Lot 8179	$53,237.35
Tuckers Cove	Phase 2	Lot 8180	$60,158.20
Tuckers Cove	Phase 2	Lot 8181	$60,158.20
Tuckers Cove	Phase 2	Lot 8182	$60,158.20
Tuckers Cove	Phase 2	Lot 8183	$60,158.20
Tuckers Cove	Phase 2	Lot 8184	$60,158.20
Tuckers Cove	Phase 2	Lot 8185	$53,237.35
Tuckers Cove	Phase 2	Lot 8186	$53,237.35
Tuckers Cove	Phase 2	Lot 8187	$53,237.35
Tuckers Cove	Phase 2	Lot 8188	$53,237.35
Tuckers Cove	Phase 2	Lot 8189	$53,237.35
Tuckers Cove	Phase 2	Lot 8190	$53,237.35
Tuckers Cove	Phase 2	Lot 8191	$53,237.35
Tuckers Cove	Phase 2	Lot 8192	$53,237.35
Tuckers Cove	Phase 2	Lot 8193	$53,237.35
Tuckers Cove	Phase 2	Lot 8194	$53,237.35
Tuckers Cove	Phase 2	Lot 8195	$53,237.35
Tuckers Cove	Phase 2	Lot 8196	$53,237.35
Tuckers Cove	Phase 2	Lot 8197	$53,237.35
Tuckers Cove	Phase 2	Lot 8198	$53,237.35
Tuckers Cove	Phase 2	Lot 8199	$53,237.35
Tuckers Cove	Phase 2	Lot 8200	$53,237.35
Tuckers Cove	Phase 2	Lot 8201	$53,237.35
Tuckers Cove	Phase 2	Lot 8202	$53,237.35
Tuckers Cove	Phase 2	Lot 8203	$53,237.35
Tuckers Cove	Phase 2	Lot 8204	$53,237.35
Tuckers Cove	Phase 2	Lot 8205	$53,237.35
Tuckers Cove	Phase 2	Lot 8206	$53,237.35
Tuckers Cove	Phase 2	Lot 8207	$53,237.35

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 8208	$53,237.35
Tuckers Cove	Phase 4	Lot 10064	$53,237.35
Tuckers Cove	Phase 4	Lot 10065	$53,237.35
Tuckers Cove	Phase 4	Lot 10066	$53,237.35
Tuckers Cove	Phase 4	Lot 10067	$53,237.35
Tuckers Cove	Phase 4	Lot 10068	$53,237.35
Tuckers Cove	Phase 4	Lot 10069	$53,237.35
Tuckers Cove	Phase 4	Lot 10070	$53,237.35
Tuckers Cove	Phase 4	Lot 10071	$53,237.35
Tuckers Cove	Phase 4	Lot 10072	$53,237.35
Tuckers Cove	Phase 4	Lot 10073	$53,237.35
Tuckers Cove	Phase 4	Lot 10074	$53,237.35
Tuckers Cove	Phase 4	Lot 10075	$53,237.35
Tuckers Cove	Phase 4	Lot 10076	$53,237.35
Tuckers Cove	Phase 4	Lot 10077	$53,237.35
Tuckers Cove	Phase 4	Lot 10078	$53,237.35
Tuckers Cove	Phase 4	Lot 10079	$53,237.35
Tuckers Cove	Phase 4	Lot 10080	$53,237.35
Tuckers Cove	Phase 4	Lot 10081	$53,237.35
Tuckers Cove	Phase 4	Lot 10082	$53,237.35
Tuckers Cove	Phase 4	Lot 10083	$53,237.35
Tuckers Cove	Phase 4	Lot 10084	$53,237.35
Tuckers Cove	Phase 4	Lot 10085	$53,237.35
Tuckers Cove	Phase 4	Lot 10086	$53,237.35
Tuckers Cove	Phase 4	Lot 10087	$53,237.35
Tuckers Cove	Phase 4	Lot 10088	$65,481.94
Tuckers Cove	Phase 4	Lot 10089	$65,481.94
Tuckers Cove	Phase 4	Lot 10090	$65,481.94
Tuckers Cove	Phase 4	Lot 10091	$65,481.94
Tuckers Cove	Phase 4	Lot 10092	$65,481.94
Tuckers Cove	Phase 4	Lot 10093	$65,481.94
Tuckers Cove	Phase 4	Lot 10094	$65,481.94
Tuckers Cove	Phase 4	Lot 10095	$65,481.94
Tuckers Cove	Phase 4	Lot 10096	$65,481.94
Tuckers Cove	Phase 4	Lot 10097	$65,481.94
Tuckers Cove	Phase 4	Lot 10098	$65,481.94
Tuckers Cove	Phase 4	Lot 10099	$65,481.94
Tuckers Cove	Phase 4	Lot 10100	$65,481.94
Tuckers Cove	Phase 4	Lot 10101	$65,481.94
Tuckers Cove	Phase 4	Lot 10102	$65,481.94
Tuckers Cove	Phase 4	Lot 10103	$65,481.94
Tuckers Cove	Phase 4	Lot 10104	$65,481.94

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 4	Lot 10105	$65,481.94
Tuckers Cove	Phase 4	Lot 10106	$65,481.94
Tuckers Cove	Phase 4	Lot 10107	$65,481.94
Tuckers Cove	Phase 4	Lot 10108	$65,481.94
Tuckers Cove	Phase 4	Lot 10109	$65,481.94
Tuckers Cove	Phase 4	Lot 10110	$65,481.94
Tuckers Cove	Phase 4	Lot 10111	$65,481.94
Tuckers Cove	Phase 4	Lot 10112	$65,481.94
Tuckers Cove	Phase 4	Lot 10113	$65,481.94
Tuckers Cove	Phase 4	Lot 10114	$65,481.94
Tuckers Cove	Phase 4	Lot 10115	$65,481.94
Tuckers Cove	Phase 4	Lot 10116	$65,481.94
Tuckers Cove	Phase 4	Lot 10117	$65,481.94
Tuckers Cove	Phase 4	Lot 10118	$65,481.94
Tuckers Cove	Phase 4	Lot 10119	$65,481.94
Tuckers Cove	Phase 4	Lot 10120	$65,481.94
Tuckers Cove	Phase 4	Lot 10121	$65,481.94
Tuckers Cove	Phase 4	Lot 10122	$65,481.94
Tuckers Cove	Phase 4	Lot 10123	$65,481.94
Tuckers Cove	Phase 4	Lot 10124	$65,481.94
Tuckers Cove	Phase 4	Lot 10125	$65,481.94
Tuckers Cove	Phase 4	Lot 10126	$65,481.94
Tuckers Cove	Phase 4	Lot 10127	$65,481.94
Tuckers Cove	Phase 4	Lot 10128	$65,481.94
Tuckers Cove	Phase 4	Lot 10129	$65,481.94
Tuckers Cove	Phase 4	Lot 10130	$65,481.94
Tuckers Cove	Phase 4	Lot 10131	$65,481.94
Tuckers Cove	Phase 4	Lot 10132	$65,481.94
Tuckers Cove	Phase 4	Lot 10133	$65,481.94
Tuckers Cove	Phase 4	Lot 10134	$65,481.94
Tuckers Cove	Phase 4	Lot 10135	$65,481.94
Tuckers Cove	Phase 4	Lot 10136	$65,481.94
Tuckers Cove	Phase 4	Lot 10137	$65,481.94
Tuckers Cove	Phase 4	Lot 10138	$65,481.94
Tuckers Cove	Phase 4	Lot 10139	$65,481.94
Tuckers Cove	Phase 4	Lot 10140	$65,481.94
Tuckers Cove	Phase 4	Lot 10141	$65,481.94
Tuckers Cove	Phase 4	Lot 10142	$65,481.94
Tuckers Cove	Phase 4	Lot 10143	$53,237.35
Tuckers Cove	Phase 4	Lot 10144	$53,237.35
Tuckers Cove	Phase 4	Lot 10145	$53,237.35
Tuckers Cove	Phase 4	Lot 10146	$53,237.35

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 4	Lot 10147	$53,237.35
Tuckers Cove	Phase 4	Lot 10148	$53,237.35
Tuckers Cove	Phase 4	Lot 10149	$53,237.35
Tuckers Cove	Phase 4	Lot 10150	$53,237.35
Tuckers Cove	Phase 4	Lot 10151	$53,237.35
Tuckers Cove	Phase 4	Lot 10152	$53,237.35
Tuckers Cove	Phase 4	Lot 10153	$53,237.35
Tuckers Cove	Phase 4	Lot 10154	$53,237.35
Tuckers Cove	Phase 4	Lot 10155	$53,237.35
Tuckers Cove	Phase 4	Lot 10156	$53,237.35
Tuckers Cove	Phase 4	Lot 10157	$53,237.35
Tuckers Cove	Phase 4	Lot 10158	$53,237.35
Tuckers Cove	Phase 4	Lot 10159	$53,237.35
Tuckers Cove	Phase 4	Lot 10160	$53,237.35
Tuckers Cove	Phase 4	Lot 10161	$53,237.35
Tuckers Cove	Phase 4	Lot 10162	$53,237.35
Tuckers Cove	Phase 4	Lot 10163	$53,237.35
Tuckers Cove	Phase 4	Lot 10164	$53,237.35
Tuckers Cove	Phase 4	Lot 10165	$53,237.35
Tuckers Cove	Phase 4	Lot 10166	$53,237.35
Tuckers Cove	Phase 4	Lot 10167	$53,237.35
Tuckers Cove	Phase 4	Lot 10168	$53,237.35
Tuckers Cove	Phase 4	Lot 10169	$53,237.35
Tuckers Cove	Phase 4	Lot 10170	$53,237.35
Tuckers Cove	Phase 4	Lot 10171	$53,237.35
Tuckers Cove	Phase 4	Lot 10172	$53,237.35
Tuckers Cove	Phase 4	Lot 10173	$53,237.35
Tuckers Cove	Phase 4	Lot 10174	$53,237.35
Tuckers Cove	Phase 4	Lot 10175	$53,237.35
Tuckers Cove	Phase 4	Lot 10176	$53,237.35
Tuckers Cove	Phase 4	Lot 10177	$53,237.35
Tuckers Cove	Phase 4	Lot 10178	$53,237.35
Tuckers Cove	Phase 4	Lot 10179	$53,237.35
Tuckers Cove	Phase 4	Lot 10180	$53,237.35
Tuckers Cove	Phase 4	Lot 10181	$65,481.94
Tuckers Cove	Phase 4	Lot 10182	$65,481.94
Tuckers Cove	Phase 4	Lot 10183	$65,481.94
Tuckers Cove	Phase 4	Lot 10184	$65,481.94
Tuckers Cove	Phase 4	Lot 10185	$65,481.94
Tuckers Cove	Phase 4	Lot 10186	$65,481.94
Tuckers Cove	Phase 4	Lot 10187	$65,481.94
Tuckers Cove	Phase 4	Lot 10188	$65,481.94

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 4	Lot 10189	$65,481.94
Tuckers Cove	Phase 4	Lot 10190	$65,481.94
Tuckers Cove	Phase 4	Lot 10191	$65,481.94
Tuckers Cove	Phase 4	Lot 10192	$65,481.94
Tuckers Cove	Phase 4	Lot 10193	$65,481.94
Tuckers Cove	Phase 4	Lot 10194	$65,481.94
Tuckers Cove	Phase 4	Lot 10195	$65,481.94
Tuckers Cove	Phase 4	Lot 10196	$65,481.94
Tuckers Cove	Phase 4	Lot 10197	$65,481.94
Tuckers Cove	Phase 4	Lot 10198	$60,158.20
Tuckers Cove	Phase 4	Lot 10199	$60,158.20
Tuckers Cove	Phase 4	Lot 10200	$60,158.20
Tuckers Cove	Phase 4	Lot 10201	$60,158.20
Tuckers Cove	Phase 4	Lot 10202	$60,158.20
Tuckers Cove	Phase 4	Lot 10203	$60,158.20
Tuckers Cove	Phase 4	Lot 10204	$60,158.20
Tuckers Cove	Phase 4	Lot 10205	$60,158.20
Tuckers Cove	Phase 4	Lot 10206	$60,158.20
Tuckers Cove	Phase 4	Lot 10207	$60,158.20
Tuckers Cove	Phase 4	Lot 10208	$60,158.20
Tuckers Cove	Phase 4	Lot 10209	$60,158.20
Tuckers Cove	Phase 4	Lot 10210	$60,158.20
Tuckers Cove	Phase 4	Lot 10211	$60,158.20
Tuckers Cove	Phase 4	Lot 10212	$60,158.20
Tuckers Cove	Phase 4	Lot 10213	$60,158.20
Tuckers Cove	Phase 4	Lot 10214	$60,158.20
Tuckers Cove	Phase 4	Lot 10215	$60,158.20
Tuckers Cove	Phase 4	Lot 10216	$60,158.20
Tuckers Cove	Phase 4	Lot 10217	$60,158.20
Tuckers Cove	Phase 4	Lot 10218	$60,158.20
Tuckers Cove	Phase 4	Lot 10219	$60,158.20
Tuckers Cove	Phase 4	Lot 10220	$60,158.20
Tuckers Cove	Phase 4	Lot 10221	$60,158.20
Tuckers Cove	Phase 4	Lot 10222	$60,158.20
Tuckers Cove	Phase 4	Lot 10223	$60,158.20
Tuckers Cove	Phase 4	Lot 10224	$60,158.20
Tuckers Cove	Phase 4	Lot 10225	$60,158.20
Tuckers Cove	Phase 4	Lot 10226	$60,158.20
Tuckers Cove	Phase 4	Lot 10227	$60,158.20
Tuckers Cove	Phase 4	Lot 10228	$60,158.20
Tuckers Cove	Phase 4	Lot 10229	$60,158.20
Tuckers Cove	Phase 4	Lot 10230	$60,158.20

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 4	Lot 10231	$60,158.20
Tuckers Cove	Phase 4	Lot 10232	$60,158.20
Tuckers Cove	Phase 4	Lot 10233	$60,158.20
Tuckers Cove	Phase 4	Lot 10234	$60,158.20
Tuckers Cove	Phase 4	Lot 10235	$60,158.20
Tuckers Cove	Phase 4	Lot 10236	$60,158.20
Tuckers Cove	Phase 4	Lot 10237	$60,158.20
Tuckers Cove	Phase 4	Lot 10238	$60,158.20
Tuckers Cove	Phase 4	Lot 10239	$60,158.20
Tuckers Cove	Phase 4	Lot 10240	$60,158.20
Tuckers Cove	Phase 4	Lot 10241	$60,158.20
Tuckers Cove	Phase 4	Lot 10242	$60,158.20
Tuckers Cove	Phase 4	Lot 10243	$60,158.20
Tuckers Cove	Phase 4	Lot 10244	$60,158.20
Tuckers Cove	Phase 4	Lot 10245	$60,158.20
Tuckers Cove	Phase 4	Lot 10246	$60,158.20
Tuckers Cove	Phase 4	Lot 10247	$60,158.20
Tuckers Cove	Phase 4	Lot 10248	$60,158.20
Tuckers Cove	Phase 4	Lot 10249	$60,158.20
Tuckers Cove	Phase 4	Lot 10250	$60,158.20
Tuckers Cove	Phase 4	Lot 10251	$60,158.20
Tuckers Cove	Phase 4	Lot 10252	$60,158.20
Tuckers Cove	Phase 4	Lot 10253	$60,158.20
Tuckers Cove	Phase 4	Lot 10254	$60,158.20
Tuckers Cove	Phase 4	Lot 10255	$60,158.20
Tuckers Cove	Phase 4	Lot 10256	$60,158.20
Tuckers Cove	Phase 4	Lot 10257	$60,158.20
Tuckers Cove	Phase 4	Lot 10258	$60,158.20
Tuckers Cove	Phase 4	Lot 10259	$60,158.20
Tuckers Cove	Phase 4	Lot 10260	$60,158.20
Tuckers Cove	Phase 4	Lot 10261	$60,158.20
Tuckers Cove	Phase 4	Lot 10262	$60,158.20
Tuckers Cove	Phase 4	Lot 10263	$60,158.20
Tuckers Cove	Phase 4	Lot 10264	$60,158.20
Tuckers Cove	Phase 4	Lot 10265	$60,158.20
Tuckers Cove	Phase 4	Lot 10266	$60,158.20
Tuckers Cove	Phase 4	Lot 10267	$60,158.20
Tuckers Cove	Phase 4	Lot 10268	$60,158.20
Tuckers Cove	Phase 4	Lot 10269	$60,158.20
Tuckers Cove	Phase 4	Lot 10270	$60,158.20
Tuckers Cove	Phase 4	Lot 10271	$60,158.20
Tuckers Cove	Phase 4	Lot 10272	$60,158.20

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 4	Lot 10273	$60,158.20
Tuckers Cove	Phase 4	Lot 10274	$60,158.20
Tuckers Cove	Phase 4	Lot 10275	$60,158.20
Tuckers Cove	Phase 4	Lot 10276	$60,158.20
Tuckers Cove	Phase 4	Lot 10277	$60,158.20
Tuckers Cove	Phase 4	Lot 10278	$60,158.20
Tuckers Cove	Phase 4	Lot 10279	$60,158.20
Tuckers Cove	Phase 4	Lot 10280	$60,158.20
Tuckers Cove	Phase 4	Lot 10281	$60,158.20
Tuckers Cove	Phase 4	Lot 10282	$60,158.20
Tuckers Cove	Phase 4	Lot 10283	$60,158.20
Tuckers Cove	Phase 4	Lot 10284	$60,158.20
Tuckers Cove	Phase 4	Lot 10285	$60,158.20
Tuckers Cove	Phase 4	Lot 10286	$60,158.20
Tuckers Cove	Phase 4	Lot 10287	$60,158.20
Tuckers Cove	Phase 4	Lot 10288	$60,158.20
Tuckers Cove	Phase 4	Lot 10289	$60,158.20
Tuckers Cove	Phase 4	Lot 10290	$60,158.20
Tuckers Cove	Phase 4	Lot 10291	$60,158.20
Tuckers Cove	Phase 4	Lot 10292	$60,158.20
Tuckers Cove	Phase 4	Lot 10293	$60,158.20
Tuckers Cove	Phase 4	Lot 10294	$65,481.94
Tuckers Cove	Phase 4	Lot 10295	$65,481.94
Tuckers Cove	Phase 4	Lot 10296	$65,481.94
Tuckers Cove	Phase 4	Lot 10297	$65,481.94
Tuckers Cove	Phase 4	Lot 10298	$65,481.94
Tuckers Cove	Phase 4	Lot 10299	$65,481.94
Tuckers Cove	Phase 4	Lot 10300	$65,481.94
Tuckers Cove	Phase 4	Lot 10301	$53,237.35
Tuckers Cove	Phase 4	Lot 10302	$53,237.35
Tuckers Cove	Phase 4	Lot 10303	$53,237.35
Tuckers Cove	Phase 4	Lot 10304	$53,237.35
Tuckers Cove	Phase 4	Lot 10305	$53,237.35
Tuckers Cove	Phase 4	Lot 10306	$53,237.35
Tuckers Cove	Phase 4	Lot 10307	$53,237.35
Tuckers Cove	Phase 4	Lot 10308	$53,237.35
Tuckers Cove	Phase 4	Lot 10309	$53,237.35
Tuckers Cove	Phase 4	Lot 10310	$53,237.35
Tuckers Cove	Phase 4	Lot 10311	$53,237.35
Tuckers Cove	Phase 4	Lot 10312	$53,237.35
Tuckers Cove	Phase 4	Lot 10313	$53,237.35
Tuckers Cove	Phase 4	Lot 10314	$53,237.35

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 4	Lot 10315	$53,237.35
Tuckers Cove	Phase 4	Lot 10316	$53,237.35
Tuckers Cove	Phase 4	Lot 10317	$53,237.35
Tuckers Cove	Phase 4	Lot 10318	$53,237.35
Tuckers Cove	Phase 4	Lot 10319	$53,237.35
Tuckers Cove	Phase 4	Lot 10320	$53,237.35
Tuckers Cove	Phase 4	Lot 10321	$53,237.35
Tuckers Cove	Phase 4	Lot 10322	$53,237.35
Tuckers Cove	Phase 4	Lot 10323	$53,237.35
Tuckers Cove	Phase 4	Lot 10324	$53,237.35
Tuckers Cove	Phase 4	Lot 10325	$53,237.35
Tuckers Cove	Phase 4	Lot 10326	$53,237.35
Tuckers Cove	Phase 4	Lot 10327	$53,237.35
Tuckers Cove	Phase 4	Lot 10328	$53,237.35
Tuckers Cove	Phase 4	Lot 10329	$53,237.35
Tuckers Cove	Phase 4	Lot 10330	$53,237.35
Tuckers Cove	Phase 4	Lot 10331	$53,237.35
Tuckers Cove	Phase 4	Lot 10332	$53,237.35
Tuckers Cove	Phase 4	Lot 10333	$53,237.35
Tuckers Cove	Phase 4	Lot 10334	$53,237.35
Tuckers Cove	Phase 4	Lot 10335	$53,237.35
Tuckers Cove	Phase 4	Lot 10336	$53,237.35
Tuckers Cove	Phase 4	Lot 10337	$53,237.35
Tuckers Cove	Phase 4	Lot 10338	$53,237.35
Tuckers Cove	Phase 4	Lot 10339	$53,237.35
Tuckers Cove	Phase 4	Lot 10340	$40,992.76
Tuckers Cove	Phase 4	Lot 10341	$40,992.76
Tuckers Cove	Phase 4	Lot 10342	$40,992.76
Tuckers Cove	Phase 4	Lot 10343	$40,992.76
Tuckers Cove	Phase 4	Lot 10344	$40,992.76
Tuckers Cove	Phase 4	Lot 10345	$40,992.76
Tuckers Cove	Phase 4	Lot 10346	$40,992.76
Tuckers Cove	Phase 4	Lot 10347	$40,992.76
Tuckers Cove	Phase 4	Lot 10348	$40,992.76
Tuckers Cove	Phase 4	Lot 10349	$40,992.76
Tuckers Cove	Phase 4	Lot 10350	$40,992.76
Tuckers Cove	Phase 4	Lot 10351	$40,992.76
Tuckers Cove	Phase 4	Lot 10352	$40,992.76
Tuckers Cove	Phase 4	Lot 10353	$40,992.76
Tuckers Cove	Phase 4	Lot 10354	$40,992.76
Tuckers Cove	Phase 4	Lot 10355	$40,992.76
Tuckers Cove	Phase 4	Lot 10356	$40,992.76

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 4	Lot 10357	$40,992.76
Tuckers Cove	Phase 4	Lot 10358	$40,992.76
Tuckers Cove	Phase 4	Lot 10359	$40,992.76
Tuckers Cove	Phase 4	Lot 10360	$40,992.76
Tuckers Cove	Phase 4	Lot 10361	$40,992.76
Tuckers Cove	Phase 4	Lot 10362	$40,992.76
Tuckers Cove	Phase 4	Lot 10363	$40,992.76
Tuckers Cove	Phase 4	Lot 10364	$40,992.76
Tuckers Cove	Phase 4	Lot 10365	$40,992.76
Tuckers Cove	Phase 4	Lot 10366	$40,992.76
Tuckers Cove	Phase 4	Lot 10367	$40,992.76
Tuckers Cove	Phase 4	Lot 10368	$40,992.76
Tuckers Cove	Phase 4	Lot 10369	$40,992.76
Tuckers Cove	Phase 4	Lot 10370	$40,992.76
Tuckers Cove	Phase 4	Lot 10371	$40,992.76
Tuckers Cove	Phase 4	Lot 10372	$40,992.76
Tuckers Cove	Phase 4	Lot 10373	$40,992.76
Tuckers Cove	Phase 4	Lot 10374	$40,992.76
Tuckers Cove	Phase 4	Lot 10375	$40,992.76
Tuckers Cove	Phase 4	Lot 10376	$40,992.76
Tuckers Cove	Phase 4	Lot 10377	$40,992.76
Tuckers Cove	Phase 4	Lot 10378	$40,992.76
Tuckers Cove	Phase 4	Lot 10379	$40,992.76
Tuckers Cove	Phase 4	Lot 10380	$40,992.76
Tuckers Cove	Phase 4	Lot 10381	$40,992.76
Tuckers Cove	Phase 4	Lot 10382	$40,992.76
Tuckers Cove	Phase 4	Lot 10383	$40,992.76
Tuckers Cove	Phase 4	Lot 10384	$40,992.76
Tuckers Cove	Phase 4	Lot 10385	$40,992.76
Tuckers Cove	Phase 4	Lot 10386	$40,992.76
Tuckers Cove	Phase 4	Lot 10387	$40,992.76
Tuckers Cove	Phase 4	Lot 10388	$40,992.76
Tuckers Cove	Phase 4	Lot 10389	$40,992.76
Tuckers Cove	Phase 4	Lot 10390	$40,992.76
Tuckers Cove	Phase 4	Lot 10391	$40,992.76
Tuckers Cove	Phase 4	Lot 10392	$40,992.76
Tuckers Cove	Phase 4	Lot 10393	$40,992.76
Tuckers Cove	Phase 4	Lot 10394	$40,992.76
Tuckers Cove	Phase 4	Lot 10395	$40,992.76
Tuckers Cove	Phase 4	Lot 10396	$40,992.76
Tuckers Cove	Phase 4	Lot 10397	$40,992.76
Tuckers Cove	Phase 4	Lot 10398	$40,992.76

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 4	Lot 10399	$40,992.76
Tuckers Cove	Phase 4	Lot 10400	$40,992.76
Tuckers Cove	Phase 4	Lot 10401	$40,992.76
Tuckers Cove	Phase 4	Lot 10402	$40,992.76
Tuckers Cove	Phase 4	Lot 10403	$40,992.76
Tuckers Cove	Phase 4	Lot 10404	$40,992.76
Tuckers Cove	Phase 4	Lot 10405	$40,992.76
Tuckers Cove	Phase 4	Lot 10406	$40,992.76
Tuckers Cove	Phase 4	Lot 10407	$40,992.76
Tuckers Cove	Phase 4	Lot 10408	$40,992.76
Tuckers Cove	Phase 4	Lot 10409	$40,992.76
Tuckers Cove	Phase 4	Lot 10410	$40,992.76
Tuckers Cove	Phase 4	Lot 10411	$40,992.76
Tuckers Cove	Phase 4	Lot 10412	$40,992.76
Tuckers Cove	Phase 4	Lot 10413	$40,992.76
Tuckers Cove	Phase 4	Lot 10414	$40,992.76
Tuckers Cove	Phase 4	Lot 10415	$40,992.76
Tuckers Cove	Phase 4	Lot 10416	$40,992.76
Tuckers Cove	Phase 4	Lot 10417	$40,992.76
Tuckers Cove	Phase 4	Lot 10418	$40,992.76
Tuckers Cove	Phase 4	Lot 10419	$40,992.76
Tuckers Cove	Phase 4	Lot 10420	$40,992.76
Tuckers Cove	Phase 4	Lot 10421	$40,992.76
Tuckers Cove	Phase 4	Lot 10422	$40,992.76
Tuckers Cove	Phase 4	Lot 10423	$40,992.76
Tuckers Cove	Phase 4	Lot 10424	$40,992.76
Tuckers Cove	Phase 4	Lot 10425	$40,992.76
Tuckers Cove	Phase 4	Lot 10426	$40,992.76
Tuckers Cove	Phase 4	Lot 10427	$40,992.76
Tuckers Cove	Phase 4	Lot 10428	$40,992.76
Tuckers Cove	Phase 4	Lot 10429	$40,992.76
Tuckers Cove	Phase 4	Lot 10430	$40,992.76
Tuckers Cove	Phase 4	Lot 10431	$40,992.76
Tuckers Cove	Phase 4	Lot 10432	$40,992.76
Tuckers Cove	Phase 4	Lot 10433	$40,992.76
Tuckers Cove	Phase 4	Lot 10434	$40,992.76
Tuckers Cove	Phase 4	Lot 10435	$40,992.76
Tuckers Cove	Phase 4	Lot 10436	$40,992.76
Tuckers Cove	Phase 4	Lot 10437	$40,992.76
Tuckers Cove	Phase 4	Lot 10438	$40,992.76
Tuckers Cove	Phase 4	Lot 10439	$40,992.76
Tuckers Cove	Phase 4	Lot 10440	$40,992.76

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 4	Lot 10441	$40,992.76
Tuckers Cove	Phase 4	Lot 10442	$40,992.76
Tuckers Cove	Phase 4	Lot 10443	$40,992.76
Tuckers Cove	Phase 4	Lot 10444	$40,992.76
Tuckers Cove	Phase 4	Lot 10445	$40,992.76
Tuckers Cove	Phase 4	Lot 10446	$40,992.76
Tuckers Cove	Phase 4	Lot 10447	$40,992.76
Tuckers Cove	Phase 4	Lot 10448	$40,992.76
Tuckers Cove	Phase 4	Lot 10449	$40,992.76
Tuckers Cove	Phase 4	Lot 10450	$40,992.76
Tuckers Cove	Phase 4	Lot 10451	$40,992.76
Tuckers Cove	Phase 4	Lot 10452	$40,992.76
Tuckers Cove	Phase 4	Lot 10453	$40,992.76
Tuckers Cove	Phase 4	Lot 10454	$40,992.76
Tuckers Cove	Phase 4	Lot 10455	$40,992.76
Tuckers Cove	Phase 4	Lot 10456	$40,992.76
Tuckers Cove	Phase 4	Lot 10457	$40,992.76
Tuckers Cove	Phase 4	Lot 10458	$40,992.76
Tuckers Cove	Phase 4	Lot 10459	$40,992.76
Tuckers Cove	Phase 4	Lot 10460	$40,992.76
Tuckers Cove	Phase 4	Lot 10461	$40,992.76
Tuckers Cove	Phase 4	Lot 10462	$40,992.76
Tuckers Cove	Phase 4	Lot 10463	$40,992.76
Tuckers Cove	Phase 4	Lot 10464	$40,992.76
Tuckers Cove	Phase 4	Lot 10465	$40,992.76
Tuckers Cove	Phase 4	Lot 10466	$40,992.76
Tuckers Cove	Phase 4	Lot 10467	$40,992.76
Tuckers Cove	Phase 4	Lot 10468	$40,992.76
Tuckers Cove	Phase 4	Lot 10469	$40,992.76
Tuckers Cove	Phase 4	Lot 10470	$40,992.76
Tuckers Cove	Phase 4	Lot 10471	$40,992.76
Tuckers Cove	Phase 4	Lot 10472	$40,992.76
Tuckers Cove	Phase 4	Lot 10473	$40,992.76
Tuckers Cove	Phase 4	Lot 10474	$40,992.76
Tuckers Cove	Phase 4	Lot 10475	$40,992.76
Tuckers Cove	Phase 4	Lot 10476	$40,992.76
Tuckers Cove	Phase 4	Lot 10477	$40,992.76
Tuckers Cove	Phase 4	Lot 10478	$40,992.76
Tuckers Cove	Phase 4	Lot 10479	$40,992.76
Tuckers Cove	Phase 4	Lot 10480	$40,992.76
Tuckers Cove	Phase 4	Lot 10481	$40,992.76
Tuckers Cove	Phase 4	Lot 10482	$40,992.76

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 4	Lot 10483	$40,992.76
Tuckers Cove	Phase 4	Lot 10484	$40,992.76
Tuckers Cove	Phase 4	Lot 10485	$40,992.76
Tuckers Cove	Phase 4	Lot 10486	$40,992.76
Tuckers Cove	Phase 4	Lot 10487	$40,992.76
Tuckers Cove	Phase 4	Lot 10488	$40,992.76
Tuckers Cove	Phase 4	Lot 10489	$40,992.76
Tuckers Cove	Phase 4	Lot 10490	$40,992.76
Tuckers Cove	Phase 4	Lot 10491	$40,992.76
Tuckers Cove	Phase 4	Lot 10492	$40,992.76
Tuckers Cove	Phase 4	Lot 10493	$40,992.76
Tuckers Cove	Phase 4	Lot 10494	$40,992.76
Tuckers Cove	Phase 4	Lot 10495	$40,992.76
Tuckers Cove	Phase 4	Lot 10496	$40,992.76
Tuckers Cove	Phase 4	Lot 10497	$40,992.76
Tuckers Cove	Phase 4	Lot 10498	$40,992.76
Tuckers Cove	Phase 4	Lot 10499	$40,992.76
Tuckers Cove	Phase 4	Lot 10500	$40,992.76
Tuckers Cove	Phase 4	Lot 10501	$40,992.76
Tuckers Cove	Phase 4	Lot 10502	$40,992.76
Tuckers Cove	Phase 4	Lot 10503	$40,992.76
Tuckers Cove	Phase 4	Lot 10504	$40,992.76
Tuckers Cove	Phase 4	Lot 10505	$40,992.76
Tuckers Cove	Phase 4	Lot 10506	$40,992.76
Tuckers Cove	Phase 4	Lot 10507	$40,992.76
Tuckers Cove	Phase 4	Lot 10508	$40,992.76
Tuckers Cove	Phase 4	Lot 10509	$40,992.76
Tuckers Cove	Phase 4	Lot 10510	$40,992.76
Tuckers Cove	Phase 4	Lot 10511	$40,992.76
Tuckers Cove	Phase 4	Lot 10512	$40,992.76
Tuckers Cove	Phase 4	Lot 10513	$40,992.76
Tuckers Cove	Phase 4	Lot 10514	$40,992.76
Tuckers Cove	Phase 4	Lot 10515	$40,992.76
Tuckers Cove	Phase 4	Lot 10516	$40,992.76
Tuckers Cove	Phase 4	Lot 10517	$40,992.76
Tuckers Cove	Phase 4	Lot 10518	$40,992.76
Tuckers Cove	Phase 4	Lot 10519	$40,992.76
Tuckers Cove	Phase 4	Lot 10520	$40,992.76
Tuckers Cove	Phase 4	Lot 10521	$40,992.76
Tuckers Cove	Phase 4	Lot 10522	$40,992.76
Tuckers Cove	Phase 4	Lot 10523	$40,992.76
Tuckers Cove	Phase 4	Lot 10524	$40,992.76

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 4	Lot 10525	$40,992.76
Tuckers Cove	Phase 4	Lot 10526	$40,992.76
Tuckers Cove	Phase 4	Lot 10527	$40,992.76
Tuckers Cove	Phase 4	Lot 10528	$40,992.76
Tuckers Cove	Phase 4	Lot 10529	$40,992.76
Tuckers Cove	Phase 4	Lot 10530	$40,992.76
Tuckers Cove	Phase 4	Lot 10531	$40,992.76
Tuckers Cove	Phase 4	Lot 10532	$40,992.76
Tuckers Cove	Phase 4	Lot 10533	$40,992.76
Tuckers Cove	Phase 4	Lot 10534	$40,992.76
Tuckers Cove	Phase 4	Lot 10535	$40,992.76
Tuckers Cove	Phase 4	Lot 10536	$40,992.76
Tuckers Cove	Phase 4	Lot 10537	$40,992.76
Tuckers Cove	Phase 4	Lot 10538	$40,992.76
Tuckers Cove	Phase 4	Lot 10539	$40,992.76
Tuckers Cove	Phase 4	Lot 10540	$40,992.76
Tuckers Cove	Phase 4	Lot 10541	$40,992.76
Tuckers Cove	Phase 4	Lot 10542	$40,992.76
Tuckers Cove	Phase 4	Lot 10543	$40,992.76
Tuckers Cove	Phase 4	Lot 10544	$40,992.76
Tuckers Cove	Phase 4	Lot 10545	$40,992.76
Tuckers Cove	Phase 4	Lot 10546	$40,992.76
Tuckers Cove	Phase 4	Lot 10547	$40,992.76
Tuckers Cove	Phase 4	Lot 10548	$40,992.76
Tuckers Cove	Phase 4	Lot 10549	$40,992.76
Tuckers Cove	Phase 4	Lot 10550	$40,992.76
Tuckers Cove	Phase 4	Lot 10551	$40,992.76
Tuckers Cove	Phase 4	Lot 10552	$40,992.76
Tuckers Cove	Phase 4	Lot 10553	$40,992.76
Tuckers Cove	Phase 4	Lot 10554	$40,992.76
Tuckers Cove	Phase 4	Lot 10555	$40,992.76
Tuckers Cove	Phase 4	Lot 10556	$40,992.76
Tuckers Cove	Phase 4	Lot 10557	$40,992.76
Tuckers Cove	Phase 4	Lot 10558	$40,992.76
Tuckers Cove	Phase 4	Lot 10559	$40,992.76
Tuckers Cove	Phase 4	Lot 10560	$40,992.76
Tuckers Cove	Phase 4	Lot 10561	$40,992.76
Tuckers Cove	Phase 4	Lot 10562	$40,992.76
Tuckers Cove	Phase 4	Lot 10563	$40,992.76
Tuckers Cove	Phase 4	Lot 10564	$40,992.76
Tuckers Cove	Phase 4	Lot 10565	$40,992.76
Tuckers Cove	Phase 4	Lot 10566	$40,992.76

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 4	Lot 10567	$40,992.76
Tuckers Cove	Phase 4	Lot 10568	$40,992.76
Tuckers Cove	Phase 4	Lot 10569	$40,992.76
Tuckers Cove	Phase 4	Lot 10570	$40,992.76
Tuckers Cove	Phase 4	Lot 10571	$40,992.76
Tuckers Cove	Phase 4	Lot 10572	$40,992.76
Tuckers Cove	Phase 4	Lot 10573	$40,992.76
Tuckers Cove	Phase 4	Lot 10574	$40,992.76
Tuckers Cove	Phase 4	Lot 10575	$40,992.76
Tuckers Cove	Phase 4	Lot 10576	$28,215.79
Tuckers Cove	Phase 4	Lot 10577	$28,215.79
Tuckers Cove	Phase 4	Lot 10578	$28,215.79
Tuckers Cove	Phase 4	Lot 10579	$28,215.79
Tuckers Cove	Phase 4	Lot 10580	$28,215.79
Tuckers Cove	Phase 4	Lot 10581	$28,215.79
Tuckers Cove	Phase 4	Lot 10582	$28,215.79
Tuckers Cove	Phase 4	Lot 10583	$28,215.79
Tuckers Cove	Phase 4	Lot 10584	$28,215.79
Tuckers Cove	Phase 4	Lot 10585	$28,215.79
Tuckers Cove	Phase 4	Lot 10586	$28,215.79
Tuckers Cove	Phase 4	Lot 10587	$28,215.79
Tuckers Cove	Phase 4	Lot 10588	$28,215.79
Tuckers Cove	Phase 4	Lot 10589	$28,215.79
Tuckers Cove	Phase 4	Lot 10590	$28,215.79
Tuckers Cove	Phase 4	Lot 10591	$28,215.79
Tuckers Cove	Phase 4	Lot 10592	$28,215.79
Tuckers Cove	Phase 4	Lot 10593	$28,215.79
Tuckers Cove	Phase 4	Lot 10594	$28,215.79
Tuckers Cove	Phase 4	Lot 10595	$28,215.79
Tuckers Cove	Phase 4	Lot 10596	$28,215.79
Tuckers Cove	Phase 4	Lot 10597	$28,215.79
Tuckers Cove	Phase 4	Lot 10598	$28,215.79
Tuckers Cove	Phase 4	Lot 10599	$28,215.79
Tuckers Cove	Phase 4	Lot 10600	$28,215.79
Tuckers Cove	Phase 4	Lot 10601	$28,215.79
Tuckers Cove	Phase 4	Lot 10602	$28,215.79
Tuckers Cove	Phase 4	Lot 10603	$28,215.79
Tuckers Cove	Phase 4	Lot 10604	$28,215.79
Tuckers Cove	Phase 4	Lot 10605	$28,215.79
Tuckers Cove	Phase 4	Lot 10606	$28,215.79
Tuckers Cove	Phase 4	Lot 10607	$28,215.79
Tuckers Cove	Phase 4	Lot 10608	$28,215.79

Exhibit A

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 4	Lot 10609	$28,215.79
Tuckers Cove	Phase 4	Lot 10610	$28,215.79
Tuckers Cove	Phase 4	Lot 10611	$28,215.79
Tuckers Cove	Phase 4	Lot 10612	$28,215.79
Tuckers Cove	Phase 4	Lot 10613	$28,215.79
Tuckers Cove	Phase 4	Lot 10614	$28,215.79
Tuckers Cove	Phase 4	Lot 10615	$28,215.79
Tuckers Cove	Phase 4	Lot 10616	$28,215.79
Tuckers Cove	Phase 4	Lot 10617	$28,215.79
Tuckers Cove	Phase 4	Lot 10618	$28,215.79
Tuckers Cove	Phase 4	Lot 10619	$28,215.79
Tuckers Cove	Phase 4	Lot 10620	$28,215.79
Tuckers Cove	Phase 4	Lot 10621	$28,215.79
Tuckers Cove	Phase 4	Lot 10622	$28,215.79
Tuckers Cove	Phase 4	Lot 10623	$28,215.79
Tuckers Cove	Phase 4	Lot 10624	$28,215.79
Tuckers Cove	Phase 4	Lot 10625	$28,215.79
Tuckers Cove	Phase 4	Lot 10626	$28,215.79
Tuckers Cove	Phase 4	Lot 10627	$28,215.79
Tuckers Cove	Phase 4	Lot 10628	$28,215.79
Tuckers Cove	Phase 4	Lot 10629	$28,215.79
Tuckers Cove	Phase 4	Lot 10630	$28,215.79
Tuckers Cove	Phase 4	Lot 10631	$28,215.79
Tuckers Cove	Phase 4	Lot 10632	$28,215.79
Tuckers Cove	Phase 4	Lot 10633	$28,215.79
Tuckers Cove	Phase 4	Lot 10634	$28,215.79
Tuckers Cove	Phase 4	Lot 10635	$28,215.79
Tuckers Cove	Phase 4	Lot 10636	$28,215.79
Tuckers Cove	Phase 4	Lot 10637	$28,215.79
Tuckers Cove	Phase 4	Lot 10638	$28,215.79
Tuckers Cove	Phase 4	Lot 10639	$28,215.79
Tuckers Cove	Phase 4	Lot 10640	$28,215.79
Tuckers Cove	Phase 4	Lot 10641	$28,215.79
Tuckers Cove	Phase 4	Lot 10642	$28,215.79
Tuckers Cove	Phase 4	Lot 10643	$28,215.79
Tuckers Cove	Phase 4	Lot 10644	$28,215.79
Tuckers Cove	Phase 4	Lot 10645	$28,215.79
Tuckers Cove	Phase 4	Lot 10646	$28,215.79
Tuckers Cove	Phase 4	Lot 10647	$28,215.79

Exhibit A

Bond Assessments in the amount of $27,767,535.54 are proposed to be levied over the area as described below:

PROPERTY DESCRIPTION

A PORTION OF TRACT "F-1" OF TUCKERS COVE, AS RECORDED IN PLAT BOOK 27, PAGES 7A THROUGH 7Z48 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "F-1" OF TUCKERS COVE, AS RECORDED IN PLAT BOOK 27, PAGES 7A THROUGH 7Z48 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THENCE ALONG THE BOUNDARY OF SAID TRACT "F-1" NORTH 81°12'26" EAST, FOR 1,257.81 FEET; THENCE DEPARTING SAID BOUNDARY, SOUTH 08°47'34" EAST, FOR 160.00 FEET; THENCE SOUTH 81°12'26" WEST, FOR 53.56 FEET; THENCE SOUTH 08°47'34" EAST, FOR 50.00 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 89°59'60" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 53°47'34" EAST FOR 35.36 FEET; THENCE SOUTH 08°47'34" EAST, FOR 105.00 FEET; THENCE NORTH 81°12'26" EAST, FOR 180.00 FEET; THENCE SOUTH 08°47'34" EAST, FOR 324.09 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 472.62 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 654.99 FEET THROUGH A CENTRAL ANGLE OF 41°20'32" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 29°27'50" EAST FOR 462.43 FEET; THENCE NORTH 40°15'58" EAST, FOR 35.92 FEET; THENCE SOUTH 53°16'04" EAST, FOR 121.85 FEET; THENCE SOUTH 36°27'04" WEST, FOR 17.79 FEET; THENCE SOUTH 53°49'50" EAST, FOR 70.00 FEET; THENCE NORTH 36°19'51" EAST, FOR 9.80 FEET; THENCE SOUTH 53°30'28" EAST, FOR 120.00 FEET; THENCE SOUTH 36°22'19" WEST, FOR 2.85 FEET; THENCE SOUTH 53°36'30" EAST, FOR 120.00 FEET; THENCE SOUTH 35°49'07" WEST, FOR 29.99 FEET; THENCE SOUTH 54°38'55" EAST, FOR 70.00 FEET; THENCE NORTH 35°26'15" EAST, FOR 9.83 FEET; THENCE SOUTH 54°21'56" EAST, FOR 120.00 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 162.29 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,310.00 FEET THROUGH A CENTRAL ANGLE OF 07°05'54" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 32°05'07" WEST FOR 162.19 FEET; THENCE SOUTH 61°27'50" EAST, FOR 120.00 FEET; THENCE SOUTH 27°38'12" WEST, FOR 37.36 FEET; THENCE SOUTH 63°44'39" EAST, FOR 60.00 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 130.35 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,130.00 FEET THROUGH A CENTRAL ANGLE OF 06°36'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 23°27'30" WEST FOR 130.27 FEET; THENCE SOUTH 70°21'12" EAST, FOR 120.01 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 81.53 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,010.00 FEET THROUGH A CENTRAL ANGLE OF 04°37'31" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 17°54'05" WEST FOR 81.51 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY 763.13 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 2,104.00 FEET THROUGH A CENTRAL ANGLE OF 20°46'53" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 25°58'47" WEST FOR 758.95 FEET; THENCE SOUTH 53°37'47" EAST, FOR 120.00 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 111.99 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 2,224.00 FEET THROUGH A CENTRAL ANGLE OF 02°53'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 37°48'46" WEST FOR 111.98 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY 27.05 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 61°59'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 70°14'50" WEST FOR 25.75 FEET; THENCE SOUTH 40°33'30" WEST, FOR 56.40 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 27.05 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 61°59'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 10°52'10" WEST FOR 25.75 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY 239.53 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 2,224.00 FEET THROUGH A CENTRAL ANGLE OF 06°10'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 44°56'48" WEST FOR 239.41 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY 27.05 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 61°59'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 79°01'25" WEST FOR 25.75 FEET; THENCE SOUTH 49°20'05" WEST, FOR 56.40 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 27.05 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 61°59'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 19°38'45" WEST FOR 25.75 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY 115.18 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 2,224.00 FEET THROUGH A CENTRAL ANGLE OF 02°58'02" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 52°07'17" WEST FOR 115.17 FEET; THENCE NORTH 36°23'42" WEST, FOR 120.00 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 336.68 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 2,104.00 FEET THROUGH A CENTRAL ANGLE OF 09°10'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 58°11'21" WEST FOR 336.32 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY 56.87 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 3,010.00 FEET THROUGH A CENTRAL ANGLE OF 01°04'57" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 62°13'56" WEST FOR 56.86 FEET A POINT OF INTERSECTION WITH THE AFOREMENTIONED BOUNDARY OF TRACT "F-1"; THENCE ALONG SAID BOUNDARY FOR ALL OF THE REMAINING COURSES AND DISTANCES, NORTH 28°18'32" WEST, FOR 120.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 11.91 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 3,130.00 FEET THROUGH A CENTRAL ANGLE OF 00°13'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 61°48'00" EAST FOR 11.91 FEET; THENCE NORTH 28°05'27" WEST, FOR 197.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 50.19 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 3,327.00 FEET THROUGH A CENTRAL ANGLE OF 00°51'52" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 62°20'26" EAST FOR 50.19 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 361.16 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,787.00 FEET THROUGH A CENTRAL ANGLE OF 11°34'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 56°59'01" EAST FOR 360.54 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY 33.59 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 96°14'17" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 03°04'29" EAST FOR 29.78 FEET; THENCE NORTH 45°02'39" WEST, FOR 187.95 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 371.51 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 64°53'44" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 77°29'31" WEST FOR 351.96 FEET; THENCE SOUTH 70°03'37" WEST, FOR 160.98 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 31.49 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 90°12'41" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 24°57'16" WEST FOR 28.34 FEET; THENCE SOUTH 20°09'04" EAST, FOR 148.49 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 180.83 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 828.00 FEET THROUGH A CENTRAL ANGLE OF 12°30'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°24'28" EAST FOR 180.47 FEET; THENCE SOUTH 32°39'52" EAST, FOR 126.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 15.13 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 43°21'21" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 54°20'32" EAST FOR 14.78 FEET; THENCE SOUTH 26°38'39" WEST, FOR 40.79 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 177.42 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 3,310.00 FEET THROUGH A CENTRAL ANGLE OF 03°04'16" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 58°15'55" WEST FOR 177.40 FEET; THENCE SOUTH 55°41'42" WEST, FOR 119.57 FEET; THENCE NORTH 79°32'52" WEST, FOR 31.35 FEET TO A POINT ON A CURVE; THENCE NORTHERLY 15.05 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 43°06'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 11°06'22" WEST FOR 14.70 FEET; THENCE NORTH 32°39'52" WEST, FOR 126.05 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 255.96 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,172.00 FEET THROUGH A CENTRAL ANGLE OF 12°30'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 26°24'28" WEST FOR 255.45 FEET; THENCE NORTH 20°09'04" WEST, FOR 122.01 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 75.22 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 48.00 FEET THROUGH A CENTRAL ANGLE OF 89°47'19" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 65°02'44" WEST FOR 67.76 FEET; THENCE SOUTH 70°03'37" WEST, FOR 151.71 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 432.57 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 633.00 FEET THROUGH A CENTRAL ANGLE OF 39°09'16" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 50°28'59" WEST FOR 424.21 FEET; THENCE NORTH 59°05'39" WEST, FOR 344.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 283.29 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 977.00 FEET THROUGH A CENTRAL ANGLE OF 16°36'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 39°12'45" EAST FOR 282.30 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 110.14 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 48.00 FEET THROUGH A CENTRAL ANGLE OF 131°27'51" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 18°12'46" WEST FOR 87.52 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 374.28 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 463.00 FEET THROUGH A CENTRAL ANGLE OF 46°18'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 60°47'13" WEST FOR 364.17 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY 60.75 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 48.00 FEET THROUGH A CENTRAL ANGLE OF 72°31'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 73°53'20" WEST FOR 56.78 FEET; THENCE SOUTH 69°51'03" WEST, FOR 63.07 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY 141.97 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 83.00 FEET THROUGH A CENTRAL ANGLE OF 98°00'17" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 20°50'55" WEST FOR 125.29 FEET; THENCE SOUTH 28°09'14" EAST, FOR 416.60 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 43.89 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 07°40'02" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 31°59'15" EAST FOR 43.86 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY 48.65 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 48.00 FEET THROUGH A CENTRAL ANGLE OF 58°03'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 64°51'15" EAST FOR 46.59 FEET; THENCE SOUTH 44°57'31" EAST, FOR 42.97 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 131.03 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 960.00 FEET THROUGH A CENTRAL ANGLE OF 07°49'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 20°57'13" WEST FOR 130.93 FEET; THENCE SOUTH 17°02'37" WEST, FOR 39.99 FEET; THENCE SOUTH 32°02'09" WEST, FOR 50.00 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 17.10 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 525.00 FEET THROUGH A CENTRAL ANGLE OF 01°51'57" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 57°01'53" WEST FOR 17.10 FEET; THENCE SOUTH 33°54'06" WEST, FOR 130.00 FEET; THENCE SOUTH 39°53'03" WEST, FOR 114.70 FEET; THENCE NORTH 28°09'14" WEST, FOR 1,272.65 FEET; THENCE NORTH 69°51'03" EAST, FOR 924.77 FEET; THENCE SOUTH 43°36'34" EAST, FOR 389.82 FEET; THENCE NORTH 70°03'37" EAST, FOR 297.14 FEET; THENCE NORTH 06°35'10" EAST, FOR 116.99 FEET; THENCE NORTH 71°59'01" EAST, FOR 206.99 FEET; THENCE NORTH 12°51'59" WEST, FOR 1,719.68 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

LESS AND EXCEPTING THEREFROM TRACTS "PF-7", "D-158", AND "D-159", TUCKERS COVE, AS RECORDED IN PLAT BOOK 27, PAGES 7A THROUGH 7Z48, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

CONTAINING 126.70 ACRES, MORE OR LESS.

Exhibit B

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 2	Lot 7562	$53,237.35
Webbs Reserve	Phase 2	Lot 7563	$53,237.35
Webbs Reserve	Phase 2	Lot 7564	$53,237.35
Webbs Reserve	Phase 2	Lot 7565	$53,237.35
Webbs Reserve	Phase 2	Lot 7566	$53,237.35
Webbs Reserve	Phase 2	Lot 7567	$53,237.35
Webbs Reserve	Phase 2	Lot 7568	$53,237.35
Webbs Reserve	Phase 2	Lot 7569	$53,237.35
Webbs Reserve	Phase 2	Lot 7570	$53,237.35
Webbs Reserve	Phase 2	Lot 7571	$53,237.35
Webbs Reserve	Phase 2	Lot 7572	$53,237.35
Webbs Reserve	Phase 2	Lot 7573	$53,237.35
Webbs Reserve	Phase 2	Lot 7574	$53,237.35
Webbs Reserve	Phase 2	Lot 7575	$53,237.35
Webbs Reserve	Phase 2	Lot 7576	$53,237.35
Webbs Reserve	Phase 2	Lot 7577	$53,237.35
Webbs Reserve	Phase 2	Lot 7578	$53,237.35
Webbs Reserve	Phase 2	Lot 7579	$53,237.35
Webbs Reserve	Phase 2	Lot 7580	$53,237.35
Webbs Reserve	Phase 2	Lot 7581	$53,237.35
Webbs Reserve	Phase 2	Lot 7582	$53,237.35
Webbs Reserve	Phase 2	Lot 7583	$53,237.35
Webbs Reserve	Phase 2	Lot 7584	$53,237.35
Webbs Reserve	Phase 2	Lot 7585	$53,237.35
Webbs Reserve	Phase 2	Lot 7586	$53,237.35
Webbs Reserve	Phase 2	Lot 7587	$53,237.35
Webbs Reserve	Phase 2	Lot 7588	$53,237.35
Webbs Reserve	Phase 2	Lot 7589	$53,237.35
Webbs Reserve	Phase 2	Lot 7590	$53,237.35
Webbs Reserve	Phase 2	Lot 7591	$53,237.35
Webbs Reserve	Phase 2	Lot 7592	$53,237.35
Webbs Reserve	Phase 2	Lot 7593	$53,237.35
Webbs Reserve	Phase 2	Lot 7594	$53,237.35
Webbs Reserve	Phase 2	Lot 7595	$53,237.35
Webbs Reserve	Phase 2	Lot 7596	$53,237.35
Webbs Reserve	Phase 2	Lot 7597	$53,237.35
Webbs Reserve	Phase 2	Lot 7598	$53,237.35
Webbs Reserve	Phase 2	Lot 7599	$53,237.35
Webbs Reserve	Phase 2	Lot 7600	$53,237.35
Webbs Reserve	Phase 2	Lot 7601	$53,237.35
Webbs Reserve	Phase 2	Lot 7602	$53,237.35
Webbs Reserve	Phase 2	Lot 7603	$53,237.35

Exhibit B

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 2	Lot 7604	$53,237.35
Webbs Reserve	Phase 2	Lot 7605	$53,237.35
Webbs Reserve	Phase 2	Lot 7606	$53,237.35
Webbs Reserve	Phase 2	Lot 7607	$53,237.35
Webbs Reserve	Phase 2	Lot 7608	$53,237.35
Webbs Reserve	Phase 2	Lot 7609	$53,237.35
Webbs Reserve	Phase 2	Lot 7610	$53,237.35
Webbs Reserve	Phase 2	Lot 7611	$53,237.35
Webbs Reserve	Phase 2	Lot 7612	$53,237.35
Webbs Reserve	Phase 2	Lot 7613	$53,237.35
Webbs Reserve	Phase 2	Lot 7614	$53,237.35
Webbs Reserve	Phase 2	Lot 7615	$53,237.35
Webbs Reserve	Phase 2	Lot 7616	$53,237.35
Webbs Reserve	Phase 2	Lot 7617	$53,237.35
Webbs Reserve	Phase 2	Lot 7618	$53,237.35
Webbs Reserve	Phase 2	Lot 7619	$53,237.35
Webbs Reserve	Phase 2	Lot 7620	$53,237.35
Webbs Reserve	Phase 2	Lot 7621	$53,237.35
Webbs Reserve	Phase 2	Lot 7622	$53,237.35
Webbs Reserve	Phase 2	Lot 7623	$53,237.35
Webbs Reserve	Phase 2	Lot 7624	$53,237.35
Webbs Reserve	Phase 2	Lot 7625	$53,237.35
Webbs Reserve	Phase 2	Lot 7626	$53,237.35
Webbs Reserve	Phase 2	Lot 7627	$53,237.35
Webbs Reserve	Phase 2	Lot 7628	$53,237.35
Webbs Reserve	Phase 2	Lot 7629	$53,237.35
Webbs Reserve	Phase 2	Lot 7630	$53,237.35
Webbs Reserve	Phase 2	Lot 7631	$53,237.35
Webbs Reserve	Phase 2	Lot 7632	$53,237.35
Webbs Reserve	Phase 2	Lot 7633	$53,237.35
Webbs Reserve	Phase 2	Lot 7634	$53,237.35
Webbs Reserve	Phase 2	Lot 7635	$53,237.35
Webbs Reserve	Phase 2	Lot 7636	$53,237.35
Webbs Reserve	Phase 2	Lot 7637	$53,237.35
Webbs Reserve	Phase 2	Lot 7638	$53,237.35
Webbs Reserve	Phase 2	Lot 7639	$53,237.35
Webbs Reserve	Phase 2	Lot 7640	$53,237.35
Webbs Reserve	Phase 2	Lot 7641	$53,237.35
Webbs Reserve	Phase 2	Lot 7642	$53,237.35
Webbs Reserve	Phase 2	Lot 7643	$53,237.35
Webbs Reserve	Phase 2	Lot 7644	$53,237.35
Webbs Reserve	Phase 2	Lot 7645	$53,237.35

Exhibit B

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 2	Lot 7646	$53,237.35
Webbs Reserve	Phase 2	Lot 7647	$53,237.35
Webbs Reserve	Phase 2	Lot 7648	$53,237.35
Webbs Reserve	Phase 2	Lot 7649	$53,237.35
Webbs Reserve	Phase 2	Lot 7650	$53,237.35
Webbs Reserve	Phase 2	Lot 7651	$53,237.35
Webbs Reserve	Phase 2	Lot 7652	$53,237.35
Webbs Reserve	Phase 2	Lot 7653	$53,237.35
Webbs Reserve	Phase 2	Lot 7654	$53,237.35
Webbs Reserve	Phase 2	Lot 7655	$53,237.35
Webbs Reserve	Phase 2	Lot 7656	$53,237.35
Webbs Reserve	Phase 2	Lot 7657	$65,481.94
Webbs Reserve	Phase 2	Lot 7658	$65,481.94
Webbs Reserve	Phase 2	Lot 7659	$65,481.94
Webbs Reserve	Phase 2	Lot 7660	$65,481.94
Webbs Reserve	Phase 2	Lot 7661	$65,481.94
Webbs Reserve	Phase 2	Lot 7662	$65,481.94
Webbs Reserve	Phase 2	Lot 7663	$65,481.94
Webbs Reserve	Phase 2	Lot 7664	$65,481.94
Webbs Reserve	Phase 2	Lot 7665	$65,481.94
Webbs Reserve	Phase 2	Lot 7666	$65,481.94
Webbs Reserve	Phase 2	Lot 7667	$65,481.94
Webbs Reserve	Phase 2	Lot 7668	$65,481.94
Webbs Reserve	Phase 2	Lot 7669	$65,481.94
Webbs Reserve	Phase 2	Lot 7670	$65,481.94
Webbs Reserve	Phase 2	Lot 7671	$65,481.94
Webbs Reserve	Phase 2	Lot 7672	$65,481.94
Webbs Reserve	Phase 2	Lot 7673	$65,481.94
Webbs Reserve	Phase 2	Lot 7674	$65,481.94
Webbs Reserve	Phase 2	Lot 7675	$65,481.94
Webbs Reserve	Phase 2	Lot 7676	$65,481.94
Webbs Reserve	Phase 2	Lot 7677	$65,481.94
Webbs Reserve	Phase 2	Lot 7678	$65,481.94
Webbs Reserve	Phase 2	Lot 7679	$65,481.94
Webbs Reserve	Phase 2	Lot 7680	$65,481.94
Webbs Reserve	Phase 2	Lot 7681	$65,481.94
Webbs Reserve	Phase 2	Lot 7682	$65,481.94
Webbs Reserve	Phase 2	Lot 7683	$65,481.94
Webbs Reserve	Phase 2	Lot 7684	$65,481.94
Webbs Reserve	Phase 2	Lot 7685	$65,481.94
Webbs Reserve	Phase 2	Lot 7686	$65,481.94
Webbs Reserve	Phase 2	Lot 7687	$65,481.94

Exhibit B

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 2	Lot 7688	$65,481.94
Webbs Reserve	Phase 2	Lot 7689	$65,481.94
Webbs Reserve	Phase 2	Lot 7690	$65,481.94
Webbs Reserve	Phase 2	Lot 7691	$65,481.94
Webbs Reserve	Phase 2	Lot 7692	$65,481.94
Webbs Reserve	Phase 2	Lot 7693	$65,481.94
Webbs Reserve	Phase 2	Lot 7694	$65,481.94
Webbs Reserve	Phase 2	Lot 7695	$65,481.94
Webbs Reserve	Phase 2	Lot 7696	$65,481.94
Webbs Reserve	Phase 2	Lot 7697	$65,481.94
Webbs Reserve	Phase 2	Lot 7698	$65,481.94
Webbs Reserve	Phase 2	Lot 7699	$65,481.94
Webbs Reserve	Phase 2	Lot 7700	$65,481.94
Webbs Reserve	Phase 2	Lot 7701	$65,481.94
Webbs Reserve	Phase 2	Lot 7702	$65,481.94
Webbs Reserve	Phase 2	Lot 7703	$65,481.94
Webbs Reserve	Phase 3	Lot 8330	$53,237.35
Webbs Reserve	Phase 3	Lot 8331	$53,237.35
Webbs Reserve	Phase 3	Lot 8332	$53,237.35
Webbs Reserve	Phase 3	Lot 8333	$53,237.35
Webbs Reserve	Phase 3	Lot 8334	$53,237.35
Webbs Reserve	Phase 3	Lot 8335	$53,237.35
Webbs Reserve	Phase 3	Lot 8336	$53,237.35
Webbs Reserve	Phase 3	Lot 8337	$53,237.35
Webbs Reserve	Phase 3	Lot 8338	$53,237.35
Webbs Reserve	Phase 3	Lot 8339	$53,237.35
Webbs Reserve	Phase 3	Lot 8340	$53,237.35
Webbs Reserve	Phase 3	Lot 8341	$53,237.35
Webbs Reserve	Phase 3	Lot 8342	$65,481.94
Webbs Reserve	Phase 3	Lot 8343	$65,481.94
Webbs Reserve	Phase 3	Lot 8344	$65,481.94
Webbs Reserve	Phase 3	Lot 8345	$65,481.94
Webbs Reserve	Phase 3	Lot 8346	$65,481.94
Webbs Reserve	Phase 3	Lot 8347	$65,481.94
Webbs Reserve	Phase 3	Lot 8348	$65,481.94
Webbs Reserve	Phase 3	Lot 8349	$65,481.94
Webbs Reserve	Phase 3	Lot 8350	$65,481.94
Webbs Reserve	Phase 3	Lot 8351	$65,481.94
Webbs Reserve	Phase 3	Lot 8352	$65,481.94
Webbs Reserve	Phase 3	Lot 8353	$65,481.94
Webbs Reserve	Phase 3	Lot 8354	$65,481.94
Webbs Reserve	Phase 3	Lot 8355	$65,481.94

Exhibit B

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 3	Lot 8356	$65,481.94
Webbs Reserve	Phase 3	Lot 8357	$65,481.94
Webbs Reserve	Phase 3	Lot 8358	$65,481.94
Webbs Reserve	Phase 3	Lot 8359	$65,481.94
Webbs Reserve	Phase 3	Lot 8360	$65,481.94
Webbs Reserve	Phase 3	Lot 8361	$65,481.94
Webbs Reserve	Phase 3	Lot 8362	$65,481.94
Webbs Reserve	Phase 3	Lot 8363	$65,481.94
Webbs Reserve	Phase 3	Lot 8364	$65,481.94
Webbs Reserve	Phase 3	Lot 8365	$65,481.94
Webbs Reserve	Phase 3	Lot 8366	$65,481.94
Webbs Reserve	Phase 3	Lot 8367	$65,481.94
Webbs Reserve	Phase 3	Lot 8368	$65,481.94
Webbs Reserve	Phase 3	Lot 8369	$65,481.94
Webbs Reserve	Phase 3	Lot 8370	$65,481.94
Webbs Reserve	Phase 3	Lot 8371	$65,481.94
Webbs Reserve	Phase 3	Lot 8372	$65,481.94
Webbs Reserve	Phase 3	Lot 8373	$65,481.94
Webbs Reserve	Phase 3	Lot 8374	$65,481.94
Webbs Reserve	Phase 3	Lot 8375	$65,481.94
Webbs Reserve	Phase 3	Lot 8376	$65,481.94
Webbs Reserve	Phase 3	Lot 8377	$65,481.94
Webbs Reserve	Phase 3	Lot 8378	$65,481.94
Webbs Reserve	Phase 3	Lot 8379	$65,481.94
Webbs Reserve	Phase 3	Lot 8380	$53,237.35
Webbs Reserve	Phase 3	Lot 8381	$53,237.35
Webbs Reserve	Phase 3	Lot 8382	$53,237.35
Webbs Reserve	Phase 3	Lot 8383	$53,237.35
Webbs Reserve	Phase 3	Lot 8384	$53,237.35
Webbs Reserve	Phase 3	Lot 8385	$53,237.35
Webbs Reserve	Phase 3	Lot 8386	$53,237.35
Webbs Reserve	Phase 3	Lot 8387	$53,237.35
Webbs Reserve	Phase 3	Lot 8388	$53,237.35
Webbs Reserve	Phase 3	Lot 8389	$53,237.35
Webbs Reserve	Phase 3	Lot 8390	$53,237.35
Webbs Reserve	Phase 3	Lot 8391	$53,237.35
Webbs Reserve	Phase 3	Lot 8392	$53,237.35
Webbs Reserve	Phase 3	Lot 8393	$53,237.35
Webbs Reserve	Phase 3	Lot 8394	$53,237.35
Webbs Reserve	Phase 3	Lot 8395	$53,237.35
Webbs Reserve	Phase 3	Lot 8396	$53,237.35
Webbs Reserve	Phase 3	Lot 8397	$53,237.35

Exhibit B

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 3	Lot 8398	$53,237.35
Webbs Reserve	Phase 3	Lot 8399	$53,237.35
Webbs Reserve	Phase 3	Lot 8400	$53,237.35
Webbs Reserve	Phase 3	Lot 8401	$53,237.35
Webbs Reserve	Phase 3	Lot 8402	$53,237.35
Webbs Reserve	Phase 3	Lot 8403	$53,237.35
Webbs Reserve	Phase 3	Lot 8404	$53,237.35
Webbs Reserve	Phase 3	Lot 8405	$53,237.35
Webbs Reserve	Phase 3	Lot 8406	$53,237.35
Webbs Reserve	Phase 3	Lot 8407	$53,237.35
Webbs Reserve	Phase 3	Lot 8408	$53,237.35
Webbs Reserve	Phase 3	Lot 8409	$53,237.35
Webbs Reserve	Phase 3	Lot 8410	$53,237.35
Webbs Reserve	Phase 3	Lot 8411	$53,237.35
Webbs Reserve	Phase 3	Lot 8412	$53,237.35
Webbs Reserve	Phase 3	Lot 8413	$53,237.35
Webbs Reserve	Phase 3	Lot 8414	$53,237.35
Webbs Reserve	Phase 3	Lot 8415	$53,237.35
Webbs Reserve	Phase 3	Lot 8416	$53,237.35
Webbs Reserve	Phase 3	Lot 8417	$53,237.35
Webbs Reserve	Phase 3	Lot 8418	$53,237.35
Webbs Reserve	Phase 3	Lot 8419	$53,237.35
Webbs Reserve	Phase 2	Unit 2111	$29,280.54
Webbs Reserve	Phase 2	Unit 2112	$29,280.54
Webbs Reserve	Phase 2	Unit 2113	$29,280.54
Webbs Reserve	Phase 2	Unit 2114	$29,280.54
Webbs Reserve	Phase 2	Unit 2115	$29,280.54
Webbs Reserve	Phase 2	Unit 2116	$29,280.54
Webbs Reserve	Phase 2	Unit 2117	$29,280.54
Webbs Reserve	Phase 2	Unit 2118	$29,280.54
Webbs Reserve	Phase 2	Unit 2121	$29,280.54
Webbs Reserve	Phase 2	Unit 2122	$29,280.54
Webbs Reserve	Phase 2	Unit 2123	$29,280.54
Webbs Reserve	Phase 2	Unit 2124	$29,280.54
Webbs Reserve	Phase 2	Unit 2125	$29,280.54
Webbs Reserve	Phase 2	Unit 2126	$29,280.54
Webbs Reserve	Phase 2	Unit 2127	$29,280.54
Webbs Reserve	Phase 2	Unit 2128	$29,280.54
Webbs Reserve	Phase 2	Unit 2131	$29,280.54
Webbs Reserve	Phase 2	Unit 2132	$29,280.54
Webbs Reserve	Phase 2	Unit 2133	$29,280.54
Webbs Reserve	Phase 2	Unit 2134	$29,280.54

Exhibit B

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 2	Unit 2135	$29,280.54
Webbs Reserve	Phase 2	Unit 2136	$29,280.54
Webbs Reserve	Phase 2	Unit 2137	$29,280.54
Webbs Reserve	Phase 2	Unit 2138	$29,280.54
Webbs Reserve	Phase 2	Unit 2141	$29,280.54
Webbs Reserve	Phase 2	Unit 2142	$29,280.54
Webbs Reserve	Phase 2	Unit 2143	$29,280.54
Webbs Reserve	Phase 2	Unit 2144	$29,280.54
Webbs Reserve	Phase 2	Unit 2145	$29,280.54
Webbs Reserve	Phase 2	Unit 2146	$29,280.54
Webbs Reserve	Phase 2	Unit 2211	$29,280.54
Webbs Reserve	Phase 2	Unit 2212	$29,280.54
Webbs Reserve	Phase 2	Unit 2213	$29,280.54
Webbs Reserve	Phase 2	Unit 2214	$29,280.54
Webbs Reserve	Phase 2	Unit 2215	$29,280.54
Webbs Reserve	Phase 2	Unit 2216	$29,280.54
Webbs Reserve	Phase 2	Unit 2217	$29,280.54
Webbs Reserve	Phase 2	Unit 2218	$29,280.54
Webbs Reserve	Phase 2	Unit 2221	$29,280.54
Webbs Reserve	Phase 2	Unit 2222	$29,280.54
Webbs Reserve	Phase 2	Unit 2223	$29,280.54
Webbs Reserve	Phase 2	Unit 2224	$29,280.54
Webbs Reserve	Phase 2	Unit 2225	$29,280.54
Webbs Reserve	Phase 2	Unit 2226	$29,280.54
Webbs Reserve	Phase 2	Unit 2227	$29,280.54
Webbs Reserve	Phase 2	Unit 2228	$29,280.54
Webbs Reserve	Phase 2	Unit 2231	$29,280.54
Webbs Reserve	Phase 2	Unit 2232	$29,280.54
Webbs Reserve	Phase 2	Unit 2233	$29,280.54
Webbs Reserve	Phase 2	Unit 2234	$29,280.54
Webbs Reserve	Phase 2	Unit 2235	$29,280.54
Webbs Reserve	Phase 2	Unit 2236	$29,280.54
Webbs Reserve	Phase 2	Unit 2237	$29,280.54
Webbs Reserve	Phase 2	Unit 2238	$29,280.54
Webbs Reserve	Phase 2	Unit 2241	$29,280.54
Webbs Reserve	Phase 2	Unit 2242	$29,280.54
Webbs Reserve	Phase 2	Unit 2243	$29,280.54
Webbs Reserve	Phase 2	Unit 2244	$29,280.54
Webbs Reserve	Phase 2	Unit 2245	$29,280.54
Webbs Reserve	Phase 2	Unit 2246	$29,280.54
Webbs Reserve	Phase 2	Unit 2311	$29,280.54
Webbs Reserve	Phase 2	Unit 2312	$29,280.54

Exhibit B

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 2	Unit 2313	$29,280.54
Webbs Reserve	Phase 2	Unit 2314	$29,280.54
Webbs Reserve	Phase 2	Unit 2315	$29,280.54
Webbs Reserve	Phase 2	Unit 2316	$29,280.54
Webbs Reserve	Phase 2	Unit 2317	$29,280.54
Webbs Reserve	Phase 2	Unit 2318	$29,280.54
Webbs Reserve	Phase 2	Unit 2321	$29,280.54
Webbs Reserve	Phase 2	Unit 2322	$29,280.54
Webbs Reserve	Phase 2	Unit 2323	$29,280.54
Webbs Reserve	Phase 2	Unit 2324	$29,280.54
Webbs Reserve	Phase 2	Unit 2325	$29,280.54
Webbs Reserve	Phase 2	Unit 2326	$29,280.54
Webbs Reserve	Phase 2	Unit 2327	$29,280.54
Webbs Reserve	Phase 2	Unit 2328	$29,280.54
Webbs Reserve	Phase 2	Unit 2331	$29,280.54
Webbs Reserve	Phase 2	Unit 2332	$29,280.54
Webbs Reserve	Phase 2	Unit 2333	$29,280.54
Webbs Reserve	Phase 2	Unit 2334	$29,280.54
Webbs Reserve	Phase 2	Unit 2335	$29,280.54
Webbs Reserve	Phase 2	Unit 2336	$29,280.54
Webbs Reserve	Phase 2	Unit 2337	$29,280.54
Webbs Reserve	Phase 2	Unit 2338	$29,280.54
Webbs Reserve	Phase 2	Unit 2341	$29,280.54
Webbs Reserve	Phase 2	Unit 2342	$29,280.54
Webbs Reserve	Phase 2	Unit 2343	$29,280.54
Webbs Reserve	Phase 2	Unit 2344	$29,280.54
Webbs Reserve	Phase 2	Unit 2345	$29,280.54
Webbs Reserve	Phase 2	Unit 2346	$29,280.54
Webbs Reserve	Phase 2	Unit 2411	$31,410.03
Webbs Reserve	Phase 2	Unit 2412	$31,410.03
Webbs Reserve	Phase 2	Unit 2413	$31,410.03
Webbs Reserve	Phase 2	Unit 2414	$31,410.03
Webbs Reserve	Phase 2	Unit 2415	$31,410.03
Webbs Reserve	Phase 2	Unit 2416	$31,410.03
Webbs Reserve	Phase 2	Unit 2417	$31,410.03
Webbs Reserve	Phase 2	Unit 2418	$31,410.03
Webbs Reserve	Phase 2	Unit 2421	$31,410.03
Webbs Reserve	Phase 2	Unit 2422	$31,410.03
Webbs Reserve	Phase 2	Unit 2423	$31,410.03
Webbs Reserve	Phase 2	Unit 2424	$31,410.03
Webbs Reserve	Phase 2	Unit 2425	$31,410.03
Webbs Reserve	Phase 2	Unit 2426	$31,410.03

Exhibit B

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 2	Unit 2427	$31,410.03
Webbs Reserve	Phase 2	Unit 2428	$31,410.03
Webbs Reserve	Phase 2	Unit 2511	$31,410.03
Webbs Reserve	Phase 2	Unit 2512	$31,410.03
Webbs Reserve	Phase 2	Unit 2513	$31,410.03
Webbs Reserve	Phase 2	Unit 2514	$31,410.03
Webbs Reserve	Phase 2	Unit 2515	$31,410.03
Webbs Reserve	Phase 2	Unit 2516	$31,410.03
Webbs Reserve	Phase 2	Unit 2517	$31,410.03
Webbs Reserve	Phase 2	Unit 2518	$31,410.03
Webbs Reserve	Phase 2	Unit 2521	$31,410.03
Webbs Reserve	Phase 2	Unit 2522	$31,410.03
Webbs Reserve	Phase 2	Unit 2523	$31,410.03
Webbs Reserve	Phase 2	Unit 2524	$31,410.03
Webbs Reserve	Phase 2	Unit 2525	$31,410.03
Webbs Reserve	Phase 2	Unit 2526	$31,410.03
Webbs Reserve	Phase 2	Unit 2527	$31,410.03
Webbs Reserve	Phase 2	Unit 2528	$31,410.03
Webbs Reserve	Phase 2	Unit 2611	$31,410.03
Webbs Reserve	Phase 2	Unit 2612	$31,410.03
Webbs Reserve	Phase 2	Unit 2613	$31,410.03
Webbs Reserve	Phase 2	Unit 2614	$31,410.03
Webbs Reserve	Phase 2	Unit 2615	$31,410.03
Webbs Reserve	Phase 2	Unit 2616	$31,410.03
Webbs Reserve	Phase 2	Unit 2617	$31,410.03
Webbs Reserve	Phase 2	Unit 2618	$31,410.03
Webbs Reserve	Phase 2	Unit 2621	$31,410.03
Webbs Reserve	Phase 2	Unit 2622	$31,410.03
Webbs Reserve	Phase 2	Unit 2623	$31,410.03
Webbs Reserve	Phase 2	Unit 2624	$31,410.03
Webbs Reserve	Phase 2	Unit 2625	$31,410.03
Webbs Reserve	Phase 2	Unit 2626	$31,410.03
Webbs Reserve	Phase 2	Unit 2627	$31,410.03
Webbs Reserve	Phase 2	Unit 2628	$31,410.03
Webbs Reserve	Phase 2	Unit 2711	$31,410.03
Webbs Reserve	Phase 2	Unit 2712	$31,410.03
Webbs Reserve	Phase 2	Unit 2713	$31,410.03
Webbs Reserve	Phase 2	Unit 2714	$31,410.03
Webbs Reserve	Phase 2	Unit 2715	$31,410.03
Webbs Reserve	Phase 2	Unit 2716	$31,410.03
Webbs Reserve	Phase 2	Unit 2717	$31,410.03
Webbs Reserve	Phase 2	Unit 2718	$31,410.03

Exhibit B

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 2	Unit 2721	$31,410.03
Webbs Reserve	Phase 2	Unit 2722	$31,410.03
Webbs Reserve	Phase 2	Unit 2723	$31,410.03
Webbs Reserve	Phase 2	Unit 2724	$31,410.03
Webbs Reserve	Phase 2	Unit 2725	$31,410.03
Webbs Reserve	Phase 2	Unit 2726	$31,410.03
Webbs Reserve	Phase 2	Unit 2727	$31,410.03
Webbs Reserve	Phase 2	Unit 2728	$31,410.03
Webbs Reserve	Phase 2	Unit 2811	$31,410.03
Webbs Reserve	Phase 2	Unit 2812	$31,410.03
Webbs Reserve	Phase 2	Unit 2813	$31,410.03
Webbs Reserve	Phase 2	Unit 2814	$31,410.03
Webbs Reserve	Phase 2	Unit 2815	$31,410.03
Webbs Reserve	Phase 2	Unit 2816	$31,410.03
Webbs Reserve	Phase 2	Unit 2817	$31,410.03
Webbs Reserve	Phase 2	Unit 2818	$31,410.03
Webbs Reserve	Phase 2	Unit 2821	$31,410.03
Webbs Reserve	Phase 2	Unit 2822	$31,410.03
Webbs Reserve	Phase 2	Unit 2823	$31,410.03
Webbs Reserve	Phase 2	Unit 2824	$31,410.03
Webbs Reserve	Phase 2	Unit 2825	$31,410.03
Webbs Reserve	Phase 2	Unit 2826	$31,410.03
Webbs Reserve	Phase 2	Unit 2827	$31,410.03
Webbs Reserve	Phase 2	Unit 2828	$31,410.03
Webbs Reserve	Phase 3	Unit 2911	$31,410.03
Webbs Reserve	Phase 3	Unit 2912	$31,410.03
Webbs Reserve	Phase 3	Unit 2913	$31,410.03
Webbs Reserve	Phase 3	Unit 2914	$31,410.03
Webbs Reserve	Phase 3	Unit 2915	$31,410.03
Webbs Reserve	Phase 3	Unit 2916	$31,410.03
Webbs Reserve	Phase 3	Unit 2917	$31,410.03
Webbs Reserve	Phase 3	Unit 2918	$31,410.03
Webbs Reserve	Phase 3	Unit 2921	$31,410.03
Webbs Reserve	Phase 3	Unit 2922	$31,410.03
Webbs Reserve	Phase 3	Unit 2923	$31,410.03
Webbs Reserve	Phase 3	Unit 2924	$31,410.03
Webbs Reserve	Phase 3	Unit 2925	$31,410.03
Webbs Reserve	Phase 3	Unit 2926	$31,410.03
Webbs Reserve	Phase 3	Unit 2927	$31,410.03
Webbs Reserve	Phase 3	Unit 2928	$31,410.03
Webbs Reserve	Phase 3	Unit 3011	$31,410.03
Webbs Reserve	Phase 3	Unit 3012	$31,410.03

Exhibit B

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 3	Unit 3013	$31,410.03
Webbs Reserve	Phase 3	Unit 3014	$31,410.03
Webbs Reserve	Phase 3	Unit 3015	$31,410.03
Webbs Reserve	Phase 3	Unit 3016	$31,410.03
Webbs Reserve	Phase 3	Unit 3017	$31,410.03
Webbs Reserve	Phase 3	Unit 3018	$31,410.03
Webbs Reserve	Phase 3	Unit 3021	$31,410.03
Webbs Reserve	Phase 3	Unit 3022	$31,410.03
Webbs Reserve	Phase 3	Unit 3023	$31,410.03
Webbs Reserve	Phase 3	Unit 3024	$31,410.03
Webbs Reserve	Phase 3	Unit 3025	$31,410.03
Webbs Reserve	Phase 3	Unit 3026	$31,410.03
Webbs Reserve	Phase 3	Unit 3027	$31,410.03
Webbs Reserve	Phase 3	Unit 3028	$31,410.03
Webbs Reserve	Phase 3	Unit 3111	$31,410.03
Webbs Reserve	Phase 3	Unit 3112	$31,410.03
Webbs Reserve	Phase 3	Unit 3113	$31,410.03
Webbs Reserve	Phase 3	Unit 3114	$31,410.03
Webbs Reserve	Phase 3	Unit 3115	$31,410.03
Webbs Reserve	Phase 3	Unit 3116	$31,410.03
Webbs Reserve	Phase 3	Unit 3117	$31,410.03
Webbs Reserve	Phase 3	Unit 3118	$31,410.03
Webbs Reserve	Phase 3	Unit 3121	$31,410.03
Webbs Reserve	Phase 3	Unit 3122	$31,410.03
Webbs Reserve	Phase 3	Unit 3123	$31,410.03
Webbs Reserve	Phase 3	Unit 3124	$31,410.03
Webbs Reserve	Phase 3	Unit 3125	$31,410.03
Webbs Reserve	Phase 3	Unit 3126	$31,410.03
Webbs Reserve	Phase 3	Unit 3127	$31,410.03
Webbs Reserve	Phase 3	Unit 3128	$31,410.03
Webbs Reserve	Phase 3	Unit 3211	$31,410.03
Webbs Reserve	Phase 3	Unit 3212	$31,410.03
Webbs Reserve	Phase 3	Unit 3213	$31,410.03
Webbs Reserve	Phase 3	Unit 3214	$31,410.03
Webbs Reserve	Phase 3	Unit 3215	$31,410.03
Webbs Reserve	Phase 3	Unit 3216	$31,410.03
Webbs Reserve	Phase 3	Unit 3221	$31,410.03
Webbs Reserve	Phase 3	Unit 3222	$31,410.03
Webbs Reserve	Phase 3	Unit 3223	$31,410.03
Webbs Reserve	Phase 3	Unit 3224	$31,410.03
Webbs Reserve	Phase 3	Unit 3225	$31,410.03
Webbs Reserve	Phase 3	Unit 3226	$31,410.03

Exhibit B

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 3	Unit 3311	$29,280.54
Webbs Reserve	Phase 3	Unit 3312	$29,280.54
Webbs Reserve	Phase 3	Unit 3313	$29,280.54
Webbs Reserve	Phase 3	Unit 3314	$29,280.54
Webbs Reserve	Phase 3	Unit 3315	$29,280.54
Webbs Reserve	Phase 3	Unit 3316	$29,280.54
Webbs Reserve	Phase 3	Unit 3317	$29,280.54
Webbs Reserve	Phase 3	Unit 3318	$29,280.54
Webbs Reserve	Phase 3	Unit 3321	$29,280.54
Webbs Reserve	Phase 3	Unit 3322	$29,280.54
Webbs Reserve	Phase 3	Unit 3323	$29,280.54
Webbs Reserve	Phase 3	Unit 3324	$29,280.54
Webbs Reserve	Phase 3	Unit 3325	$29,280.54
Webbs Reserve	Phase 3	Unit 3326	$29,280.54
Webbs Reserve	Phase 3	Unit 3327	$29,280.54
Webbs Reserve	Phase 3	Unit 3328	$29,280.54
Webbs Reserve	Phase 3	Unit 3331	$29,280.54
Webbs Reserve	Phase 3	Unit 3332	$29,280.54
Webbs Reserve	Phase 3	Unit 3333	$29,280.54
Webbs Reserve	Phase 3	Unit 3334	$29,280.54
Webbs Reserve	Phase 3	Unit 3335	$29,280.54
Webbs Reserve	Phase 3	Unit 3336	$29,280.54
Webbs Reserve	Phase 3	Unit 3337	$29,280.54
Webbs Reserve	Phase 3	Unit 3338	$29,280.54
Webbs Reserve	Phase 3	Unit 3341	$29,280.54
Webbs Reserve	Phase 3	Unit 3342	$29,280.54
Webbs Reserve	Phase 3	Unit 3343	$29,280.54
Webbs Reserve	Phase 3	Unit 3344	$29,280.54
Webbs Reserve	Phase 3	Unit 3345	$29,280.54
Webbs Reserve	Phase 3	Unit 3346	$29,280.54
Webbs Reserve	Phase 3	Unit 3411	$29,280.54
Webbs Reserve	Phase 3	Unit 3412	$29,280.54
Webbs Reserve	Phase 3	Unit 3413	$29,280.54
Webbs Reserve	Phase 3	Unit 3414	$29,280.54
Webbs Reserve	Phase 3	Unit 3415	$29,280.54
Webbs Reserve	Phase 3	Unit 3416	$29,280.54
Webbs Reserve	Phase 3	Unit 3417	$29,280.54
Webbs Reserve	Phase 3	Unit 3418	$29,280.54
Webbs Reserve	Phase 3	Unit 3421	$29,280.54
Webbs Reserve	Phase 3	Unit 3422	$29,280.54
Webbs Reserve	Phase 3	Unit 3423	$29,280.54
Webbs Reserve	Phase 3	Unit 3424	$29,280.54

Exhibit B

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 3	Unit 3425	$29,280.54
Webbs Reserve	Phase 3	Unit 3426	$29,280.54
Webbs Reserve	Phase 3	Unit 3427	$29,280.54
Webbs Reserve	Phase 3	Unit 3428	$29,280.54
Webbs Reserve	Phase 3	Unit 3431	$29,280.54
Webbs Reserve	Phase 3	Unit 3432	$29,280.54
Webbs Reserve	Phase 3	Unit 3433	$29,280.54
Webbs Reserve	Phase 3	Unit 3434	$29,280.54
Webbs Reserve	Phase 3	Unit 3435	$29,280.54
Webbs Reserve	Phase 3	Unit 3436	$29,280.54
Webbs Reserve	Phase 3	Unit 3437	$29,280.54
Webbs Reserve	Phase 3	Unit 3438	$29,280.54
Webbs Reserve	Phase 3	Unit 3441	$29,280.54
Webbs Reserve	Phase 3	Unit 3442	$29,280.54
Webbs Reserve	Phase 3	Unit 3443	$29,280.54
Webbs Reserve	Phase 3	Unit 3444	$29,280.54
Webbs Reserve	Phase 3	Unit 3445	$29,280.54
Webbs Reserve	Phase 3	Unit 3446	$29,280.54
Webbs Reserve	Phase 3	Unit 3511	$29,280.54
Webbs Reserve	Phase 3	Unit 3512	$29,280.54
Webbs Reserve	Phase 3	Unit 3513	$29,280.54
Webbs Reserve	Phase 3	Unit 3514	$29,280.54
Webbs Reserve	Phase 3	Unit 3515	$29,280.54
Webbs Reserve	Phase 3	Unit 3516	$29,280.54
Webbs Reserve	Phase 3	Unit 3517	$29,280.54
Webbs Reserve	Phase 3	Unit 3518	$29,280.54
Webbs Reserve	Phase 3	Unit 3521	$29,280.54
Webbs Reserve	Phase 3	Unit 3522	$29,280.54
Webbs Reserve	Phase 3	Unit 3523	$29,280.54
Webbs Reserve	Phase 3	Unit 3524	$29,280.54
Webbs Reserve	Phase 3	Unit 3525	$29,280.54
Webbs Reserve	Phase 3	Unit 3526	$29,280.54
Webbs Reserve	Phase 3	Unit 3527	$29,280.54
Webbs Reserve	Phase 3	Unit 3528	$29,280.54
Webbs Reserve	Phase 3	Unit 3531	$29,280.54
Webbs Reserve	Phase 3	Unit 3532	$29,280.54
Webbs Reserve	Phase 3	Unit 3533	$29,280.54
Webbs Reserve	Phase 3	Unit 3534	$29,280.54
Webbs Reserve	Phase 3	Unit 3535	$29,280.54
Webbs Reserve	Phase 3	Unit 3536	$29,280.54
Webbs Reserve	Phase 3	Unit 3537	$29,280.54
Webbs Reserve	Phase 3	Unit 3538	$29,280.54

Exhibit B

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 3	Unit 3541	$29,280.54
Webbs Reserve	Phase 3	Unit 3542	$29,280.54
Webbs Reserve	Phase 3	Unit 3543	$29,280.54
Webbs Reserve	Phase 3	Unit 3544	$29,280.54
Webbs Reserve	Phase 3	Unit 3545	$29,280.54
Webbs Reserve	Phase 3	Unit 3546	$29,280.54
Webbs Reserve	Phase 3	Unit 3611	$29,280.54
Webbs Reserve	Phase 3	Unit 3612	$29,280.54
Webbs Reserve	Phase 3	Unit 3613	$29,280.54
Webbs Reserve	Phase 3	Unit 3614	$29,280.54
Webbs Reserve	Phase 3	Unit 3615	$29,280.54
Webbs Reserve	Phase 3	Unit 3616	$29,280.54
Webbs Reserve	Phase 3	Unit 3617	$29,280.54
Webbs Reserve	Phase 3	Unit 3618	$29,280.54
Webbs Reserve	Phase 3	Unit 3621	$29,280.54
Webbs Reserve	Phase 3	Unit 3622	$29,280.54
Webbs Reserve	Phase 3	Unit 3623	$29,280.54
Webbs Reserve	Phase 3	Unit 3624	$29,280.54
Webbs Reserve	Phase 3	Unit 3625	$29,280.54
Webbs Reserve	Phase 3	Unit 3626	$29,280.54
Webbs Reserve	Phase 3	Unit 3627	$29,280.54
Webbs Reserve	Phase 3	Unit 3628	$29,280.54
Webbs Reserve	Phase 3	Unit 3631	$29,280.54
Webbs Reserve	Phase 3	Unit 3632	$29,280.54
Webbs Reserve	Phase 3	Unit 3633	$29,280.54
Webbs Reserve	Phase 3	Unit 3634	$29,280.54
Webbs Reserve	Phase 3	Unit 3635	$29,280.54
Webbs Reserve	Phase 3	Unit 3636	$29,280.54
Webbs Reserve	Phase 3	Unit 3637	$29,280.54
Webbs Reserve	Phase 3	Unit 3638	$29,280.54
Webbs Reserve	Phase 3	Unit 3641	$29,280.54
Webbs Reserve	Phase 3	Unit 3642	$29,280.54
Webbs Reserve	Phase 3	Unit 3643	$29,280.54
Webbs Reserve	Phase 3	Unit 3644	$29,280.54
Webbs Reserve	Phase 3	Unit 3645	$29,280.54
Webbs Reserve	Phase 3	Unit 3646	$29,280.54
Webbs Reserve	Phase 3	Unit 3711	$29,280.54
Webbs Reserve	Phase 3	Unit 3712	$29,280.54
Webbs Reserve	Phase 3	Unit 3713	$29,280.54
Webbs Reserve	Phase 3	Unit 3714	$29,280.54
Webbs Reserve	Phase 3	Unit 3715	$29,280.54
Webbs Reserve	Phase 3	Unit 3716	$29,280.54

Exhibit B

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 3	Unit 3717	$29,280.54
Webbs Reserve	Phase 3	Unit 3718	$29,280.54
Webbs Reserve	Phase 3	Unit 3721	$29,280.54
Webbs Reserve	Phase 3	Unit 3722	$29,280.54
Webbs Reserve	Phase 3	Unit 3723	$29,280.54
Webbs Reserve	Phase 3	Unit 3724	$29,280.54
Webbs Reserve	Phase 3	Unit 3725	$29,280.54
Webbs Reserve	Phase 3	Unit 3726	$29,280.54
Webbs Reserve	Phase 3	Unit 3727	$29,280.54
Webbs Reserve	Phase 3	Unit 3728	$29,280.54
Webbs Reserve	Phase 3	Unit 3731	$29,280.54
Webbs Reserve	Phase 3	Unit 3732	$29,280.54
Webbs Reserve	Phase 3	Unit 3733	$29,280.54
Webbs Reserve	Phase 3	Unit 3734	$29,280.54
Webbs Reserve	Phase 3	Unit 3735	$29,280.54
Webbs Reserve	Phase 3	Unit 3736	$29,280.54
Webbs Reserve	Phase 3	Unit 3737	$29,280.54
Webbs Reserve	Phase 3	Unit 3738	$29,280.54
Webbs Reserve	Phase 3	Unit 3741	$29,280.54
Webbs Reserve	Phase 3	Unit 3742	$29,280.54
Webbs Reserve	Phase 3	Unit 3743	$29,280.54
Webbs Reserve	Phase 3	Unit 3744	$29,280.54
Webbs Reserve	Phase 3	Unit 3745	$29,280.54
Webbs Reserve	Phase 3	Unit 3746	$29,280.54
Webbs Reserve	Phase 3	Unit 3811	$29,280.54
Webbs Reserve	Phase 3	Unit 3812	$29,280.54
Webbs Reserve	Phase 3	Unit 3813	$29,280.54
Webbs Reserve	Phase 3	Unit 3814	$29,280.54
Webbs Reserve	Phase 3	Unit 3815	$29,280.54
Webbs Reserve	Phase 3	Unit 3816	$29,280.54
Webbs Reserve	Phase 3	Unit 3817	$29,280.54
Webbs Reserve	Phase 3	Unit 3818	$29,280.54
Webbs Reserve	Phase 3	Unit 3821	$29,280.54
Webbs Reserve	Phase 3	Unit 3822	$29,280.54
Webbs Reserve	Phase 3	Unit 3823	$29,280.54
Webbs Reserve	Phase 3	Unit 3824	$29,280.54
Webbs Reserve	Phase 3	Unit 3825	$29,280.54
Webbs Reserve	Phase 3	Unit 3826	$29,280.54
Webbs Reserve	Phase 3	Unit 3827	$29,280.54
Webbs Reserve	Phase 3	Unit 3828	$29,280.54
Webbs Reserve	Phase 3	Unit 3831	$29,280.54
Webbs Reserve	Phase 3	Unit 3832	$29,280.54

Exhibit B

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 3	Unit 3833	$29,280.54
Webbs Reserve	Phase 3	Unit 3834	$29,280.54
Webbs Reserve	Phase 3	Unit 3835	$29,280.54
Webbs Reserve	Phase 3	Unit 3836	$29,280.54
Webbs Reserve	Phase 3	Unit 3837	$29,280.54
Webbs Reserve	Phase 3	Unit 3838	$29,280.54
Webbs Reserve	Phase 3	Unit 3841	$29,280.54
Webbs Reserve	Phase 3	Unit 3842	$29,280.54
Webbs Reserve	Phase 3	Unit 3843	$29,280.54
Webbs Reserve	Phase 3	Unit 3844	$29,280.54
Webbs Reserve	Phase 3	Unit 3845	$29,280.54
Webbs Reserve	Phase 3	Unit 3846	$29,280.54
Webbs Reserve	Phase 3	Unit 3911	$29,280.54
Webbs Reserve	Phase 3	Unit 3912	$29,280.54
Webbs Reserve	Phase 3	Unit 3913	$29,280.54
Webbs Reserve	Phase 3	Unit 3914	$29,280.54
Webbs Reserve	Phase 3	Unit 3915	$29,280.54
Webbs Reserve	Phase 3	Unit 3916	$29,280.54
Webbs Reserve	Phase 3	Unit 3917	$29,280.54
Webbs Reserve	Phase 3	Unit 3918	$29,280.54
Webbs Reserve	Phase 3	Unit 3921	$29,280.54
Webbs Reserve	Phase 3	Unit 3922	$29,280.54
Webbs Reserve	Phase 3	Unit 3923	$29,280.54
Webbs Reserve	Phase 3	Unit 3924	$29,280.54
Webbs Reserve	Phase 3	Unit 3925	$29,280.54
Webbs Reserve	Phase 3	Unit 3926	$29,280.54
Webbs Reserve	Phase 3	Unit 3927	$29,280.54
Webbs Reserve	Phase 3	Unit 3928	$29,280.54
Webbs Reserve	Phase 3	Unit 3931	$29,280.54
Webbs Reserve	Phase 3	Unit 3932	$29,280.54
Webbs Reserve	Phase 3	Unit 3933	$29,280.54
Webbs Reserve	Phase 3	Unit 3934	$29,280.54
Webbs Reserve	Phase 3	Unit 3935	$29,280.54
Webbs Reserve	Phase 3	Unit 3936	$29,280.54
Webbs Reserve	Phase 3	Unit 3937	$29,280.54
Webbs Reserve	Phase 3	Unit 3938	$29,280.54
Webbs Reserve	Phase 3	Unit 3941	$29,280.54
Webbs Reserve	Phase 3	Unit 3942	$29,280.54
Webbs Reserve	Phase 3	Unit 3943	$29,280.54
Webbs Reserve	Phase 3	Unit 3944	$29,280.54
Webbs Reserve	Phase 3	Unit 3945	$29,280.54
Webbs Reserve	Phase 3	Unit 3946	$29,280.54

Exhibit B

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 3	Unit 4011	$29,280.54
Webbs Reserve	Phase 3	Unit 4012	$29,280.54
Webbs Reserve	Phase 3	Unit 4013	$29,280.54
Webbs Reserve	Phase 3	Unit 4014	$29,280.54
Webbs Reserve	Phase 3	Unit 4015	$29,280.54
Webbs Reserve	Phase 3	Unit 4016	$29,280.54
Webbs Reserve	Phase 3	Unit 4017	$29,280.54
Webbs Reserve	Phase 3	Unit 4018	$29,280.54
Webbs Reserve	Phase 3	Unit 4021	$29,280.54
Webbs Reserve	Phase 3	Unit 4022	$29,280.54
Webbs Reserve	Phase 3	Unit 4023	$29,280.54
Webbs Reserve	Phase 3	Unit 4024	$29,280.54
Webbs Reserve	Phase 3	Unit 4025	$29,280.54
Webbs Reserve	Phase 3	Unit 4026	$29,280.54
Webbs Reserve	Phase 3	Unit 4027	$29,280.54
Webbs Reserve	Phase 3	Unit 4028	$29,280.54
Webbs Reserve	Phase 3	Unit 4031	$29,280.54
Webbs Reserve	Phase 3	Unit 4032	$29,280.54
Webbs Reserve	Phase 3	Unit 4033	$29,280.54
Webbs Reserve	Phase 3	Unit 4034	$29,280.54
Webbs Reserve	Phase 3	Unit 4035	$29,280.54
Webbs Reserve	Phase 3	Unit 4036	$29,280.54
Webbs Reserve	Phase 3	Unit 4037	$29,280.54
Webbs Reserve	Phase 3	Unit 4038	$29,280.54
Webbs Reserve	Phase 3	Unit 4041	$29,280.54
Webbs Reserve	Phase 3	Unit 4042	$29,280.54
Webbs Reserve	Phase 3	Unit 4043	$29,280.54
Webbs Reserve	Phase 3	Unit 4044	$29,280.54
Webbs Reserve	Phase 3	Unit 4045	$29,280.54
Webbs Reserve	Phase 3	Unit 4046	$29,280.54
Webbs Reserve	Phase 3	Unit 4111	$29,280.54
Webbs Reserve	Phase 3	Unit 4112	$29,280.54
Webbs Reserve	Phase 3	Unit 4113	$29,280.54
Webbs Reserve	Phase 3	Unit 4114	$29,280.54
Webbs Reserve	Phase 3	Unit 4115	$29,280.54
Webbs Reserve	Phase 3	Unit 4116	$29,280.54
Webbs Reserve	Phase 3	Unit 4117	$29,280.54
Webbs Reserve	Phase 3	Unit 4118	$29,280.54
Webbs Reserve	Phase 3	Unit 4121	$29,280.54
Webbs Reserve	Phase 3	Unit 4122	$29,280.54
Webbs Reserve	Phase 3	Unit 4123	$29,280.54
Webbs Reserve	Phase 3	Unit 4124	$29,280.54

Exhibit B

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 3	Unit 4125	$29,280.54
Webbs Reserve	Phase 3	Unit 4126	$29,280.54
Webbs Reserve	Phase 3	Unit 4127	$29,280.54
Webbs Reserve	Phase 3	Unit 4128	$29,280.54
Webbs Reserve	Phase 3	Unit 4131	$29,280.54
Webbs Reserve	Phase 3	Unit 4132	$29,280.54
Webbs Reserve	Phase 3	Unit 4133	$29,280.54
Webbs Reserve	Phase 3	Unit 4134	$29,280.54
Webbs Reserve	Phase 3	Unit 4135	$29,280.54
Webbs Reserve	Phase 3	Unit 4136	$29,280.54
Webbs Reserve	Phase 3	Unit 4137	$29,280.54
Webbs Reserve	Phase 3	Unit 4138	$29,280.54
Webbs Reserve	Phase 3	Unit 4141	$29,280.54
Webbs Reserve	Phase 3	Unit 4142	$29,280.54
Webbs Reserve	Phase 3	Unit 4143	$29,280.54
Webbs Reserve	Phase 3	Unit 4144	$29,280.54
Webbs Reserve	Phase 3	Unit 4145	$29,280.54
Webbs Reserve	Phase 3	Unit 4146	$29,280.54
Webbs Reserve	Phase 3	Unit 4211	$40,460.38
Webbs Reserve	Phase 3	Unit 4212	$40,460.38
Webbs Reserve	Phase 3	Unit 4221	$40,460.38
Webbs Reserve	Phase 3	Unit 4222	$40,460.38
Webbs Reserve	Phase 3	Unit 4311	$40,460.38
Webbs Reserve	Phase 3	Unit 4312	$40,460.38
Webbs Reserve	Phase 3	Unit 4321	$40,460.38
Webbs Reserve	Phase 3	Unit 4322	$40,460.38
Webbs Reserve	Phase 3	Unit 4411	$40,460.38
Webbs Reserve	Phase 3	Unit 4412	$40,460.38
Webbs Reserve	Phase 3	Unit 4421	$40,460.38
Webbs Reserve	Phase 3	Unit 4422	$40,460.38
Webbs Reserve	Phase 3	Unit 4511	$40,460.38
Webbs Reserve	Phase 3	Unit 4512	$40,460.38
Webbs Reserve	Phase 3	Unit 4521	$40,460.38
Webbs Reserve	Phase 3	Unit 4522	$40,460.38
Webbs Reserve	Phase 3	Unit 4611	$40,460.38
Webbs Reserve	Phase 3	Unit 4612	$40,460.38
Webbs Reserve	Phase 3	Unit 4621	$40,460.38
Webbs Reserve	Phase 3	Unit 4622	$40,460.38
Webbs Reserve	Phase 3	Unit 4711	$40,460.38
Webbs Reserve	Phase 3	Unit 4712	$40,460.38
Webbs Reserve	Phase 3	Unit 4721	$40,460.38
Webbs Reserve	Phase 3	Unit 4722	$40,460.38

Exhibit B

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 3	Unit 4811	$40,460.38
Webbs Reserve	Phase 3	Unit 4812	$40,460.38
Webbs Reserve	Phase 3	Unit 4821	$40,460.38
Webbs Reserve	Phase 3	Unit 4822	$40,460.38
Webbs Reserve	Phase 3	Unit 4911	$40,460.38
Webbs Reserve	Phase 3	Unit 4912	$40,460.38
Webbs Reserve	Phase 3	Unit 4921	$40,460.38
Webbs Reserve	Phase 3	Unit 4922	$40,460.38
Webbs Reserve	Phase 3	Unit 5011	$40,460.38
Webbs Reserve	Phase 3	Unit 5012	$40,460.38
Webbs Reserve	Phase 3	Unit 5021	$40,460.38
Webbs Reserve	Phase 3	Unit 5022	$40,460.38
Webbs Reserve	Phase 3	Unit 5111	$40,460.38
Webbs Reserve	Phase 3	Unit 5112	$40,460.38
Webbs Reserve	Phase 3	Unit 5121	$40,460.38
Webbs Reserve	Phase 3	Unit 5122	$40,460.38
Webbs Reserve	Phase 3	Unit 5211	$40,460.38
Webbs Reserve	Phase 3	Unit 5212	$40,460.38
Webbs Reserve	Phase 3	Unit 5221	$40,460.38
Webbs Reserve	Phase 3	Unit 5222	$40,460.38
Webbs Reserve	Phase 3	Unit 5311	$40,460.38
Webbs Reserve	Phase 3	Unit 5312	$40,460.38
Webbs Reserve	Phase 3	Unit 5321	$40,460.38
Webbs Reserve	Phase 3	Unit 5322	$40,460.38
Webbs Reserve	Phase 3	Unit 5411	$40,460.38
Webbs Reserve	Phase 3	Unit 5412	$40,460.38
Webbs Reserve	Phase 3	Unit 5421	$40,460.38
Webbs Reserve	Phase 3	Unit 5422	$40,460.38
Webbs Reserve	Phase 3	Unit 5511	$40,460.38
Webbs Reserve	Phase 3	Unit 5512	$40,460.38
Webbs Reserve	Phase 3	Unit 5521	$40,460.38
Webbs Reserve	Phase 3	Unit 5522	$40,460.38
Webbs Reserve	Phase 3	Unit 5611	$40,460.38
Webbs Reserve	Phase 3	Unit 5612	$40,460.38
Webbs Reserve	Phase 3	Unit 5621	$40,460.38
Webbs Reserve	Phase 3	Unit 5622	$40,460.38
Webbs Reserve	Phase 3	Unit 5711	$40,460.38
Webbs Reserve	Phase 3	Unit 5712	$40,460.38
Webbs Reserve	Phase 3	Unit 5721	$40,460.38
Webbs Reserve	Phase 3	Unit 5722	$40,460.38
Webbs Reserve	Phase 3	Unit 5811	$40,460.38
Webbs Reserve	Phase 3	Unit 5812	$40,460.38

Exhibit B

Community Name	Phase	Lot Number	Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 3	Unit 5821	$40,460.38
Webbs Reserve	Phase 3	Unit 5822	$40,460.38
Webbs Reserve	Phase 3	Unit 5911	$40,460.38
Webbs Reserve	Phase 3	Unit 5912	$40,460.38
Webbs Reserve	Phase 3	Unit 5921	$40,460.38
Webbs Reserve	Phase 3	Unit 5922	$40,460.38

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

Supplemental Special Assessment Methodology Report for Tuckers Cove Phases 2, 3A, 4A and 4D and Webbs Reserve Phases 2 and 3

June 25, 2026

Provided by:

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Table of Contents

1.0 Introduction

1.1 Purpose

This Supplemental Special Assessment Methodology Report for Tuckers Cove Phases 2, 3A, 4A and 4D and Webbs Reserve Phases 2 and 3 (the “Supplemental Report”) was developed to supplement the Amended Master Special Assessment Methodology Report for Tuckers Cove and Webbs Reserve dated June 4, 2026 (the “Master Report”) and to provide a supplemental financing plan and a supplemental apportionment methodology for the Babcock Ranch Community Independent Special District’s (the “District”) 2026 development portions of Tuckers Cove and Webbs Reserve, specifically Tuckers Cove Phases 2, 3A, 4A and 4D and Webbs Reserve Phases 2 and 3, related to funding a portion of the costs of the acquisition and construction of public infrastructure improvements contemplated to be provided by the District within the 2026 development portions of Tuckers Cove and Webbs Reserve.

The District is located in Charlotte and Lee Counties in Florida, and was established by House Bill 1515 (codified in Chapter 2007-306, Laws of Florida) passed by the Florida Legislature and approved by the Governor of the State of Florida on June 27, 2007, while House Bill 1039 (codified as amended in Chapter 2016-257, Laws of Florida), added additional acreage (Chapter 2007-306 and 2016-257 together the “Act”). Tuckers Cove Phase 2 is comprised of approximately 116.15 +/- gross acres planned for 505 residential units, Tuckers Cove Phase 3A is comprised of approximately 35.04 +/- gross acres planned for 205 residential units, Tuckers Cove Phase 4A/D is comprised of approximately 50.4 +/- gross acres planned for 183 residential units, Webbs Reserve Phase 2 is comprised of approximately 58.85 +/- gross acres planned for 312 residential units, and Webbs Reserve Phase 3 is comprised of approximately 60.21+/- gross acres planned for 492 residential units. Both Tuckers Cove and Webbs Reserve are located entirely in Charlotte County within Phase VI and Phase VII of the District respectively.

1.2 Scope of the Supplemental Report

This Supplemental Report presents the projections for financing a portion of the District’s public infrastructure improvements for Tuckers Cove Phases 2, 3A, 4A and 4D and Webbs Reserve Phases 2 and 3 that are projected to be funded in part with proceeds of indebtedness issued in 2026 (the “Series 2026 Project”). The entirety of the public infrastructure improvements that serve the whole of Tuckers Cove and Webbs Reserve (the “Master Project”), as well as those portions of the Master Project which serve the portions of the Tuckers Cove and Webbs Reserve which are projected to be implemented and financed in 2026 are described in the 2026 Supplemental Engineer’s Report Project Area: Charlotte County – Tuckers Cove (Phase 2, 3A, 4A & 4D): Charlotte County – Webbs Reserve (Phase 2 & 3) of Kimley-Horn & Associates, Inc. (the “District Engineer”) dated June, 2026 (the “2026 District Engineer's Report”). This 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 of a portion of the Series 2026 Project.

1.3 Special Benefits and General Benefits

Public infrastructure improvements undertaken and funded by the District as part of the Series 2026 Project create special and peculiar benefits, different in kind and degree than general benefits, for properties within the Tuckers Cove Phases 2, 3A, 4A and 4D and Webbs Reserve Phases 2 and 3 (cumulatively the “Series 2026 Bond Assessment Area”, to be defined further herein), as well as general benefits for properties within the District’s borders but outside of the Series 2026 Bond Assessment Area, and general benefits to the public at large. However, as discussed within this Supplemental Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to properties within the Series 2026 Bond Assessment Area. The Series 2026 Project enables properties within the Series 2026 Bond Assessment Area to be developed.

There is no doubt that the general public and owners of property within the District but outside of the Series 2026 Bond Assessment Area will benefit from the provision of the Series 2026 Project. However, these benefits are only incidental since the Series 2026 Project, a component of the overall system of improvements throughout the District, is designed solely to provide special benefits peculiar to property within the Series 2026 Bond Assessment Area. Properties outside of the Series 2026 Bond Assessment Area are not directly served by the Series 2026 Project and do not depend upon the Series 2026 Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which the Series 2026 Bond Assessment Area properties receive compared to those lying outside of the Series 2026 Bond Assessment Area’s boundaries.

The Series 2026 Project will provide the public infrastructure improvements necessary to make the lands within the Series 2026 Bond Assessment Area developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the Series 2026 Bond Assessment Area to increase by more than the sum of the financed cost of the individual components of the Series 2026 Project. Even though the exact value of the benefits provided by the Series 2026 Project is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Supplemental Report

Section Two describes the development program for the Series 2026 Bond Assessment Area, as proposed by the Developer, as defined below.

Section Three provides a summary of the Master Project as well as provides a summary of the Series 2026 Project, as determined by the District Engineer.

Section Four discusses the proposed financing program for the Series 2026 Bond Assessment Area.

Section Five introduces the special assessment methodology for the Series 2026 Bond Assessment Area.

2.0 Development Program

2.1 Overview

Tuckers Cove and Webbs Reserve together represent a portion of the Babcock Ranch development (the "Development") which is a mixed-use, master planned development located in Charlotte and Lee Counties, Florida. The District, which serves the Development, is generally located in southern Charlotte County and northern Lee County east of State Road 31 and currently consists of approximately 17,787 +/- gross acres.

The Tuckers Cove and Webbs Reserve Parcels, portions of which are projected to be developed in 2026 and the public infrastructure improvements for portions of which are part of the Series 2026 Project, comprise approximately 689.1 and 416.9 +/- gross acres respectively and are located in Charlotte County east of State Road 31. Tuckers Cove is located in Charlotte County northeast of existing

Phase 3A (Babcock National), while Webbs Reserve is located in Charlotte County southeast of Tuckers Cove.

2.2 The Development Program

The development of Tuckers Cove and Webbs Reserve has already commenced and is anticipated to continue to be conducted by Babcock Property Holdings, LLC or its associates or assigns ("BPH") (the "Developer"). The most current development plan for Tuckers Cove and Webbs Reserve envision, respectively, a total of 2,321 and 1,202 residential units, although land use types and unit numbers may change throughout the development period.

Please note that according to the Developer, portions of the Tuckers Cove, which commenced its development in 2022 with a total of 274 residential units and continued its development in 2024 with an additional 383 residential units, and Webbs Reserve, which commenced its development in 2024 with a total of 398 residential units, will continue to be developed in 2026, and that Webbs Reserve is projected to complete its development in 2026 while the Tuckers Cove is projected to continue its development, in part, in 2026 and, in part, after 2026. The development plan for the Tuckers Cove portion of the Series 2026 Bond Assessment Area envisions a total of 893 residential units, while the development plan for the Webbs Reserve portion of the Series 2026 Bond Assessment Area envisions a total of 804 residential units, although unit counts and phasing may change during the development period. Table 1 in the *Appendix* illustrates the most current development plan for Tuckers Cove and Webbs Reserve.

3.0 The Capital Improvement Program

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the 2026 District Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under the Act and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Capital Improvement Program

The Master Project (the public infrastructure improvements necessary for the development of the entire Tuckers Cove and Webbs Reserve Parcels) consists of a network of roadways, drainage systems, stormwater management facilities, sanitary sewer collection systems, potable water distribution systems, irrigation distribution systems, and wire utility conduit. It also includes access to parks, open space areas, and sidewalks and trails. As described in the 2026 District Engineer's Report, the Master Project is comprised of master public infrastructure improvements, located both within and offsite the respective parcels, which serves and benefits all areas within Tuckers Cove and Webbs Reserve Parcels (the "Master Improvements").

As described in the 2026 District Engineer's Report, the Master Project is comprised of Master Improvements the costs of which have been allocated by the District Engineer to each of the parcels parcels, that is the Tuckers Cove and Webbs Reserve, in accordance with each parcel's respective projected use and proportionate share of the Master Improvements. The Master Improvements, and by extension of improvements that comprise the Series 2026 Project, will comprise an interrelated system of improvements, which means all of the improvements will serve all lands within the Tuckers Cove and Webbs Reserve, and the improvements will be interrelated such that they will reinforce one another.

As the development of land within the Tuckers Cove has already commenced in 2022 and continued in 2024, and as the development of Webbs Reserve has already commenced in 2024, and as the development of both is projected to continue in 2026, and in the case of Tuckers Cove is anticipated to continue beyond 2026 in one or more future phases, and thus proceed in multiple stages, the installation of the public infrastructure improvements will also proceed in multiple stages, with the most current stage commencing in 2026 and representing the Series 2026 Project. The Series 2026 Project will provide all remaining Master Improvements for Webbs Reserve and a portion of the Master Improvements for Tuckers Cove.

Table 2 in the *Appendix* illustrates the specific components of the continued Master Project and its cost, as well as the specific components of the Series 2026 Project and its cost, which are projected to be commenced in 2026 to support the development and provide the public infrastructure improvements for the units projected to be developed in 2026 and funded in part with proceeds of Series 2026 Bonds (to be defined further herein).

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 Series 2026 Bonds Assessment Area. Generally, construction of public improvements is either funded by the Developer or in limited circumstances its assigns and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of this writing, 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 an estimated $28,090,000 in par amount of Special Assessment Revenue Bonds, Series 2026 (Series 2026 Project) (the "Series 2026 Bonds") to fund an estimated $26,186,695.83 in costs of the Series 2026 Project. Additional improvements will be contributed to the District at no cost to the District under a Completion Agreement that will be entered into by the Developer and the District.

4.2 Types of Bonds Proposed

The financing plan for the Series 2026 Project provides for the issuance of the Series 2026 Bonds in the estimated principal amount of $28,090,000 to finance construction/acquisition costs in the estimated amount of $26,186,695.83. The Series 2026 Bonds are projected to be amortized in 30 annual installments following an approximately 2-month capitalized interest period. Interest payments on the Series 2026 Bonds are projected to be made every May 1 and November 1, and principal payments on the Series 2026 Bonds are projected to be made every May 1.

In order to finance part of the Series 2026 Project improvement costs, the District will need to borrow more funds and incur indebtedness in the total amount of $28,090,000. The difference is comprised of debt service reserve, capitalized interest, and costs of issuance, including the underwriter's discount. Estimated sources and uses of funding for the Series 2026 Bonds are presented in Table 3 in the *Appendix*.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Series 2026 Bonds provides the District with funds necessary to construct/acquire the Series 2026 Project public infrastructure improvements outlined in *Section 3.2* and described in more detail by the District Engineer in the 2026 District Engineer's Report. These improvements yield special and general benefits, with special benefits accruing to properties within the boundaries of the Series 2026 Bond Assessment Area and general benefits accruing to areas outside of the Series 2026 Bond Assessment Area and outside the District and being only incidental in nature. The debt incurred in financing the public infrastructure included in the Series 2026 Project will be paid off by assessing properties that derive special and peculiar benefits from the Series 2026 Project. All assessable properties that derive special benefits from the Series 2026 Project will be assessed for their fair share of the debt issued in order to finance the Series 2026 Project.

5.2 Benefit Allocation

The current development plan for the Series 2026 Bond Assessment Area envisions the development of a total of 1,697 residential units, although unit numbers and land use types may change throughout the development period.

As described in the 2026 District Engineer's Report, the Series 2026 Project is comprised of Master Improvements which will serve and benefit all of the lands within the Series 2026 Bond Assessment Area. The Master Improvements will serve and benefit all of the lands in the Series 2026 Bond Assessment Area and the Master Improvements will comprise an interrelated system of improvements, which means all of the improvements will serve the entire Series 2026 Bond Assessment Area, and the improvements will be interrelated such that they will reinforce one another and their combined benefits will be greater than the sum of their individual benefits. All of the land uses within the Series 2026 Bond Assessment Area will benefit from each infrastructure improvement category of the Master Improvements, as the Master Improvements provide basic infrastructure to all lands within the Series 2026 Bond Assessment Area as an integrated system of improvements.

As stated previously, the Series 2026 Project has a logical connection to the special and peculiar benefits received by the land within the Series 2026 Bond Assessment Area and the development of the properties within the Series 2026 Bond Assessment Area. Based upon the connection between the improvements and the special and peculiar benefits to the land within the Series 2026 Bond Assessment Area, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land 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 cost of, or the actual non-ad valorem assessment amount levied on that parcel.

The benefit associated with the Master Improvements portion of the Series 2026 Project are proposed to be allocated to the residential units projected to be developed within the Series 2026 Bond Assessment Area in proportion to the 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 Series 2026 Bond Assessment Area based on the densities of development and the intensities of use of infrastructure, the total ERU counts for each land use category, for each parcel and the share of the benefit received by each product type within each parcel.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units will use and benefit from the District's public infrastructure improvements less than larger units, as for instance, generally and on average smaller units produce less storm water runoff and may produce fewer vehicular trips. Additionally, the value of the larger units is likely to appreciate by more in terms of dollars than that of the smaller units 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 from the Series 2026 Project.

In order to facilitate the marketing of the residential units within the Series 2026 Bond Assessment Area, the Developer requested that the District limit the amounts of annual assessments for debt service on the Series 2026 Bonds to certain predetermined levels. Table 5 in the *Appendix* presents the allocation of the Series 2026 Project costs in each portion of the Series 2026 Bond Assessment Area based on the ERU benefit allocation factors present in Table 4 in the *Appendix*. Further, Table 5 illustrates the approximate costs of the

Series 2026 Project for each portion of the Series 2026 Bond Assessment Area that are projected to be financed with the Series 2026 Bonds, and the approximate costs of the Series 2026 Project to be contributed by the Developer. In order to accomplish that goal, the Developer will contribute infrastructure improvements valued at an estimated $5,330,450.17 as indicated in Table 5. Table 6 in the *Appendix* presents the apportionment of the assessment associated with the Series 2026 Bonds (the “Series 2026 Bond Assessments”) in accordance with the ERU benefit allocation method presented in Table 4 in the *Appendix* as modified by the effects of Developer’s contributions of infrastructure improvements. The Series 2026 Bond Assessments will be apportioned to the 1,697 Series 2026 Assessment Area residential units projected to be developed within a portion of the Tuckers Cove Parcel and the Webbs Reserve Parcel (the “Series 2026 Bond Assessment Area”).

The Series 2026 Bond Assessment Area will initially encompass approximately 199.55 +/- gross acres within Tuckers Cove Phases 2, 3A, 4A and 4D. 274 residential units within the Phases 1A and 1B of the Tuckers Cove Parcel are already incumbered by the Series 2022 Bond Assessments, which secure the Special Assessment Revenue Bonds, Series 2022 (Series 2022 Project) (the "Series 2022 Bonds") previously issued by the District and another 383 residential units within the Phases 1C and 1D of the Tuckers Cove Parcel are already incumbered by the Series 2024 Bond Assessments, which secure the Special Assessment Revenue Bonds, Series 2024 (Series 2024 Project) (the "Series 2024 Bonds") previously issued by the District.

The Series 2026 Bond Assessment Area will also initially encompass approximately 119.06 +/- gross acres within Webbs Reserve Phases 2 and 3. 398 residential units within the Phase 1 of the Webbs Reserve Parcel are already incumbered by the Series 2024 Bond Assessments.

Amenities - No Series 2026 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 2026 Bond Assessments. If the amenities are owned by the District, then they would be governmental property not subject to the Series 2026 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 property contained in the District is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Series 2026 Bond Assessments thereon), or similarly exempt entity, all future unpaid Series 2026 Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer.

Contributions – The Developer has opted to "buy down" the Series 2026 Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Series 2026 Bond Assessments to reach certain target levels. The amount of such "buy down" for the Series 2026 Bond Assessments is identified in Table 5, and totals an estimated $5,330,450.17. 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 2026 Bond Assessments will not be eligible for "deferred costs" or any other form of repayment.

5.3 Assigning Series 20246 Bond Assessments

The Series 2026 Bond Assessments lien is proposed to be allocated through independent parcel-specific assessment liens on each parcel within Tuckers Cove and Webbs Reserve based on the development plan associated therewith rather than gross acreage.

As the land within Phases 2, 4A and 4D of Tuckers Cove has already been sold to a third-party owner and is presently fully platted, the Series 2026 Bond Assessments lien attributable to Phases 2, 4A and 4D of Tuckers Cove will be levied on the 688 platted parcels comprising 142 20' parcels, 0 40' parcels, 187 52' parcels, 135 62' parcels, 56 70' parcels, and 168 Twin Villa parcels in accordance with the figures illustrated in the Table 6 in the *Appendix*, and thus a total estimated amount of $11,216,671.76 in Series 2026 Bond Assessments will be allocated to the 688 platted parcels.

As the land within Phase 3A of Tuckers Cove has also already been sold to a third-party owner but remains unplatted, the Series 2026 Bond Assessments lien attributable to Phase 3A of Tuckers Cove are proposed to be will be levied initially on approximately 35.04 +/- gross acres within the entire Phase 3 of Tuckers Cove based on the planned development of 205 parcels comprising 70 20' parcels, 54 40' parcels, 7 52' parcels, 0 62' parcels, 0 70' parcels, and 74 Twin Villa parcels, which shall be applied initially on an equal pro-rata gross acre basis and thus the total Series 2026 Bond Assessments in the estimated amount of $2,827,756.40 will be preliminarily levied on approximately 35.04 +/- gross acres in Phase 3 at an estimated rate of $80,700.81 per acre. Once the land within Phase 3A of Tuckers Cove is platted, the Series 2026 Bond Assessments will be allocated to platted lots on a first platted-first allocated basis in accordance with the figures illustrated in the Table 6 in the *Appendix*, and thus a total estimated amount of $2,827,756.40 in Series 2026 Bond Assessments will be allocated to the 205 platted parcels.

As the land within Webbs Reserve has already been sold to a third-party owner and is presently platted, the Series 2026 Bond Assessments lien attributable to Webbs Reserve Phases 2 and 3 will be levied on the 804 platted parcels comprising 147 52' parcels, 85 70' parcels, 360 30-Unit parcels, 128 16-Unit parcels, 12 12-Unit parcels, and 72 Coach parcels in accordance with the figures illustrated in the Table 6 in the *Appendix*, and thus a total amount of $14,045,571.84 in Series 2026 Bond Assessments will be allocated to the 804 platted parcels.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, the Series 2026 Project creates special and peculiar benefits to properties within the Series 2026 Assessment Area. The Series 2026 Project benefits assessable properties within the Series 2026 Assessment Area and accrues to all such assessable properties on an ERU basis as illustrated in Table 4 in the *Appendix*.

The Series 2026 Project undertaken by the District for properties within the Series 2026 Assessment Area can be shown to be creating special and peculiar benefits to the property within the Series 2026 Assessment Area. The special and peculiar benefits resulting from each improvement are:

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 Series 2026 Project makes the land in the Series 2026 Assessment Area developable and saleable and provides 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 from the Series 2026 Project is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the 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 Series 2026 Assessment Area according to reasonable estimates of the special and peculiar benefits derived from the Series 2026 Project by different land uses.

Accordingly, no acre or parcel of property within the Series 2026 Assessment Area will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Series 2026 Bond Assessments on a per unit basis never exceed the assessment as contemplated in the adopted assessment methodology. The Series 2026 Bond Assessments per unit for the different unit types are listed in Table 6 in the *Appendix* and may change based on the final bond sizing. If such changes occur, the methodology outlined in this Supplemental Report is applied to the land based on the number of and type of units of particular land uses within each and every parcel as signified by the number of units and unit types within each portion of Series 2026 Bond Assessment Area.

While some of land within the Series 2026 Assessment Area is presently platted and some, Tuckers Cove Phase 3A, is unplatted, it is possible that platted land may be replatted and unplatted lands may be platted with units that differ from the development plan presented herein and thus are subject to a true-up analysis. As the land within any individual parcel of the Series 2026 Bond Assessment Area is platted/replatted, the Series 2026 Bond Assessments will be assigned to platted/replatted parcels based on the figures in Table 6 in the *Appendix.* If, as a result of platting/replatting and apportionment of the Series 2026 Bond Assessments to the platted/replatted parcels the Series 2026 Bond Assessments per unit for land that have been platted/replatted remain equal to the levels in Table 6, then no true-up adjustment will be necessary. As the Series 2026 Bond Assessments were levied separately on each parcel within the Series 2026 Bond Assessment Area, true up calculations are limited to the units platted/replatted or approved through site plan approval property within such parcel.

If as a result of platting/replatting and apportionment of the Series 2026 Bond Assessments to platted/replatted parcels, the Series 2026 Bond Assessments per unit for land within that portion of the Series 2026 Bond Assessment Area that has been platted/replatted, equals less than the levels in Table 6 (either as a result of a larger number of units, different units or both), then the per unit Series 2026 Bond Assessments for all parcels will be lowered if that state persists at the conclusion of platting/replatting of all land.

If, in contrast, as a result of platting/replatting and apportionment of the Series 2026 Bond Assessments to platted/replatted parcels in any portion of the Series 2026 Bond Assessment Area, the Series 2026 Bond Assessments per unit for land within that portion of Series 2026 Bond Assessment Area that has been platted/replatted equals more than the levels in Table 6 (either as a result of a smaller number of units, different units or both), taking into account any future development plans for the unplatted lands – in the District's sole discretion and to the extent such future development plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably expected to be implemented, then the difference in Series 2026 Bond Assessments plus accrued interest will be collected from the owner of the property which platting caused the increase of assessment per unit to occur, in accordance with the assessment resolution and/or a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property within that portion of Series 2026 Assessment Area will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Series 2026 Bond Assessments per unit and the levels in Table 6, multiplied by the actual number of units in that portion of

Series 2026 Bond Assessment Area plus accrued interest to the next succeeding interest payment date on the Series 2026 Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date (or such other time as set forth in the supplemental indenture for the Series 2026 Bonds secured by the Series 2026 Bond Assessments).

Note that, in the event that the Series 2026 Project is not completed, certain contributions are not made, multiple bond issuances are contemplated and not all are issued, or under certain other circumstances, the District may be required to reallocate the Series 2026 Bond Assessments.

5.7 Assessment Roll

The preliminary assessment roll for the Tuckers Cove is included in Exhibit A and the preliminary assessment roll for the for Webbs Reserve is included in Exhibit B.

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 Series 2026 Project. 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 report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

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

Babcock Ranch

Community Independent Special District

Tuckers Cove and Webbs Reserve Proposed Development Plan

Product Type	Units That Commenced Development in 2022 and 2024	Units That Are Projected to Commence Development in 2026 (Series 2026 Bond Assessment Area Units)	Future Units (Units That Are Projected to Commence Development After 2026)	Total Number of Units
Tuckers Cove				
20'	207	212	0	419
40'	0	54	89	143
52'	263	194	128	585
62'	133	135	275	543
70'	0	56	21	77
Twin Villa	54	242	258	554
	657	893	771	2,321
Webbs Reserve				
52'	117	147	0	264
70'	57	85	0	142
30-Unit	60	360	0	420
16-Unit	112	128	0	240
12-Unit	12	12	0	24
Coach	40	72	0	112
	398	804	0	1,202
Total	**1,055**	**1,697**	**771**	**3,523**

Table 2

Babcock Ranch

Community Independent Special District

Master Project Costs

Improvement	Tuckers Cove	Webbs Reserve	Total
Master Improvements			
Clearing, Grubbing, and Earthwork	$34,944,000.00	$12,635,000.00	$47,579,000.00
Entry Features and Wayfinding	$500,000.00	$81,000.00	$581,000.00
Mitigation	$3,853,000.00	$0.00	$3,853,000.00
Offsite Improvements	$13,404,000.00	$1,161,000.00	$14,565,000.00
Master Storm	$11,212,000.00	$5,467,000.00	$16,679,000.00
Landscaping	$28,013,000.00	$1,508,000.00	$29,521,000.00
Design and Permitting	$3,914,000.00	$3,244,000.00	$7,158,000.00
Total	**$95,840,000.00**	**$24,096,000.00**	**$119,936,000.00**

Series 2026 Project Costs

Improvement	Tuckers Cove	Webbs Reserve	Total
Master Improvements			
Clearing, Grubbing, and Earthwork	$10,445,020.00	$1,535,601.00	$11,980,621.00
Entry Features and Wayfinding	$0.00	$0.00	$0.00
Mitigation	$0.00	$0.00	$0.00
Offsite Improvements	$2,352,780.00	$2,132,622.00	$4,485,402.00
Master Storm	$6,155,334.00	$3,520,408.00	$9,675,742.00
Landscaping	$1,176,765.00	$1,072,949.00	$2,249,714.00
Design and Permitting	$2,425,150.00	$700,517.00	$3,125,667.00
Total	**$22,555,049.00**	**$8,962,097.00**	**$31,517,146.00**

Table 3

Babcock Ranch

Community Independent Special District

Series 2026 Bonds Estimated Sources and Uses of Funds

		Bonds
Sources		
Bond Proceeds:		
Par Amount		$28,090,000.00
Total Sources		**$28,090,000.00**
Uses		
Project Fund Deposits:		
Project Fund		$26,186,695.83
Other Fund Deposits:		
Debt Service Reserve Fund		$982,440.00
Capitalized Interest Fund		$264,514.17
Delivery Date Expenses:		
Costs of Issuance		$235,000.00
Underwriter's Discount		$421,350.00
Total Uses		**$28,090,000.00**

Financing Assumptions:

Average Coupon Rate:	5.650%
Capitalized Interest Period:	2 months
Debt Service Reserve:	50% of Max Annual Debt Service
Underwriter's Discount:	1.50%
Costs of Issuance:	$235,000.00

Table 4

Babcock Ranch

Community Independent Special District

Benefit Allocation

Product Type	Total Number of Units	ERU per Unit	Total ERU		Series 2026 Bond Assessment Area Units	ERU per Unit	Total ERU
Tuckers Cove							
20'	419	0.53	222.07		212	0.53	112.36
40'	143	0.85	121.55		54	0.85	45.90
52'	585	1.00	585.00		194	1.00	194.00
62'	543	1.13	613.59		135	1.13	152.55
70'	77	1.23	94.71		56	1.23	68.88
Twin Villa	554	0.77	426.58		242	0.77	186.34
	2,321		2,063.50		893		760.03
Webbs Reserve							
52'	264	1.00	264.00		147	1.00	147.00
70'	142	1.23	174.66		85	1.23	104.55
30-Unit	420	0.55	231.00		360	0.55	198.00
16-Unit	240	0.59	141.60		128	0.59	75.52
12-Unit	24	0.59	14.16		12	0.59	7.08
Coach	112	0.76	85.12		72	0.76	54.72
	1,202		910.54		804		586.87
Total	**3,523**		**2,974.04**		**1,697**		**1,346.90**

Table 5

Babcock Ranch

Community Independent Special District

Series 2026 Project Cost Allocation

Product Type	Series 2026 Bond Assessment Area Units	Infrastructure Allocation Based on ERU Method	Infrastructure Financed with Series 2026 Bonds	Infrastructure Contributed by the Developer
Tuckers Cove				
20'	212	$2,629,197.81	$2,260,323.08	$368,874.73
40'	54	$1,074,049.30	$791,646.17	$282,403.13
52'	194	$4,539,554.77	$3,102,613.28	$1,436,941.49
62'	135	$3,569,634.44	$2,518,874.19	$1,050,760.25
70'	56	$1,611,775.94	$1,194,132.95	$417,642.99
Twin Villa	242	$4,360,312.56	$3,225,225.15	$1,135,087.41
	893	$17,784,524.82	$13,092,814.82	$4,691,710.00
Webbs Reserve				
52'	147	$3,482,374.43	$3,469,609.25	$12,765.17
70'	85	$2,403,219.93	$2,237,333.35	$165,886.57
30-Unit	360	$4,690,545.15	$4,649,122.07	$41,423.07
16-Unit	128	$1,735,927.01	$1,653,021.18	$82,905.83
12-Unit	12	$162,743.16	$154,970.74	$7,772.42
Coach	72	$1,257,811.52	$929,824.41	$327,987.11
	804	$13,732,621.18	$13,093,881.01	$638,740.17
Total	**1,697**	**$31,517,146.00**	**$26,186,695.83**	**$5,330,450.17**

Table 6

Babcock Ranch

Community Independent Special District

Series 2026 Bond Assessments Apportionment

Product Type	Series 2026 Bond Assessment Area Units	Total Series 2026 Bond Assessments Apportionment	Series 2026 Bond Assessments Apportionment per Unit	Annual Debt Service per Unit*	Annual Debt Service per Unit**
Tuckers Cove					
20'	212	$2,424,608.12	$11,436.83	$800.00	$851.06
40'	54	$849,184.68	$15,725.64	$1,100.00	$1,170.21
52'	194	$3,328,117.75	$17,155.25	$1,200.00	$1,276.60
62'	135	$2,701,951.26	$20,014.45	$1,400.00	$1,489.36
70'	56	$1,280,925.04	$22,873.66	$1,600.00	$1,702.13
Twin Villa	242	$3,459,641.30	$14,296.04	$1,000.00	$1,063.83
	893	$14,044,428.16			
Webbs Reserve					
52'	147	$3,721,787.76	$25,318.28	$1,771.00	$1,884.04
70'	85	$2,399,947.45	$28,234.68	$1,975.00	$2,101.06
30-Unit	360	$4,987,030.05	$13,852.86	$969.00	$1,030.85
16-Unit	128	$1,773,166.24	$13,852.86	$969.00	$1,030.85
12-Unit	12	$166,234.33	$13,852.86	$969.00	$1,030.85
Coach	72	$997,406.01	$13,852.86	$969.00	$1,030.85
	804	$14,045,571.84			
Total	**1,697**	**$28,090,000.00**			

* Excludes costs of collection and early payment discount allowance

** Includes costs of collection and early payment discount allowance

Exhibit A

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 7704	$17,155.25
Tuckers Cove	Phase 2	Lot 7705	$17,155.25
Tuckers Cove	Phase 2	Lot 7706	$17,155.25
Tuckers Cove	Phase 2	Lot 7707	$17,155.25
Tuckers Cove	Phase 2	Lot 7708	$17,155.25
Tuckers Cove	Phase 2	Lot 7709	$17,155.25
Tuckers Cove	Phase 2	Lot 7710	$17,155.25
Tuckers Cove	Phase 2	Lot 7711	$17,155.25
Tuckers Cove	Phase 2	Lot 7712	$17,155.25
Tuckers Cove	Phase 2	Lot 7713	$17,155.25
Tuckers Cove	Phase 2	Lot 7714	$17,155.25
Tuckers Cove	Phase 2	Lot 7715	$17,155.25
Tuckers Cove	Phase 2	Lot 7716	$17,155.25
Tuckers Cove	Phase 2	Lot 7717	$17,155.25
Tuckers Cove	Phase 2	Lot 7718	$17,155.25
Tuckers Cove	Phase 2	Lot 7719	$17,155.25
Tuckers Cove	Phase 2	Lot 7720	$17,155.25
Tuckers Cove	Phase 2	Lot 7721	$17,155.25
Tuckers Cove	Phase 2	Lot 7722	$17,155.25
Tuckers Cove	Phase 2	Lot 7723	$17,155.25
Tuckers Cove	Phase 2	Lot 7724	$17,155.25
Tuckers Cove	Phase 2	Lot 7725	$17,155.25
Tuckers Cove	Phase 2	Lot 7726	$17,155.25
Tuckers Cove	Phase 2	Lot 7727	$17,155.25
Tuckers Cove	Phase 2	Lot 7728	$17,155.25
Tuckers Cove	Phase 2	Lot 7729	$17,155.25
Tuckers Cove	Phase 2	Lot 7730	$17,155.25
Tuckers Cove	Phase 2	Lot 7731	$17,155.25
Tuckers Cove	Phase 2	Lot 7732	$17,155.25
Tuckers Cove	Phase 2	Lot 7733	$17,155.25
Tuckers Cove	Phase 2	Lot 7734	$17,155.25
Tuckers Cove	Phase 2	Lot 7735	$17,155.25
Tuckers Cove	Phase 2	Lot 7736	$17,155.25
Tuckers Cove	Phase 2	Lot 7737	$20,014.45
Tuckers Cove	Phase 2	Lot 7738	$20,014.45
Tuckers Cove	Phase 2	Lot 7739	$20,014.45
Tuckers Cove	Phase 2	Lot 7740	$20,014.45
Tuckers Cove	Phase 2	Lot 7741	$20,014.45
Tuckers Cove	Phase 2	Lot 7742	$20,014.45
Tuckers Cove	Phase 2	Lot 7743	$20,014.45
Tuckers Cove	Phase 2	Lot 7744	$20,014.45

Exhibit A

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 7745	$20,014.45
Tuckers Cove	Phase 2	Lot 7746	$20,014.45
Tuckers Cove	Phase 2	Lot 7747	$20,014.45
Tuckers Cove	Phase 2	Lot 7748	$20,014.45
Tuckers Cove	Phase 2	Lot 7749	$20,014.45
Tuckers Cove	Phase 2	Lot 7750	$20,014.45
Tuckers Cove	Phase 2	Lot 7751	$20,014.45
Tuckers Cove	Phase 2	Lot 7752	$20,014.45
Tuckers Cove	Phase 2	Lot 7753	$20,014.45
Tuckers Cove	Phase 2	Lot 7754	$20,014.45
Tuckers Cove	Phase 2	Lot 7755	$20,014.45
Tuckers Cove	Phase 2	Lot 7756	$20,014.45
Tuckers Cove	Phase 2	Lot 7757	$20,014.45
Tuckers Cove	Phase 2	Lot 7758	$20,014.45
Tuckers Cove	Phase 2	Lot 7759	$20,014.45
Tuckers Cove	Phase 2	Lot 7760	$20,014.45
Tuckers Cove	Phase 2	Lot 7761	$20,014.45
Tuckers Cove	Phase 2	Lot 7762	$20,014.45
Tuckers Cove	Phase 2	Lot 7763	$20,014.45
Tuckers Cove	Phase 2	Lot 7764	$20,014.45
Tuckers Cove	Phase 2	Lot 7765	$20,014.45
Tuckers Cove	Phase 2	Lot 7766	$20,014.45
Tuckers Cove	Phase 2	Lot 7767	$20,014.45
Tuckers Cove	Phase 2	Lot 7768	$20,014.45
Tuckers Cove	Phase 2	Lot 7769	$20,014.45
Tuckers Cove	Phase 2	Lot 7770	$20,014.45
Tuckers Cove	Phase 2	Lot 7771	$20,014.45
Tuckers Cove	Phase 2	Lot 7772	$20,014.45
Tuckers Cove	Phase 2	Lot 7773	$20,014.45
Tuckers Cove	Phase 2	Lot 7774	$20,014.45
Tuckers Cove	Phase 2	Lot 7775	$20,014.45
Tuckers Cove	Phase 2	Lot 7776	$20,014.45
Tuckers Cove	Phase 2	Lot 7777	$20,014.45
Tuckers Cove	Phase 2	Lot 7778	$20,014.45
Tuckers Cove	Phase 2	Lot 7779	$20,014.45
Tuckers Cove	Phase 2	Lot 7780	$20,014.45
Tuckers Cove	Phase 2	Lot 7781	$20,014.45
Tuckers Cove	Phase 2	Lot 7782	$20,014.45
Tuckers Cove	Phase 2	Lot 7783	$20,014.45
Tuckers Cove	Phase 2	Lot 7784	$20,014.45
Tuckers Cove	Phase 2	Lot 7785	$20,014.45

Exhibit A

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 7786	$20,014.45
Tuckers Cove	Phase 2	Lot 7787	$20,014.45
Tuckers Cove	Phase 2	Lot 7788	$20,014.45
Tuckers Cove	Phase 2	Lot 7789	$20,014.45
Tuckers Cove	Phase 2	Lot 7790	$20,014.45
Tuckers Cove	Phase 2	Lot 7791	$20,014.45
Tuckers Cove	Phase 2	Lot 7792	$20,014.45
Tuckers Cove	Phase 2	Lot 7793	$20,014.45
Tuckers Cove	Phase 2	Lot 7794	$20,014.45
Tuckers Cove	Phase 2	Lot 7795	$20,014.45
Tuckers Cove	Phase 2	Lot 7796	$20,014.45
Tuckers Cove	Phase 2	Lot 7797	$17,155.25
Tuckers Cove	Phase 2	Lot 7798	$17,155.25
Tuckers Cove	Phase 2	Lot 7799	$17,155.25
Tuckers Cove	Phase 2	Lot 7800	$17,155.25
Tuckers Cove	Phase 2	Lot 7801	$17,155.25
Tuckers Cove	Phase 2	Lot 7802	$17,155.25
Tuckers Cove	Phase 2	Lot 7803	$17,155.25
Tuckers Cove	Phase 2	Lot 7804	$17,155.25
Tuckers Cove	Phase 2	Lot 7805	$17,155.25
Tuckers Cove	Phase 2	Lot 7806	$17,155.25
Tuckers Cove	Phase 2	Lot 7807	$17,155.25
Tuckers Cove	Phase 2	Lot 7808	$11,436.83
Tuckers Cove	Phase 2	Lot 7809	$11,436.83
Tuckers Cove	Phase 2	Lot 7810	$11,436.83
Tuckers Cove	Phase 2	Lot 7811	$11,436.83
Tuckers Cove	Phase 2	Lot 7812	$11,436.83
Tuckers Cove	Phase 2	Lot 7813	$11,436.83
Tuckers Cove	Phase 2	Lot 7814	$11,436.83
Tuckers Cove	Phase 2	Lot 7815	$11,436.83
Tuckers Cove	Phase 2	Lot 7816	$11,436.83
Tuckers Cove	Phase 2	Lot 7817	$11,436.83
Tuckers Cove	Phase 2	Lot 7818	$11,436.83
Tuckers Cove	Phase 2	Lot 7819	$11,436.83
Tuckers Cove	Phase 2	Lot 7820	$11,436.83
Tuckers Cove	Phase 2	Lot 7821	$11,436.83
Tuckers Cove	Phase 2	Lot 7822	$11,436.83
Tuckers Cove	Phase 2	Lot 7823	$11,436.83
Tuckers Cove	Phase 2	Lot 7824	$11,436.83
Tuckers Cove	Phase 2	Lot 7825	$11,436.83
Tuckers Cove	Phase 2	Lot 7826	$11,436.83

Exhibit A

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 7827	$11,436.83
Tuckers Cove	Phase 2	Lot 7828	$11,436.83
Tuckers Cove	Phase 2	Lot 7829	$11,436.83
Tuckers Cove	Phase 2	Lot 7830	$11,436.83
Tuckers Cove	Phase 2	Lot 7831	$11,436.83
Tuckers Cove	Phase 2	Lot 7832	$11,436.83
Tuckers Cove	Phase 2	Lot 7833	$11,436.83
Tuckers Cove	Phase 2	Lot 7834	$11,436.83
Tuckers Cove	Phase 2	Lot 7835	$11,436.83
Tuckers Cove	Phase 2	Lot 7836	$11,436.83
Tuckers Cove	Phase 2	Lot 7837	$11,436.83
Tuckers Cove	Phase 2	Lot 7838	$11,436.83
Tuckers Cove	Phase 2	Lot 7839	$11,436.83
Tuckers Cove	Phase 2	Lot 7840	$11,436.83
Tuckers Cove	Phase 2	Lot 7841	$11,436.83
Tuckers Cove	Phase 2	Lot 7842	$11,436.83
Tuckers Cove	Phase 2	Lot 7843	$11,436.83
Tuckers Cove	Phase 2	Lot 7844	$11,436.83
Tuckers Cove	Phase 2	Lot 7845	$11,436.83
Tuckers Cove	Phase 2	Lot 7846	$11,436.83
Tuckers Cove	Phase 2	Lot 7847	$11,436.83
Tuckers Cove	Phase 2	Lot 7848	$11,436.83
Tuckers Cove	Phase 2	Lot 7849	$11,436.83
Tuckers Cove	Phase 2	Lot 7850	$11,436.83
Tuckers Cove	Phase 2	Lot 7851	$11,436.83
Tuckers Cove	Phase 2	Lot 7852	$11,436.83
Tuckers Cove	Phase 2	Lot 7853	$11,436.83
Tuckers Cove	Phase 2	Lot 7854	$11,436.83
Tuckers Cove	Phase 2	Lot 7855	$11,436.83
Tuckers Cove	Phase 2	Lot 7856	$11,436.83
Tuckers Cove	Phase 2	Lot 7857	$11,436.83
Tuckers Cove	Phase 2	Lot 7858	$11,436.83
Tuckers Cove	Phase 2	Lot 7859	$11,436.83
Tuckers Cove	Phase 2	Lot 7860	$11,436.83
Tuckers Cove	Phase 2	Lot 7861	$11,436.83
Tuckers Cove	Phase 2	Lot 7862	$11,436.83
Tuckers Cove	Phase 2	Lot 7863	$11,436.83
Tuckers Cove	Phase 2	Lot 7864	$11,436.83
Tuckers Cove	Phase 2	Lot 7865	$11,436.83
Tuckers Cove	Phase 2	Lot 7866	$11,436.83
Tuckers Cove	Phase 2	Lot 7867	$11,436.83

Exhibit A

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 7868	$11,436.83
Tuckers Cove	Phase 2	Lot 7869	$11,436.83
Tuckers Cove	Phase 2	Lot 7870	$11,436.83
Tuckers Cove	Phase 2	Lot 7871	$11,436.83
Tuckers Cove	Phase 2	Lot 7872	$11,436.83
Tuckers Cove	Phase 2	Lot 7873	$11,436.83
Tuckers Cove	Phase 2	Lot 7874	$11,436.83
Tuckers Cove	Phase 2	Lot 7875	$11,436.83
Tuckers Cove	Phase 2	Lot 7876	$11,436.83
Tuckers Cove	Phase 2	Lot 7877	$11,436.83
Tuckers Cove	Phase 2	Lot 7878	$14,296.04
Tuckers Cove	Phase 2	Lot 7879	$14,296.04
Tuckers Cove	Phase 2	Lot 7880	$14,296.04
Tuckers Cove	Phase 2	Lot 7881	$14,296.04
Tuckers Cove	Phase 2	Lot 7882	$14,296.04
Tuckers Cove	Phase 2	Lot 7883	$14,296.04
Tuckers Cove	Phase 2	Lot 7884	$14,296.04
Tuckers Cove	Phase 2	Lot 7885	$14,296.04
Tuckers Cove	Phase 2	Lot 7886	$14,296.04
Tuckers Cove	Phase 2	Lot 7887	$14,296.04
Tuckers Cove	Phase 2	Lot 7888	$14,296.04
Tuckers Cove	Phase 2	Lot 7889	$14,296.04
Tuckers Cove	Phase 2	Lot 7890	$14,296.04
Tuckers Cove	Phase 2	Lot 7891	$14,296.04
Tuckers Cove	Phase 2	Lot 7892	$14,296.04
Tuckers Cove	Phase 2	Lot 7893	$14,296.04
Tuckers Cove	Phase 2	Lot 7894	$14,296.04
Tuckers Cove	Phase 2	Lot 7895	$14,296.04
Tuckers Cove	Phase 2	Lot 7896	$14,296.04
Tuckers Cove	Phase 2	Lot 7897	$14,296.04
Tuckers Cove	Phase 2	Lot 7898	$14,296.04
Tuckers Cove	Phase 2	Lot 7899	$14,296.04
Tuckers Cove	Phase 2	Lot 7900	$14,296.04
Tuckers Cove	Phase 2	Lot 7901	$14,296.04
Tuckers Cove	Phase 2	Lot 7902	$14,296.04
Tuckers Cove	Phase 2	Lot 7903	$14,296.04
Tuckers Cove	Phase 2	Lot 7904	$14,296.04
Tuckers Cove	Phase 2	Lot 7905	$14,296.04
Tuckers Cove	Phase 2	Lot 7906	$14,296.04
Tuckers Cove	Phase 2	Lot 7907	$14,296.04
Tuckers Cove	Phase 2	Lot 7908	$14,296.04

Exhibit A

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 7909	$14,296.04
Tuckers Cove	Phase 2	Lot 7910	$14,296.04
Tuckers Cove	Phase 2	Lot 7911	$14,296.04
Tuckers Cove	Phase 2	Lot 7912	$14,296.04
Tuckers Cove	Phase 2	Lot 7913	$14,296.04
Tuckers Cove	Phase 2	Lot 7914	$14,296.04
Tuckers Cove	Phase 2	Lot 7915	$14,296.04
Tuckers Cove	Phase 2	Lot 7916	$14,296.04
Tuckers Cove	Phase 2	Lot 7917	$14,296.04
Tuckers Cove	Phase 2	Lot 7918	$14,296.04
Tuckers Cove	Phase 2	Lot 7919	$14,296.04
Tuckers Cove	Phase 2	Lot 7920	$14,296.04
Tuckers Cove	Phase 2	Lot 7921	$14,296.04
Tuckers Cove	Phase 2	Lot 7922	$14,296.04
Tuckers Cove	Phase 2	Lot 7923	$14,296.04
Tuckers Cove	Phase 2	Lot 7924	$14,296.04
Tuckers Cove	Phase 2	Lot 7925	$14,296.04
Tuckers Cove	Phase 2	Lot 7926	$14,296.04
Tuckers Cove	Phase 2	Lot 7927	$14,296.04
Tuckers Cove	Phase 2	Lot 7928	$14,296.04
Tuckers Cove	Phase 2	Lot 7929	$14,296.04
Tuckers Cove	Phase 2	Lot 7930	$14,296.04
Tuckers Cove	Phase 2	Lot 7931	$14,296.04
Tuckers Cove	Phase 2	Lot 7932	$14,296.04
Tuckers Cove	Phase 2	Lot 7933	$14,296.04
Tuckers Cove	Phase 2	Lot 7934	$14,296.04
Tuckers Cove	Phase 2	Lot 7935	$14,296.04
Tuckers Cove	Phase 2	Lot 7936	$14,296.04
Tuckers Cove	Phase 2	Lot 7937	$14,296.04
Tuckers Cove	Phase 2	Lot 7938	$14,296.04
Tuckers Cove	Phase 2	Lot 7939	$14,296.04
Tuckers Cove	Phase 2	Lot 7940	$14,296.04
Tuckers Cove	Phase 2	Lot 7941	$14,296.04
Tuckers Cove	Phase 2	Lot 7942	$14,296.04
Tuckers Cove	Phase 2	Lot 7943	$14,296.04
Tuckers Cove	Phase 2	Lot 7944	$14,296.04
Tuckers Cove	Phase 2	Lot 7945	$14,296.04
Tuckers Cove	Phase 2	Lot 7946	$14,296.04
Tuckers Cove	Phase 2	Lot 7947	$14,296.04
Tuckers Cove	Phase 2	Lot 7948	$14,296.04
Tuckers Cove	Phase 2	Lot 7949	$14,296.04

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Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 7950	$14,296.04
Tuckers Cove	Phase 2	Lot 7951	$14,296.04
Tuckers Cove	Phase 2	Lot 7952	$14,296.04
Tuckers Cove	Phase 2	Lot 7953	$14,296.04
Tuckers Cove	Phase 2	Lot 7954	$14,296.04
Tuckers Cove	Phase 2	Lot 7955	$14,296.04
Tuckers Cove	Phase 2	Lot 7956	$14,296.04
Tuckers Cove	Phase 2	Lot 7957	$14,296.04
Tuckers Cove	Phase 2	Lot 7958	$14,296.04
Tuckers Cove	Phase 2	Lot 7959	$14,296.04
Tuckers Cove	Phase 2	Lot 7960	$14,296.04
Tuckers Cove	Phase 2	Lot 7961	$14,296.04
Tuckers Cove	Phase 2	Lot 7962	$14,296.04
Tuckers Cove	Phase 2	Lot 7963	$14,296.04
Tuckers Cove	Phase 2	Lot 7964	$14,296.04
Tuckers Cove	Phase 2	Lot 7965	$14,296.04
Tuckers Cove	Phase 2	Lot 7966	$14,296.04
Tuckers Cove	Phase 2	Lot 7967	$14,296.04
Tuckers Cove	Phase 2	Lot 7968	$14,296.04
Tuckers Cove	Phase 2	Lot 7969	$14,296.04
Tuckers Cove	Phase 2	Lot 7970	$14,296.04
Tuckers Cove	Phase 2	Lot 7971	$14,296.04
Tuckers Cove	Phase 2	Lot 7972	$14,296.04
Tuckers Cove	Phase 2	Lot 7973	$14,296.04
Tuckers Cove	Phase 2	Lot 7974	$14,296.04
Tuckers Cove	Phase 2	Lot 7975	$14,296.04
Tuckers Cove	Phase 2	Lot 7976	$14,296.04
Tuckers Cove	Phase 2	Lot 7977	$14,296.04
Tuckers Cove	Phase 2	Lot 7978	$14,296.04
Tuckers Cove	Phase 2	Lot 7979	$14,296.04
Tuckers Cove	Phase 2	Lot 7980	$14,296.04
Tuckers Cove	Phase 2	Lot 7981	$14,296.04
Tuckers Cove	Phase 2	Lot 7982	$14,296.04
Tuckers Cove	Phase 2	Lot 7983	$14,296.04
Tuckers Cove	Phase 2	Lot 7984	$14,296.04
Tuckers Cove	Phase 2	Lot 7985	$14,296.04
Tuckers Cove	Phase 2	Lot 7986	$14,296.04
Tuckers Cove	Phase 2	Lot 7987	$14,296.04
Tuckers Cove	Phase 2	Lot 7988	$14,296.04
Tuckers Cove	Phase 2	Lot 7989	$14,296.04
Tuckers Cove	Phase 2	Lot 7990	$14,296.04

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Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 7991	$14,296.04
Tuckers Cove	Phase 2	Lot 7992	$17,155.25
Tuckers Cove	Phase 2	Lot 7993	$17,155.25
Tuckers Cove	Phase 2	Lot 7994	$17,155.25
Tuckers Cove	Phase 2	Lot 7995	$17,155.25
Tuckers Cove	Phase 2	Lot 7996	$17,155.25
Tuckers Cove	Phase 2	Lot 7997	$17,155.25
Tuckers Cove	Phase 2	Lot 7998	$17,155.25
Tuckers Cove	Phase 2	Lot 7999	$17,155.25
Tuckers Cove	Phase 2	Lot 8000	$17,155.25
Tuckers Cove	Phase 2	Lot 8001	$17,155.25
Tuckers Cove	Phase 2	Lot 8002	$17,155.25
Tuckers Cove	Phase 2	Lot 8003	$17,155.25
Tuckers Cove	Phase 2	Lot 8004	$17,155.25
Tuckers Cove	Phase 2	Lot 8005	$17,155.25
Tuckers Cove	Phase 2	Lot 8006	$17,155.25
Tuckers Cove	Phase 2	Lot 8007	$17,155.25
Tuckers Cove	Phase 2	Lot 8008	$17,155.25
Tuckers Cove	Phase 2	Lot 8009	$17,155.25
Tuckers Cove	Phase 2	Lot 8010	$17,155.25
Tuckers Cove	Phase 2	Lot 8011	$17,155.25
Tuckers Cove	Phase 2	Lot 8012	$17,155.25
Tuckers Cove	Phase 2	Lot 8013	$17,155.25
Tuckers Cove	Phase 2	Lot 8014	$17,155.25
Tuckers Cove	Phase 2	Lot 8015	$17,155.25
Tuckers Cove	Phase 2	Lot 8016	$17,155.25
Tuckers Cove	Phase 2	Lot 8017	$17,155.25
Tuckers Cove	Phase 2	Lot 8018	$17,155.25
Tuckers Cove	Phase 2	Lot 8019	$17,155.25
Tuckers Cove	Phase 2	Lot 8020	$17,155.25
Tuckers Cove	Phase 2	Lot 8021	$17,155.25
Tuckers Cove	Phase 2	Lot 8022	$17,155.25
Tuckers Cove	Phase 2	Lot 8023	$17,155.25
Tuckers Cove	Phase 2	Lot 8024	$17,155.25
Tuckers Cove	Phase 2	Lot 8025	$17,155.25
Tuckers Cove	Phase 2	Lot 8026	$17,155.25
Tuckers Cove	Phase 2	Lot 8027	$20,014.45
Tuckers Cove	Phase 2	Lot 8028	$20,014.45
Tuckers Cove	Phase 2	Lot 8029	$20,014.45
Tuckers Cove	Phase 2	Lot 8030	$20,014.45
Tuckers Cove	Phase 2	Lot 8031	$20,014.45

Exhibit A

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 8032	$20,014.45
Tuckers Cove	Phase 2	Lot 8033	$20,014.45
Tuckers Cove	Phase 2	Lot 8034	$20,014.45
Tuckers Cove	Phase 2	Lot 8035	$20,014.45
Tuckers Cove	Phase 2	Lot 8036	$20,014.45
Tuckers Cove	Phase 2	Lot 8037	$20,014.45
Tuckers Cove	Phase 2	Lot 8038	$20,014.45
Tuckers Cove	Phase 2	Lot 8039	$20,014.45
Tuckers Cove	Phase 2	Lot 8040	$20,014.45
Tuckers Cove	Phase 2	Lot 8041	$20,014.45
Tuckers Cove	Phase 2	Lot 8042	$17,155.25
Tuckers Cove	Phase 2	Lot 8043	$20,014.45
Tuckers Cove	Phase 2	Lot 8044	$20,014.45
Tuckers Cove	Phase 2	Lot 8045	$20,014.45
Tuckers Cove	Phase 2	Lot 8046	$20,014.45
Tuckers Cove	Phase 2	Lot 8047	$20,014.45
Tuckers Cove	Phase 2	Lot 8048	$20,014.45
Tuckers Cove	Phase 2	Lot 8049	$20,014.45
Tuckers Cove	Phase 2	Lot 8050	$20,014.45
Tuckers Cove	Phase 2	Lot 8051	$20,014.45
Tuckers Cove	Phase 2	Lot 8052	$20,014.45
Tuckers Cove	Phase 2	Lot 8053	$20,014.45
Tuckers Cove	Phase 2	Lot 8054	$20,014.45
Tuckers Cove	Phase 2	Lot 8055	$20,014.45
Tuckers Cove	Phase 2	Lot 8056	$20,014.45
Tuckers Cove	Phase 2	Lot 8057	$20,014.45
Tuckers Cove	Phase 2	Lot 8058	$20,014.45
Tuckers Cove	Phase 2	Lot 8059	$20,014.45
Tuckers Cove	Phase 2	Lot 8060	$20,014.45
Tuckers Cove	Phase 2	Lot 8061	$20,014.45
Tuckers Cove	Phase 2	Lot 8062	$20,014.45
Tuckers Cove	Phase 2	Lot 8063	$20,014.45
Tuckers Cove	Phase 2	Lot 8064	$20,014.45
Tuckers Cove	Phase 2	Lot 8065	$20,014.45
Tuckers Cove	Phase 2	Lot 8066	$20,014.45
Tuckers Cove	Phase 2	Lot 8067	$20,014.45
Tuckers Cove	Phase 2	Lot 8068	$20,014.45
Tuckers Cove	Phase 2	Lot 8069	$20,014.45
Tuckers Cove	Phase 2	Lot 8070	$20,014.45
Tuckers Cove	Phase 2	Lot 8071	$20,014.45
Tuckers Cove	Phase 2	Lot 8072	$20,014.45

Exhibit A

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 8073	$20,014.45
Tuckers Cove	Phase 2	Lot 8074	$20,014.45
Tuckers Cove	Phase 2	Lot 8075	$17,155.25
Tuckers Cove	Phase 2	Lot 8076	$17,155.25
Tuckers Cove	Phase 2	Lot 8077	$17,155.25
Tuckers Cove	Phase 2	Lot 8078	$17,155.25
Tuckers Cove	Phase 2	Lot 8079	$17,155.25
Tuckers Cove	Phase 2	Lot 8080	$17,155.25
Tuckers Cove	Phase 2	Lot 8081	$17,155.25
Tuckers Cove	Phase 2	Lot 8082	$17,155.25
Tuckers Cove	Phase 2	Lot 8083	$17,155.25
Tuckers Cove	Phase 2	Lot 8084	$17,155.25
Tuckers Cove	Phase 2	Lot 8085	$17,155.25
Tuckers Cove	Phase 2	Lot 8086	$17,155.25
Tuckers Cove	Phase 2	Lot 8087	$14,296.04
Tuckers Cove	Phase 2	Lot 8088	$14,296.04
Tuckers Cove	Phase 2	Lot 8089	$14,296.04
Tuckers Cove	Phase 2	Lot 8090	$14,296.04
Tuckers Cove	Phase 2	Lot 8091	$14,296.04
Tuckers Cove	Phase 2	Lot 8092	$14,296.04
Tuckers Cove	Phase 2	Lot 8093	$14,296.04
Tuckers Cove	Phase 2	Lot 8094	$14,296.04
Tuckers Cove	Phase 2	Lot 8095	$14,296.04
Tuckers Cove	Phase 2	Lot 8096	$14,296.04
Tuckers Cove	Phase 2	Lot 8097	$14,296.04
Tuckers Cove	Phase 2	Lot 8098	$14,296.04
Tuckers Cove	Phase 2	Lot 8099	$14,296.04
Tuckers Cove	Phase 2	Lot 8100	$14,296.04
Tuckers Cove	Phase 2	Lot 8101	$14,296.04
Tuckers Cove	Phase 2	Lot 8102	$14,296.04
Tuckers Cove	Phase 2	Lot 8103	$14,296.04
Tuckers Cove	Phase 2	Lot 8104	$14,296.04
Tuckers Cove	Phase 2	Lot 8105	$14,296.04
Tuckers Cove	Phase 2	Lot 8106	$14,296.04
Tuckers Cove	Phase 2	Lot 8107	$20,014.45
Tuckers Cove	Phase 2	Lot 8108	$20,014.45
Tuckers Cove	Phase 2	Lot 8109	$20,014.45
Tuckers Cove	Phase 2	Lot 8110	$20,014.45
Tuckers Cove	Phase 2	Lot 8111	$20,014.45
Tuckers Cove	Phase 2	Lot 8112	$17,155.25
Tuckers Cove	Phase 2	Lot 8113	$20,014.45

Exhibit A

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 8114	$20,014.45
Tuckers Cove	Phase 2	Lot 8115	$20,014.45
Tuckers Cove	Phase 2	Lot 8116	$20,014.45
Tuckers Cove	Phase 2	Lot 8117	$20,014.45
Tuckers Cove	Phase 2	Lot 8118	$20,014.45
Tuckers Cove	Phase 2	Lot 8119	$20,014.45
Tuckers Cove	Phase 2	Lot 8120	$20,014.45
Tuckers Cove	Phase 2	Lot 8121	$20,014.45
Tuckers Cove	Phase 2	Lot 8122	$20,014.45
Tuckers Cove	Phase 2	Lot 8123	$20,014.45
Tuckers Cove	Phase 2	Lot 8124	$20,014.45
Tuckers Cove	Phase 2	Lot 8125	$20,014.45
Tuckers Cove	Phase 2	Lot 8126	$20,014.45
Tuckers Cove	Phase 2	Lot 8127	$20,014.45
Tuckers Cove	Phase 2	Lot 8128	$20,014.45
Tuckers Cove	Phase 2	Lot 8129	$20,014.45
Tuckers Cove	Phase 2	Lot 8130	$20,014.45
Tuckers Cove	Phase 2	Lot 8131	$14,296.04
Tuckers Cove	Phase 2	Lot 8132	$14,296.04
Tuckers Cove	Phase 2	Lot 8133	$14,296.04
Tuckers Cove	Phase 2	Lot 8134	$14,296.04
Tuckers Cove	Phase 2	Lot 8135	$14,296.04
Tuckers Cove	Phase 2	Lot 8136	$14,296.04
Tuckers Cove	Phase 2	Lot 8137	$14,296.04
Tuckers Cove	Phase 2	Lot 8138	$14,296.04
Tuckers Cove	Phase 2	Lot 8139	$14,296.04
Tuckers Cove	Phase 2	Lot 8140	$14,296.04
Tuckers Cove	Phase 2	Lot 8141	$14,296.04
Tuckers Cove	Phase 2	Lot 8142	$14,296.04
Tuckers Cove	Phase 2	Lot 8143	$14,296.04
Tuckers Cove	Phase 2	Lot 8144	$14,296.04
Tuckers Cove	Phase 2	Lot 8145	$14,296.04
Tuckers Cove	Phase 2	Lot 8146	$14,296.04
Tuckers Cove	Phase 2	Lot 8147	$14,296.04
Tuckers Cove	Phase 2	Lot 8148	$14,296.04
Tuckers Cove	Phase 2	Lot 8149	$14,296.04
Tuckers Cove	Phase 2	Lot 8150	$14,296.04
Tuckers Cove	Phase 2	Lot 8151	$14,296.04
Tuckers Cove	Phase 2	Lot 8152	$14,296.04
Tuckers Cove	Phase 2	Lot 8153	$14,296.04
Tuckers Cove	Phase 2	Lot 8154	$14,296.04

Exhibit A

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 8155	$14,296.04
Tuckers Cove	Phase 2	Lot 8156	$14,296.04
Tuckers Cove	Phase 2	Lot 8157	$14,296.04
Tuckers Cove	Phase 2	Lot 8158	$14,296.04
Tuckers Cove	Phase 2	Lot 8159	$14,296.04
Tuckers Cove	Phase 2	Lot 8160	$14,296.04
Tuckers Cove	Phase 2	Lot 8161	$14,296.04
Tuckers Cove	Phase 2	Lot 8162	$14,296.04
Tuckers Cove	Phase 2	Lot 8163	$14,296.04
Tuckers Cove	Phase 2	Lot 8164	$14,296.04
Tuckers Cove	Phase 2	Lot 8165	$17,155.25
Tuckers Cove	Phase 2	Lot 8166	$17,155.25
Tuckers Cove	Phase 2	Lot 8167	$17,155.25
Tuckers Cove	Phase 2	Lot 8168	$17,155.25
Tuckers Cove	Phase 2	Lot 8169	$17,155.25
Tuckers Cove	Phase 2	Lot 8170	$17,155.25
Tuckers Cove	Phase 2	Lot 8171	$17,155.25
Tuckers Cove	Phase 2	Lot 8172	$17,155.25
Tuckers Cove	Phase 2	Lot 8173	$17,155.25
Tuckers Cove	Phase 2	Lot 8174	$17,155.25
Tuckers Cove	Phase 2	Lot 8175	$17,155.25
Tuckers Cove	Phase 2	Lot 8176	$17,155.25
Tuckers Cove	Phase 2	Lot 8177	$17,155.25
Tuckers Cove	Phase 2	Lot 8178	$17,155.25
Tuckers Cove	Phase 2	Lot 8179	$17,155.25
Tuckers Cove	Phase 2	Lot 8180	$20,014.45
Tuckers Cove	Phase 2	Lot 8181	$20,014.45
Tuckers Cove	Phase 2	Lot 8182	$20,014.45
Tuckers Cove	Phase 2	Lot 8183	$20,014.45
Tuckers Cove	Phase 2	Lot 8184	$20,014.45
Tuckers Cove	Phase 2	Lot 8185	$17,155.25
Tuckers Cove	Phase 2	Lot 8186	$17,155.25
Tuckers Cove	Phase 2	Lot 8187	$17,155.25
Tuckers Cove	Phase 2	Lot 8188	$17,155.25
Tuckers Cove	Phase 2	Lot 8189	$17,155.25
Tuckers Cove	Phase 2	Lot 8190	$17,155.25
Tuckers Cove	Phase 2	Lot 8191	$17,155.25
Tuckers Cove	Phase 2	Lot 8192	$17,155.25
Tuckers Cove	Phase 2	Lot 8193	$17,155.25
Tuckers Cove	Phase 2	Lot 8194	$17,155.25
Tuckers Cove	Phase 2	Lot 8195	$17,155.25

Exhibit A

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 2	Lot 8196	$17,155.25
Tuckers Cove	Phase 2	Lot 8197	$17,155.25
Tuckers Cove	Phase 2	Lot 8198	$17,155.25
Tuckers Cove	Phase 2	Lot 8199	$17,155.25
Tuckers Cove	Phase 2	Lot 8200	$17,155.25
Tuckers Cove	Phase 2	Lot 8201	$17,155.25
Tuckers Cove	Phase 2	Lot 8202	$17,155.25
Tuckers Cove	Phase 2	Lot 8203	$17,155.25
Tuckers Cove	Phase 2	Lot 8204	$17,155.25
Tuckers Cove	Phase 2	Lot 8205	$17,155.25
Tuckers Cove	Phase 2	Lot 8206	$17,155.25
Tuckers Cove	Phase 2	Lot 8207	$17,155.25
Tuckers Cove	Phase 2	Lot 8208	$17,155.25
Tuckers Cove	Phase 4	Lot 10064	$17,155.25
Tuckers Cove	Phase 4	Lot 10065	$17,155.25
Tuckers Cove	Phase 4	Lot 10066	$17,155.25
Tuckers Cove	Phase 4	Lot 10067	$17,155.25
Tuckers Cove	Phase 4	Lot 10068	$17,155.25
Tuckers Cove	Phase 4	Lot 10069	$17,155.25
Tuckers Cove	Phase 4	Lot 10070	$17,155.25
Tuckers Cove	Phase 4	Lot 10071	$17,155.25
Tuckers Cove	Phase 4	Lot 10072	$17,155.25
Tuckers Cove	Phase 4	Lot 10073	$17,155.25
Tuckers Cove	Phase 4	Lot 10074	$17,155.25
Tuckers Cove	Phase 4	Lot 10075	$17,155.25
Tuckers Cove	Phase 4	Lot 10076	$17,155.25
Tuckers Cove	Phase 4	Lot 10077	$17,155.25
Tuckers Cove	Phase 4	Lot 10078	$17,155.25
Tuckers Cove	Phase 4	Lot 10079	$17,155.25
Tuckers Cove	Phase 4	Lot 10080	$17,155.25
Tuckers Cove	Phase 4	Lot 10081	$17,155.25
Tuckers Cove	Phase 4	Lot 10082	$17,155.25
Tuckers Cove	Phase 4	Lot 10083	$17,155.25
Tuckers Cove	Phase 4	Lot 10084	$17,155.25
Tuckers Cove	Phase 4	Lot 10085	$17,155.25
Tuckers Cove	Phase 4	Lot 10086	$17,155.25
Tuckers Cove	Phase 4	Lot 10087	$17,155.25
Tuckers Cove	Phase 4	Lot 10088	$22,873.66
Tuckers Cove	Phase 4	Lot 10089	$22,873.66
Tuckers Cove	Phase 4	Lot 10090	$22,873.66
Tuckers Cove	Phase 4	Lot 10091	$22,873.66

Exhibit A

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 4	Lot 10092	$22,873.66
Tuckers Cove	Phase 4	Lot 10093	$22,873.66
Tuckers Cove	Phase 4	Lot 10094	$22,873.66
Tuckers Cove	Phase 4	Lot 10095	$22,873.66
Tuckers Cove	Phase 4	Lot 10096	$22,873.66
Tuckers Cove	Phase 4	Lot 10097	$22,873.66
Tuckers Cove	Phase 4	Lot 10098	$22,873.66
Tuckers Cove	Phase 4	Lot 10099	$22,873.66
Tuckers Cove	Phase 4	Lot 10100	$22,873.66
Tuckers Cove	Phase 4	Lot 10101	$22,873.66
Tuckers Cove	Phase 4	Lot 10102	$22,873.66
Tuckers Cove	Phase 4	Lot 10103	$22,873.66
Tuckers Cove	Phase 4	Lot 10104	$22,873.66
Tuckers Cove	Phase 4	Lot 10105	$22,873.66
Tuckers Cove	Phase 4	Lot 10106	$22,873.66
Tuckers Cove	Phase 4	Lot 10107	$22,873.66
Tuckers Cove	Phase 4	Lot 10108	$22,873.66
Tuckers Cove	Phase 4	Lot 10109	$22,873.66
Tuckers Cove	Phase 4	Lot 10110	$22,873.66
Tuckers Cove	Phase 4	Lot 10111	$22,873.66
Tuckers Cove	Phase 4	Lot 10112	$22,873.66
Tuckers Cove	Phase 4	Lot 10113	$22,873.66
Tuckers Cove	Phase 4	Lot 10114	$22,873.66
Tuckers Cove	Phase 4	Lot 10115	$22,873.66
Tuckers Cove	Phase 4	Lot 10116	$22,873.66
Tuckers Cove	Phase 4	Lot 10117	$22,873.66
Tuckers Cove	Phase 4	Lot 10118	$22,873.66
Tuckers Cove	Phase 4	Lot 10119	$22,873.66
Tuckers Cove	Phase 4	Lot 10120	$22,873.66
Tuckers Cove	Phase 4	Lot 10121	$22,873.66
Tuckers Cove	Phase 4	Lot 10122	$22,873.66
Tuckers Cove	Phase 4	Lot 10123	$22,873.66
Tuckers Cove	Phase 4	Lot 10124	$22,873.66
Tuckers Cove	Phase 4	Lot 10125	$22,873.66
Tuckers Cove	Phase 4	Lot 10126	$22,873.66
Tuckers Cove	Phase 4	Lot 10127	$22,873.66
Tuckers Cove	Phase 4	Lot 10128	$22,873.66
Tuckers Cove	Phase 4	Lot 10129	$22,873.66
Tuckers Cove	Phase 4	Lot 10130	$22,873.66
Tuckers Cove	Phase 4	Lot 10131	$22,873.66
Tuckers Cove	Phase 4	Lot 10132	$22,873.66

Exhibit A

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 4	Lot 10133	$22,873.66
Tuckers Cove	Phase 4	Lot 10134	$22,873.66
Tuckers Cove	Phase 4	Lot 10135	$22,873.66
Tuckers Cove	Phase 4	Lot 10136	$22,873.66
Tuckers Cove	Phase 4	Lot 10137	$22,873.66
Tuckers Cove	Phase 4	Lot 10138	$22,873.66
Tuckers Cove	Phase 4	Lot 10139	$22,873.66
Tuckers Cove	Phase 4	Lot 10140	$22,873.66
Tuckers Cove	Phase 4	Lot 10141	$22,873.66
Tuckers Cove	Phase 4	Lot 10142	$22,873.66
Tuckers Cove	Phase 4	Lot 10143	$17,155.25
Tuckers Cove	Phase 4	Lot 10144	$17,155.25
Tuckers Cove	Phase 4	Lot 10145	$17,155.25
Tuckers Cove	Phase 4	Lot 10146	$17,155.25
Tuckers Cove	Phase 4	Lot 10147	$17,155.25
Tuckers Cove	Phase 4	Lot 10148	$17,155.25
Tuckers Cove	Phase 4	Lot 10149	$17,155.25
Tuckers Cove	Phase 4	Lot 10150	$17,155.25
Tuckers Cove	Phase 4	Lot 10151	$17,155.25
Tuckers Cove	Phase 4	Lot 10152	$17,155.25
Tuckers Cove	Phase 4	Lot 10153	$17,155.25
Tuckers Cove	Phase 4	Lot 10154	$17,155.25
Tuckers Cove	Phase 4	Lot 10155	$17,155.25
Tuckers Cove	Phase 4	Lot 10156	$17,155.25
Tuckers Cove	Phase 4	Lot 10157	$17,155.25
Tuckers Cove	Phase 4	Lot 10158	$17,155.25
Tuckers Cove	Phase 4	Lot 10159	$17,155.25
Tuckers Cove	Phase 4	Lot 10160	$17,155.25
Tuckers Cove	Phase 4	Lot 10161	$17,155.25
Tuckers Cove	Phase 4	Lot 10162	$17,155.25
Tuckers Cove	Phase 4	Lot 10163	$17,155.25
Tuckers Cove	Phase 4	Lot 10164	$17,155.25
Tuckers Cove	Phase 4	Lot 10165	$17,155.25
Tuckers Cove	Phase 4	Lot 10166	$17,155.25
Tuckers Cove	Phase 4	Lot 10167	$17,155.25
Tuckers Cove	Phase 4	Lot 10168	$17,155.25
Tuckers Cove	Phase 4	Lot 10169	$17,155.25
Tuckers Cove	Phase 4	Lot 10170	$17,155.25
Tuckers Cove	Phase 4	Lot 10171	$17,155.25
Tuckers Cove	Phase 4	Lot 10172	$17,155.25
Tuckers Cove	Phase 4	Lot 10173	$17,155.25

Exhibit A

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 4	Lot 10181	$22,873.66
Tuckers Cove	Phase 4	Lot 10576	$11,436.83
Tuckers Cove	Phase 4	Lot 10577	$11,436.83
Tuckers Cove	Phase 4	Lot 10578	$11,436.83
Tuckers Cove	Phase 4	Lot 10579	$11,436.83
Tuckers Cove	Phase 4	Lot 10580	$11,436.83
Tuckers Cove	Phase 4	Lot 10581	$11,436.83
Tuckers Cove	Phase 4	Lot 10582	$11,436.83
Tuckers Cove	Phase 4	Lot 10583	$11,436.83
Tuckers Cove	Phase 4	Lot 10584	$11,436.83
Tuckers Cove	Phase 4	Lot 10585	$11,436.83
Tuckers Cove	Phase 4	Lot 10586	$11,436.83
Tuckers Cove	Phase 4	Lot 10587	$11,436.83
Tuckers Cove	Phase 4	Lot 10588	$11,436.83
Tuckers Cove	Phase 4	Lot 10589	$11,436.83
Tuckers Cove	Phase 4	Lot 10590	$11,436.83
Tuckers Cove	Phase 4	Lot 10591	$11,436.83
Tuckers Cove	Phase 4	Lot 10592	$11,436.83
Tuckers Cove	Phase 4	Lot 10593	$11,436.83
Tuckers Cove	Phase 4	Lot 10594	$11,436.83
Tuckers Cove	Phase 4	Lot 10595	$11,436.83
Tuckers Cove	Phase 4	Lot 10596	$11,436.83
Tuckers Cove	Phase 4	Lot 10597	$11,436.83
Tuckers Cove	Phase 4	Lot 10598	$11,436.83
Tuckers Cove	Phase 4	Lot 10599	$11,436.83
Tuckers Cove	Phase 4	Lot 10600	$11,436.83
Tuckers Cove	Phase 4	Lot 10601	$11,436.83
Tuckers Cove	Phase 4	Lot 10602	$11,436.83
Tuckers Cove	Phase 4	Lot 10603	$11,436.83
Tuckers Cove	Phase 4	Lot 10604	$11,436.83
Tuckers Cove	Phase 4	Lot 10605	$11,436.83
Tuckers Cove	Phase 4	Lot 10606	$11,436.83
Tuckers Cove	Phase 4	Lot 10607	$11,436.83
Tuckers Cove	Phase 4	Lot 10608	$11,436.83
Tuckers Cove	Phase 4	Lot 10609	$11,436.83
Tuckers Cove	Phase 4	Lot 10610	$11,436.83
Tuckers Cove	Phase 4	Lot 10611	$11,436.83
Tuckers Cove	Phase 4	Lot 10612	$11,436.83
Tuckers Cove	Phase 4	Lot 10613	$11,436.83
Tuckers Cove	Phase 4	Lot 10614	$11,436.83
Tuckers Cove	Phase 4	Lot 10615	$11,436.83

Exhibit A

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Tuckers Cove	Phase 4	Lot 10616	$11,436.83
Tuckers Cove	Phase 4	Lot 10617	$11,436.83
Tuckers Cove	Phase 4	Lot 10618	$11,436.83
Tuckers Cove	Phase 4	Lot 10619	$11,436.83
Tuckers Cove	Phase 4	Lot 10620	$11,436.83
Tuckers Cove	Phase 4	Lot 10621	$11,436.83
Tuckers Cove	Phase 4	Lot 10622	$11,436.83
Tuckers Cove	Phase 4	Lot 10623	$11,436.83
Tuckers Cove	Phase 4	Lot 10624	$11,436.83
Tuckers Cove	Phase 4	Lot 10625	$11,436.83
Tuckers Cove	Phase 4	Lot 10626	$11,436.83
Tuckers Cove	Phase 4	Lot 10627	$11,436.83
Tuckers Cove	Phase 4	Lot 10628	$11,436.83
Tuckers Cove	Phase 4	Lot 10629	$11,436.83
Tuckers Cove	Phase 4	Lot 10630	$11,436.83
Tuckers Cove	Phase 4	Lot 10631	$11,436.83
Tuckers Cove	Phase 4	Lot 10632	$11,436.83
Tuckers Cove	Phase 4	Lot 10633	$11,436.83
Tuckers Cove	Phase 4	Lot 10634	$11,436.83
Tuckers Cove	Phase 4	Lot 10635	$11,436.83
Tuckers Cove	Phase 4	Lot 10636	$11,436.83
Tuckers Cove	Phase 4	Lot 10637	$11,436.83
Tuckers Cove	Phase 4	Lot 10638	$11,436.83
Tuckers Cove	Phase 4	Lot 10639	$11,436.83
Tuckers Cove	Phase 4	Lot 10640	$11,436.83
Tuckers Cove	Phase 4	Lot 10641	$11,436.83
Tuckers Cove	Phase 4	Lot 10642	$11,436.83
Tuckers Cove	Phase 4	Lot 10643	$11,436.83
Tuckers Cove	Phase 4	Lot 10644	$11,436.83
Tuckers Cove	Phase 4	Lot 10645	$11,436.83
Tuckers Cove	Phase 4	Lot 10646	$11,436.83
Tuckers Cove	Phase 4	Lot 10647	$11,436.83

Exhibit A

Series 2026 Bond Assessments in the estimated amount of $2,827,756.40 are proposed to be levied over the area as described below:

DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6720, TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID LOT 6720 47.98 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 3,180.00 FEET THROUGH A CENTRAL ANGLE OF 00°51'52" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 62°20'28" EAST FOR 47.98 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 550.77 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,934.00 FEET THROUGH A CENTRAL ANGLE OF 16°19'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 54°36'54" EAST FOR 548.91 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY 39.92 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 91°30'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 00°42'23" EAST FOR 35.82 FEET; THENCE NORTH 45°02'39" WEST, FOR 339.76 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 538.01 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET THROUGH A CENTRAL ANGLE OF 64°53'44" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 77°29'31" WEST FOR 509.70 FEET; THENCE SOUTH 70°03'37" WEST, FOR 302.43 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 39.27 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 25°03'34" WEST FOR 35.36 FEET; THENCE SOUTH 70°03'35" WEST, FOR 50.00 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 39.27 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 89°59'55" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 64°56'26" WEST FOR 35.36 FEET; THENCE NORTH 19°56'23" WEST, FOR 50.00 FEET; THENCE NORTH 70°03'37" EAST, FOR 339.55 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 39.27 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 25°03'36" EAST FOR 35.35 FEET; THENCE NORTH 19°56'24" WEST, FOR 190.02 FEET; THENCE SOUTH 70°03'36" WEST, FOR 60.02 FEET; THENCE NORTH 19°56'23" WEST, FOR 44.98 FEET; THENCE SOUTH 70°03'37" WEST, FOR 260.98 FEET; THENCE NORTH 19°56'23" WEST, FOR 50.00 FEET; THENCE NORTH 70°03'37" EAST, FOR 296.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 39.27 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 25°03'36" EAST FOR 35.36 FEET; THENCE NORTH 19°56'24" WEST, FOR 97.66 FEET TO A POINT ON A CURVE; THENCE NORTHERLY 18.70 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 975.00 FEET THROUGH A CENTRAL ANGLE OF 01°05'56" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 20°23'10" WEST FOR 18.70 FEET; THENCE NORTH 69°03'52" EAST, FOR 50.00 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 19.61 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,025.00 FEET THROUGH A CENTRAL ANGLE OF 01°05'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 20°23'15" EAST FOR 19.61 FEET; THENCE SOUTH 19°56'24" EAST, FOR 97.61 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 89°59'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 64°56'24" EAST FOR 35.36 FEET; THENCE NORTH 70°03'37" EAST, FOR 210.00 FEET TO A POINT OF CURVATURE;THENCE NORTHEASTERLY 39.27 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 25°03'36" EAST FOR 35.36 FEET; THENCE NORTH 19°56'24" WEST, FOR 97.40 FEET TO A POINT ON A CURVE; THENCE NORTHERLY 27.04 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,285.00 FEET THROUGH A CENTRAL ANGLE OF 01°12'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 20°27'10" WEST FOR 27.04 FEET; THENCE NORTH 68°56'40" EAST, FOR 50.00 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 28.05 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,335.00 FEET THROUGH A CENTRAL ANGLE OF 01°12'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 20°27'13" EAST FOR 28.05 FEET; THENCE SOUTH 19°56'24" EAST, FOR 97.36 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 89°59'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 64°56'24" EAST FOR 35.36 FEET; THENCE NORTH 70°03'37" EAST, FOR 1.84 FEET TO A POINT ON A CURVE; THENCE EASTERLY 370.86 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 525.00 FEET THROUGH A CENTRAL ANGLE OF 40°28'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 89°42'10" EAST FOR 363.20 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY 37.49 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 85°55'52" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 67°34'08" EAST FOR 34.08 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY 206.73 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,314.00 FEET THROUGH A CENTRAL ANGLE OF 09°00'51" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 20°05'46" EAST FOR 206.52 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 429.60 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,800.00 FEET THROUGH A CENTRAL ANGLE OF 13°40'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 22°25'34" EAST FOR 428.58 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 38.60 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 88°27'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 14°57'49" WEST FOR 34.88 FEET; THENCE NORTH 30°48'33" EAST, FOR 50.00 FEET TO A POINT ON A CURVE; THENCE EASTERLY 38.62 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 88°30'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 76°39'16" EAST FOR 34.89 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 118.32 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,800.00 FEET THROUGH A CENTRAL ANGLE OF 03°45'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 34°17'11" EAST FOR 118.30 FEET; THENCE SOUTH 53°49'50" EAST, FOR 50.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 9.86 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,750.00 FEET THROUGH A CENTRAL ANGLE OF 00°19'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 36°19'51" EAST FOR 9.86 FEET; THENCE SOUTH 53°30'28" EAST, FOR 130.00 FEET; THENCE SOUTH 36°26'31" WEST FOR 2.85 FEET; THENCE SOUTH 53°36'30" EAST, FOR 120.00 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 29.99 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,500.00 FEET THROUGH A CENTRAL ANGLE OF 01°08'44" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 35°49'07" WEST FOR 29.99 FEET;

THENCE SOUTH 54°38'55" EAST, FOR 70.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 9.83 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,430.00 FEET THROUGH A CENTRAL ANGLE OF 00°23'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 35°26'15" EAST FOR 9.83 FEET; THENCE SOUTH 54°21'56" EAST, FOR 120.00 FEET; THENCE SOUTHWESTERLY 162.29 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,310.00 FEET THROUGH A CENTRAL ANGLE OF 07°05'54" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 32°05'07" WEST FOR 162.19 FEET; THENCE SOUTH 61°27'50" EAST, FOR 120.00 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 35.60 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,190.00 FEET THROUGH A CENTRAL ANGLE OF 01°42'51" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 27°40'45" WEST FOR 35.60 FEET; THENCE SOUTH 64°12'51" EAST, FOR 10.00 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 1.84 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,180.00 FEET THROUGH A CENTRAL ANGLE OF 00°05'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°47'10" WEST FOR 1.84 FEET; THENCE SOUTH 63°44'39" EAST, FOR 50.00 FEET TO AN INTERSECTION WITH THE BOUNDARY OF TUCKERS COVE–PHASE 2, AS RECORDED IN PLAT BOOK 28, PAGES 5A THROUGH 5Z12, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES; (1) SOUTHWESTERLY 130.35 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,130.00 FEET THROUGH A CENTRAL ANGLE OF 06°36'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 23°27'30" WEST FOR 130.27 FEET; (2) SOUTH 70°21'12" EAST, FOR 120.01 FEET TO A POINT ON A CURVE; (3) SOUTHERLY 81.53 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,010.00 FEET THROUGH A CENTRAL ANGLE OF 04°37'31" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 17°54'05" WEST FOR 81.51 FEET TO A POINT ON A CURVE; (4) SOUTHWESTERLY 763.13 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 2,104.00 FEET THROUGH A CENTRAL ANGLE OF 20°46'53" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 25°58'47" WEST FOR 758.95 FEET; (5) SOUTH 53°37'47" EAST, FOR 120.00 FEET TO A POINT ON A CURVE; (6) SOUTHWESTERLY 111.99 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 2,224.00 FEET THROUGH A CENTRAL ANGLE OF 02°53'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 37°48'46" WEST FOR 111.98 FEET TO A POINT OF COMPOUND CURVATURE; (7) WESTERLY 27.05 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 61°59'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 70°14'50" WEST FOR 25.75 FEET; (8) SOUTH 40°33'30" WEST, FOR 56.40 FEET TO A POINT ON A CURVE; (9) SOUTHERLY 27.05 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 61°59'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 10°52'10" WEST FOR 25.75 FEET TO A POINT OF COMPOUND CURVATURE; (10) SOUTHWESTERLY 239.53 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 2,224.00 FEET THROUGH A CENTRAL ANGLE OF 06°10'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 44°56'48" WEST FOR 239.41 FEET TO A POINT OF COMPOUND CURVATURE; (11) WESTERLY 27.05 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 61°59'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 79°01'25" WEST FOR 25.75 FEET; (12) SOUTH 49°20'05" WEST, FOR 56.40 FEET TO A POINT ON A CURVE; (13) SOUTHERLY 27.05 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 61°59'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 19°38'45" WEST FOR 25.75 FEET TO A POINT OF COMPOUND CURVATURE; (14) SOUTHWESTERLY 115.18 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 2,224.00 FEET THROUGH A CENTRAL ANGLE OF 02°58'02" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 52°07'17" WEST FOR 115.17 FEET; (15) NORTH 36°23'42" WEST, FOR 120.00 FEET TO A POINT ON A CURVE; (16) SOUTHWESTERLY 336.68 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 2,104.00 FEET THROUGH A CENTRAL ANGLE OF 09°10'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 58°11'21" WEST FOR 336.32 FEET TO A POINT OF REVERSE CURVATURE; (17) SOUTHWESTERLY 56.87 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 3,010.00 FEET THROUGH A CENTRAL ANGLE OF 01°04'57" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 62°13'56" WEST FOR 56.86 FEET TO THE SOUTHEAST CORNER OF LOT 6913 OF AFOREMENTIONED TUCKERS COVE; THENCE ALONG THE BOUNDARY OF SAID TUCKERS COVE FOR THE REMAINING THREE (3) COURSES AND DISTANCES; (1) NORTH 28°18'32" WEST, FOR 120.00 FEET; (2) NORTHEASTERLY 11.91 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 3,130.00 FEET THROUGH A CENTRAL ANGLE OF 00°13'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 61°48'00" EAST FOR 11.91 FEET; (3) NORTH 28°05'27" WEST, FOR 50.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 35.04 ACRES, MORE OR LESS.

Exhibit B

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 2	Lot 7562	$25,318.28
Webbs Reserve	Phase 2	Lot 7563	$25,318.28
Webbs Reserve	Phase 2	Lot 7564	$25,318.28
Webbs Reserve	Phase 2	Lot 7565	$25,318.28
Webbs Reserve	Phase 2	Lot 7566	$25,318.28
Webbs Reserve	Phase 2	Lot 7567	$25,318.28
Webbs Reserve	Phase 2	Lot 7568	$25,318.28
Webbs Reserve	Phase 2	Lot 7569	$25,318.28
Webbs Reserve	Phase 2	Lot 7570	$25,318.28
Webbs Reserve	Phase 2	Lot 7571	$25,318.28
Webbs Reserve	Phase 2	Lot 7572	$25,318.28
Webbs Reserve	Phase 2	Lot 7573	$25,318.28
Webbs Reserve	Phase 2	Lot 7574	$25,318.28
Webbs Reserve	Phase 2	Lot 7575	$25,318.28
Webbs Reserve	Phase 2	Lot 7576	$25,318.28
Webbs Reserve	Phase 2	Lot 7577	$25,318.28
Webbs Reserve	Phase 2	Lot 7578	$25,318.28
Webbs Reserve	Phase 2	Lot 7579	$25,318.28
Webbs Reserve	Phase 2	Lot 7580	$25,318.28
Webbs Reserve	Phase 2	Lot 7581	$25,318.28
Webbs Reserve	Phase 2	Lot 7582	$25,318.28
Webbs Reserve	Phase 2	Lot 7583	$25,318.28
Webbs Reserve	Phase 2	Lot 7584	$25,318.28
Webbs Reserve	Phase 2	Lot 7585	$25,318.28
Webbs Reserve	Phase 2	Lot 7586	$25,318.28
Webbs Reserve	Phase 2	Lot 7587	$25,318.28
Webbs Reserve	Phase 2	Lot 7588	$25,318.28
Webbs Reserve	Phase 2	Lot 7589	$25,318.28
Webbs Reserve	Phase 2	Lot 7590	$25,318.28
Webbs Reserve	Phase 2	Lot 7591	$25,318.28
Webbs Reserve	Phase 2	Lot 7592	$25,318.28
Webbs Reserve	Phase 2	Lot 7593	$25,318.28
Webbs Reserve	Phase 2	Lot 7594	$25,318.28
Webbs Reserve	Phase 2	Lot 7595	$25,318.28
Webbs Reserve	Phase 2	Lot 7596	$25,318.28
Webbs Reserve	Phase 2	Lot 7597	$25,318.28
Webbs Reserve	Phase 2	Lot 7598	$25,318.28
Webbs Reserve	Phase 2	Lot 7599	$25,318.28
Webbs Reserve	Phase 2	Lot 7600	$25,318.28
Webbs Reserve	Phase 2	Lot 7601	$25,318.28
Webbs Reserve	Phase 2	Lot 7602	$25,318.28

Exhibit B

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 2	Lot 7603	$25,318.28
Webbs Reserve	Phase 2	Lot 7604	$25,318.28
Webbs Reserve	Phase 2	Lot 7605	$25,318.28
Webbs Reserve	Phase 2	Lot 7606	$25,318.28
Webbs Reserve	Phase 2	Lot 7607	$25,318.28
Webbs Reserve	Phase 2	Lot 7608	$25,318.28
Webbs Reserve	Phase 2	Lot 7609	$25,318.28
Webbs Reserve	Phase 2	Lot 7610	$25,318.28
Webbs Reserve	Phase 2	Lot 7611	$25,318.28
Webbs Reserve	Phase 2	Lot 7612	$25,318.28
Webbs Reserve	Phase 2	Lot 7613	$25,318.28
Webbs Reserve	Phase 2	Lot 7614	$25,318.28
Webbs Reserve	Phase 2	Lot 7615	$25,318.28
Webbs Reserve	Phase 2	Lot 7616	$25,318.28
Webbs Reserve	Phase 2	Lot 7617	$25,318.28
Webbs Reserve	Phase 2	Lot 7618	$25,318.28
Webbs Reserve	Phase 2	Lot 7619	$25,318.28
Webbs Reserve	Phase 2	Lot 7620	$25,318.28
Webbs Reserve	Phase 2	Lot 7621	$25,318.28
Webbs Reserve	Phase 2	Lot 7622	$25,318.28
Webbs Reserve	Phase 2	Lot 7623	$25,318.28
Webbs Reserve	Phase 2	Lot 7624	$25,318.28
Webbs Reserve	Phase 2	Lot 7625	$25,318.28
Webbs Reserve	Phase 2	Lot 7626	$25,318.28
Webbs Reserve	Phase 2	Lot 7627	$25,318.28
Webbs Reserve	Phase 2	Lot 7628	$25,318.28
Webbs Reserve	Phase 2	Lot 7629	$25,318.28
Webbs Reserve	Phase 2	Lot 7630	$25,318.28
Webbs Reserve	Phase 2	Lot 7631	$25,318.28
Webbs Reserve	Phase 2	Lot 7632	$25,318.28
Webbs Reserve	Phase 2	Lot 7633	$25,318.28
Webbs Reserve	Phase 2	Lot 7634	$25,318.28
Webbs Reserve	Phase 2	Lot 7635	$25,318.28
Webbs Reserve	Phase 2	Lot 7636	$25,318.28
Webbs Reserve	Phase 2	Lot 7637	$25,318.28
Webbs Reserve	Phase 2	Lot 7638	$25,318.28
Webbs Reserve	Phase 2	Lot 7639	$25,318.28
Webbs Reserve	Phase 2	Lot 7640	$25,318.28
Webbs Reserve	Phase 2	Lot 7641	$25,318.28
Webbs Reserve	Phase 2	Lot 7642	$25,318.28
Webbs Reserve	Phase 2	Lot 7643	$25,318.28

Exhibit B

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 2	Lot 7644	$25,318.28
Webbs Reserve	Phase 2	Lot 7645	$25,318.28
Webbs Reserve	Phase 2	Lot 7646	$25,318.28
Webbs Reserve	Phase 2	Lot 7647	$25,318.28
Webbs Reserve	Phase 2	Lot 7648	$25,318.28
Webbs Reserve	Phase 2	Lot 7649	$25,318.28
Webbs Reserve	Phase 2	Lot 7650	$25,318.28
Webbs Reserve	Phase 2	Lot 7651	$25,318.28
Webbs Reserve	Phase 2	Lot 7652	$25,318.28
Webbs Reserve	Phase 2	Lot 7653	$25,318.28
Webbs Reserve	Phase 2	Lot 7654	$25,318.28
Webbs Reserve	Phase 2	Lot 7655	$25,318.28
Webbs Reserve	Phase 2	Lot 7656	$25,318.28
Webbs Reserve	Phase 2	Lot 7657	$28,234.68
Webbs Reserve	Phase 2	Lot 7658	$28,234.68
Webbs Reserve	Phase 2	Lot 7659	$28,234.68
Webbs Reserve	Phase 2	Lot 7660	$28,234.68
Webbs Reserve	Phase 2	Lot 7661	$28,234.68
Webbs Reserve	Phase 2	Lot 7662	$28,234.68
Webbs Reserve	Phase 2	Lot 7663	$28,234.68
Webbs Reserve	Phase 2	Lot 7664	$28,234.68
Webbs Reserve	Phase 2	Lot 7665	$28,234.68
Webbs Reserve	Phase 2	Lot 7666	$28,234.68
Webbs Reserve	Phase 2	Lot 7667	$28,234.68
Webbs Reserve	Phase 2	Lot 7668	$28,234.68
Webbs Reserve	Phase 2	Lot 7669	$28,234.68
Webbs Reserve	Phase 2	Lot 7670	$28,234.68
Webbs Reserve	Phase 2	Lot 7671	$28,234.68
Webbs Reserve	Phase 2	Lot 7672	$28,234.68
Webbs Reserve	Phase 2	Lot 7673	$28,234.68
Webbs Reserve	Phase 2	Lot 7674	$28,234.68
Webbs Reserve	Phase 2	Lot 7675	$28,234.68
Webbs Reserve	Phase 2	Lot 7676	$28,234.68
Webbs Reserve	Phase 2	Lot 7677	$28,234.68
Webbs Reserve	Phase 2	Lot 7678	$28,234.68
Webbs Reserve	Phase 2	Lot 7679	$28,234.68
Webbs Reserve	Phase 2	Lot 7680	$28,234.68
Webbs Reserve	Phase 2	Lot 7681	$28,234.68
Webbs Reserve	Phase 2	Lot 7682	$28,234.68
Webbs Reserve	Phase 2	Lot 7683	$28,234.68
Webbs Reserve	Phase 2	Lot 7684	$28,234.68

Exhibit B

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 2	Lot 7685	$28,234.68
Webbs Reserve	Phase 2	Lot 7686	$28,234.68
Webbs Reserve	Phase 2	Lot 7687	$28,234.68
Webbs Reserve	Phase 2	Lot 7688	$28,234.68
Webbs Reserve	Phase 2	Lot 7689	$28,234.68
Webbs Reserve	Phase 2	Lot 7690	$28,234.68
Webbs Reserve	Phase 2	Lot 7691	$28,234.68
Webbs Reserve	Phase 2	Lot 7692	$28,234.68
Webbs Reserve	Phase 2	Lot 7693	$28,234.68
Webbs Reserve	Phase 2	Lot 7694	$28,234.68
Webbs Reserve	Phase 2	Lot 7695	$28,234.68
Webbs Reserve	Phase 2	Lot 7696	$28,234.68
Webbs Reserve	Phase 2	Lot 7697	$28,234.68
Webbs Reserve	Phase 2	Lot 7698	$28,234.68
Webbs Reserve	Phase 2	Lot 7699	$28,234.68
Webbs Reserve	Phase 2	Lot 7700	$28,234.68
Webbs Reserve	Phase 2	Lot 7701	$28,234.68
Webbs Reserve	Phase 2	Lot 7702	$28,234.68
Webbs Reserve	Phase 2	Lot 7703	$28,234.68
Webbs Reserve	Phase 2	Unit 2111	$13,852.86
Webbs Reserve	Phase 2	Unit 2112	$13,852.86
Webbs Reserve	Phase 2	Unit 2113	$13,852.86
Webbs Reserve	Phase 2	Unit 2114	$13,852.86
Webbs Reserve	Phase 2	Unit 2115	$13,852.86
Webbs Reserve	Phase 2	Unit 2116	$13,852.86
Webbs Reserve	Phase 2	Unit 2117	$13,852.86
Webbs Reserve	Phase 2	Unit 2118	$13,852.86
Webbs Reserve	Phase 2	Unit 2121	$13,852.86
Webbs Reserve	Phase 2	Unit 2122	$13,852.86
Webbs Reserve	Phase 2	Unit 2123	$13,852.86
Webbs Reserve	Phase 2	Unit 2124	$13,852.86
Webbs Reserve	Phase 2	Unit 2125	$13,852.86
Webbs Reserve	Phase 2	Unit 2126	$13,852.86
Webbs Reserve	Phase 2	Unit 2127	$13,852.86
Webbs Reserve	Phase 2	Unit 2128	$13,852.86
Webbs Reserve	Phase 2	Unit 2131	$13,852.86
Webbs Reserve	Phase 2	Unit 2132	$13,852.86
Webbs Reserve	Phase 2	Unit 2133	$13,852.86
Webbs Reserve	Phase 2	Unit 2134	$13,852.86
Webbs Reserve	Phase 2	Unit 2135	$13,852.86
Webbs Reserve	Phase 2	Unit 2136	$13,852.86

Exhibit B

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 2	Unit 2137	$13,852.86
Webbs Reserve	Phase 2	Unit 2138	$13,852.86
Webbs Reserve	Phase 2	Unit 2141	$13,852.86
Webbs Reserve	Phase 2	Unit 2142	$13,852.86
Webbs Reserve	Phase 2	Unit 2143	$13,852.86
Webbs Reserve	Phase 2	Unit 2144	$13,852.86
Webbs Reserve	Phase 2	Unit 2145	$13,852.86
Webbs Reserve	Phase 2	Unit 2146	$13,852.86
Webbs Reserve	Phase 2	Unit 2211	$13,852.86
Webbs Reserve	Phase 2	Unit 2212	$13,852.86
Webbs Reserve	Phase 2	Unit 2213	$13,852.86
Webbs Reserve	Phase 2	Unit 2214	$13,852.86
Webbs Reserve	Phase 2	Unit 2215	$13,852.86
Webbs Reserve	Phase 2	Unit 2216	$13,852.86
Webbs Reserve	Phase 2	Unit 2217	$13,852.86
Webbs Reserve	Phase 2	Unit 2218	$13,852.86
Webbs Reserve	Phase 2	Unit 2221	$13,852.86
Webbs Reserve	Phase 2	Unit 2222	$13,852.86
Webbs Reserve	Phase 2	Unit 2223	$13,852.86
Webbs Reserve	Phase 2	Unit 2224	$13,852.86
Webbs Reserve	Phase 2	Unit 2225	$13,852.86
Webbs Reserve	Phase 2	Unit 2226	$13,852.86
Webbs Reserve	Phase 2	Unit 2227	$13,852.86
Webbs Reserve	Phase 2	Unit 2228	$13,852.86
Webbs Reserve	Phase 2	Unit 2231	$13,852.86
Webbs Reserve	Phase 2	Unit 2232	$13,852.86
Webbs Reserve	Phase 2	Unit 2233	$13,852.86
Webbs Reserve	Phase 2	Unit 2234	$13,852.86
Webbs Reserve	Phase 2	Unit 2235	$13,852.86
Webbs Reserve	Phase 2	Unit 2236	$13,852.86
Webbs Reserve	Phase 2	Unit 2237	$13,852.86
Webbs Reserve	Phase 2	Unit 2238	$13,852.86
Webbs Reserve	Phase 2	Unit 2241	$13,852.86
Webbs Reserve	Phase 2	Unit 2242	$13,852.86
Webbs Reserve	Phase 2	Unit 2243	$13,852.86
Webbs Reserve	Phase 2	Unit 2244	$13,852.86
Webbs Reserve	Phase 2	Unit 2245	$13,852.86
Webbs Reserve	Phase 2	Unit 2246	$13,852.86
Webbs Reserve	Phase 2	Unit 2311	$13,852.86
Webbs Reserve	Phase 2	Unit 2312	$13,852.86
Webbs Reserve	Phase 2	Unit 2313	$13,852.86

Exhibit B

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 2	Unit 2314	$13,852.86
Webbs Reserve	Phase 2	Unit 2315	$13,852.86
Webbs Reserve	Phase 2	Unit 2316	$13,852.86
Webbs Reserve	Phase 2	Unit 2317	$13,852.86
Webbs Reserve	Phase 2	Unit 2318	$13,852.86
Webbs Reserve	Phase 2	Unit 2321	$13,852.86
Webbs Reserve	Phase 2	Unit 2322	$13,852.86
Webbs Reserve	Phase 2	Unit 2323	$13,852.86
Webbs Reserve	Phase 2	Unit 2324	$13,852.86
Webbs Reserve	Phase 2	Unit 2325	$13,852.86
Webbs Reserve	Phase 2	Unit 2326	$13,852.86
Webbs Reserve	Phase 2	Unit 2327	$13,852.86
Webbs Reserve	Phase 2	Unit 2328	$13,852.86
Webbs Reserve	Phase 2	Unit 2331	$13,852.86
Webbs Reserve	Phase 2	Unit 2332	$13,852.86
Webbs Reserve	Phase 2	Unit 2333	$13,852.86
Webbs Reserve	Phase 2	Unit 2334	$13,852.86
Webbs Reserve	Phase 2	Unit 2335	$13,852.86
Webbs Reserve	Phase 2	Unit 2336	$13,852.86
Webbs Reserve	Phase 2	Unit 2337	$13,852.86
Webbs Reserve	Phase 2	Unit 2338	$13,852.86
Webbs Reserve	Phase 2	Unit 2341	$13,852.86
Webbs Reserve	Phase 2	Unit 2342	$13,852.86
Webbs Reserve	Phase 2	Unit 2343	$13,852.86
Webbs Reserve	Phase 2	Unit 2344	$13,852.86
Webbs Reserve	Phase 2	Unit 2345	$13,852.86
Webbs Reserve	Phase 2	Unit 2346	$13,852.86
Webbs Reserve	Phase 2	Unit 2411	$13,852.86
Webbs Reserve	Phase 2	Unit 2412	$13,852.86
Webbs Reserve	Phase 2	Unit 2413	$13,852.86
Webbs Reserve	Phase 2	Unit 2414	$13,852.86
Webbs Reserve	Phase 2	Unit 2415	$13,852.86
Webbs Reserve	Phase 2	Unit 2416	$13,852.86
Webbs Reserve	Phase 2	Unit 2417	$13,852.86
Webbs Reserve	Phase 2	Unit 2418	$13,852.86
Webbs Reserve	Phase 2	Unit 2421	$13,852.86
Webbs Reserve	Phase 2	Unit 2422	$13,852.86
Webbs Reserve	Phase 2	Unit 2423	$13,852.86
Webbs Reserve	Phase 2	Unit 2424	$13,852.86
Webbs Reserve	Phase 2	Unit 2425	$13,852.86
Webbs Reserve	Phase 2	Unit 2426	$13,852.86

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Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 2	Unit 2427	$13,852.86
Webbs Reserve	Phase 2	Unit 2428	$13,852.86
Webbs Reserve	Phase 2	Unit 2511	$13,852.86
Webbs Reserve	Phase 2	Unit 2512	$13,852.86
Webbs Reserve	Phase 2	Unit 2513	$13,852.86
Webbs Reserve	Phase 2	Unit 2514	$13,852.86
Webbs Reserve	Phase 2	Unit 2515	$13,852.86
Webbs Reserve	Phase 2	Unit 2516	$13,852.86
Webbs Reserve	Phase 2	Unit 2517	$13,852.86
Webbs Reserve	Phase 2	Unit 2518	$13,852.86
Webbs Reserve	Phase 2	Unit 2521	$13,852.86
Webbs Reserve	Phase 2	Unit 2522	$13,852.86
Webbs Reserve	Phase 2	Unit 2523	$13,852.86
Webbs Reserve	Phase 2	Unit 2524	$13,852.86
Webbs Reserve	Phase 2	Unit 2525	$13,852.86
Webbs Reserve	Phase 2	Unit 2526	$13,852.86
Webbs Reserve	Phase 2	Unit 2527	$13,852.86
Webbs Reserve	Phase 2	Unit 2528	$13,852.86
Webbs Reserve	Phase 2	Unit 2611	$13,852.86
Webbs Reserve	Phase 2	Unit 2612	$13,852.86
Webbs Reserve	Phase 2	Unit 2613	$13,852.86
Webbs Reserve	Phase 2	Unit 2614	$13,852.86
Webbs Reserve	Phase 2	Unit 2615	$13,852.86
Webbs Reserve	Phase 2	Unit 2616	$13,852.86
Webbs Reserve	Phase 2	Unit 2617	$13,852.86
Webbs Reserve	Phase 2	Unit 2618	$13,852.86
Webbs Reserve	Phase 2	Unit 2621	$13,852.86
Webbs Reserve	Phase 2	Unit 2622	$13,852.86
Webbs Reserve	Phase 2	Unit 2623	$13,852.86
Webbs Reserve	Phase 2	Unit 2624	$13,852.86
Webbs Reserve	Phase 2	Unit 2625	$13,852.86
Webbs Reserve	Phase 2	Unit 2626	$13,852.86
Webbs Reserve	Phase 2	Unit 2627	$13,852.86
Webbs Reserve	Phase 2	Unit 2628	$13,852.86
Webbs Reserve	Phase 2	Unit 2711	$13,852.86
Webbs Reserve	Phase 2	Unit 2712	$13,852.86
Webbs Reserve	Phase 2	Unit 2713	$13,852.86
Webbs Reserve	Phase 2	Unit 2714	$13,852.86
Webbs Reserve	Phase 2	Unit 2715	$13,852.86
Webbs Reserve	Phase 2	Unit 2716	$13,852.86
Webbs Reserve	Phase 2	Unit 2717	$13,852.86

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Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 2	Unit 2718	$13,852.86
Webbs Reserve	Phase 2	Unit 2721	$13,852.86
Webbs Reserve	Phase 2	Unit 2722	$13,852.86
Webbs Reserve	Phase 2	Unit 2723	$13,852.86
Webbs Reserve	Phase 2	Unit 2724	$13,852.86
Webbs Reserve	Phase 2	Unit 2725	$13,852.86
Webbs Reserve	Phase 2	Unit 2726	$13,852.86
Webbs Reserve	Phase 2	Unit 2727	$13,852.86
Webbs Reserve	Phase 2	Unit 2728	$13,852.86
Webbs Reserve	Phase 2	Unit 2811	$13,852.86
Webbs Reserve	Phase 2	Unit 2812	$13,852.86
Webbs Reserve	Phase 2	Unit 2813	$13,852.86
Webbs Reserve	Phase 2	Unit 2814	$13,852.86
Webbs Reserve	Phase 2	Unit 2815	$13,852.86
Webbs Reserve	Phase 2	Unit 2816	$13,852.86
Webbs Reserve	Phase 2	Unit 2817	$13,852.86
Webbs Reserve	Phase 2	Unit 2818	$13,852.86
Webbs Reserve	Phase 2	Unit 2821	$13,852.86
Webbs Reserve	Phase 2	Unit 2822	$13,852.86
Webbs Reserve	Phase 2	Unit 2823	$13,852.86
Webbs Reserve	Phase 2	Unit 2824	$13,852.86
Webbs Reserve	Phase 2	Unit 2825	$13,852.86
Webbs Reserve	Phase 2	Unit 2826	$13,852.86
Webbs Reserve	Phase 2	Unit 2827	$13,852.86
Webbs Reserve	Phase 2	Unit 2828	$13,852.86
Webbs Reserve	Phase 3	Lot 8330	$25,318.28
Webbs Reserve	Phase 3	Lot 8331	$25,318.28
Webbs Reserve	Phase 3	Lot 8332	$25,318.28
Webbs Reserve	Phase 3	Lot 8333	$25,318.28
Webbs Reserve	Phase 3	Lot 8334	$25,318.28
Webbs Reserve	Phase 3	Lot 8335	$25,318.28
Webbs Reserve	Phase 3	Lot 8336	$25,318.28
Webbs Reserve	Phase 3	Lot 8337	$25,318.28
Webbs Reserve	Phase 3	Lot 8338	$25,318.28
Webbs Reserve	Phase 3	Lot 8339	$25,318.28
Webbs Reserve	Phase 3	Lot 8340	$25,318.28
Webbs Reserve	Phase 3	Lot 8341	$25,318.28
Webbs Reserve	Phase 3	Lot 8342	$28,234.68
Webbs Reserve	Phase 3	Lot 8343	$28,234.68
Webbs Reserve	Phase 3	Lot 8344	$28,234.68
Webbs Reserve	Phase 3	Lot 8345	$28,234.68

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Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 3	Lot 8346	$28,234.68
Webbs Reserve	Phase 3	Lot 8347	$28,234.68
Webbs Reserve	Phase 3	Lot 8348	$28,234.68
Webbs Reserve	Phase 3	Lot 8349	$28,234.68
Webbs Reserve	Phase 3	Lot 8350	$28,234.68
Webbs Reserve	Phase 3	Lot 8351	$28,234.68
Webbs Reserve	Phase 3	Lot 8352	$28,234.68
Webbs Reserve	Phase 3	Lot 8353	$28,234.68
Webbs Reserve	Phase 3	Lot 8354	$28,234.68
Webbs Reserve	Phase 3	Lot 8355	$28,234.68
Webbs Reserve	Phase 3	Lot 8356	$28,234.68
Webbs Reserve	Phase 3	Lot 8357	$28,234.68
Webbs Reserve	Phase 3	Lot 8358	$28,234.68
Webbs Reserve	Phase 3	Lot 8359	$28,234.68
Webbs Reserve	Phase 3	Lot 8360	$28,234.68
Webbs Reserve	Phase 3	Lot 8361	$28,234.68
Webbs Reserve	Phase 3	Lot 8362	$28,234.68
Webbs Reserve	Phase 3	Lot 8363	$28,234.68
Webbs Reserve	Phase 3	Lot 8364	$28,234.68
Webbs Reserve	Phase 3	Lot 8365	$28,234.68
Webbs Reserve	Phase 3	Lot 8366	$28,234.68
Webbs Reserve	Phase 3	Lot 8367	$28,234.68
Webbs Reserve	Phase 3	Lot 8368	$28,234.68
Webbs Reserve	Phase 3	Lot 8369	$28,234.68
Webbs Reserve	Phase 3	Lot 8370	$28,234.68
Webbs Reserve	Phase 3	Lot 8371	$28,234.68
Webbs Reserve	Phase 3	Lot 8372	$28,234.68
Webbs Reserve	Phase 3	Lot 8373	$28,234.68
Webbs Reserve	Phase 3	Lot 8374	$28,234.68
Webbs Reserve	Phase 3	Lot 8375	$28,234.68
Webbs Reserve	Phase 3	Lot 8376	$28,234.68
Webbs Reserve	Phase 3	Lot 8377	$28,234.68
Webbs Reserve	Phase 3	Lot 8378	$28,234.68
Webbs Reserve	Phase 3	Lot 8379	$28,234.68
Webbs Reserve	Phase 3	Lot 8380	$25,318.28
Webbs Reserve	Phase 3	Lot 8381	$25,318.28
Webbs Reserve	Phase 3	Lot 8382	$25,318.28
Webbs Reserve	Phase 3	Lot 8383	$25,318.28
Webbs Reserve	Phase 3	Lot 8384	$25,318.28
Webbs Reserve	Phase 3	Lot 8385	$25,318.28
Webbs Reserve	Phase 3	Lot 8386	$25,318.28

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Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 3	Lot 8387	$25,318.28
Webbs Reserve	Phase 3	Lot 8388	$25,318.28
Webbs Reserve	Phase 3	Lot 8389	$25,318.28
Webbs Reserve	Phase 3	Lot 8390	$25,318.28
Webbs Reserve	Phase 3	Lot 8391	$25,318.28
Webbs Reserve	Phase 3	Lot 8392	$25,318.28
Webbs Reserve	Phase 3	Lot 8393	$25,318.28
Webbs Reserve	Phase 3	Lot 8394	$25,318.28
Webbs Reserve	Phase 3	Lot 8395	$25,318.28
Webbs Reserve	Phase 3	Lot 8396	$25,318.28
Webbs Reserve	Phase 3	Lot 8397	$25,318.28
Webbs Reserve	Phase 3	Lot 8398	$25,318.28
Webbs Reserve	Phase 3	Lot 8399	$25,318.28
Webbs Reserve	Phase 3	Lot 8400	$25,318.28
Webbs Reserve	Phase 3	Lot 8401	$25,318.28
Webbs Reserve	Phase 3	Lot 8402	$25,318.28
Webbs Reserve	Phase 3	Lot 8403	$25,318.28
Webbs Reserve	Phase 3	Lot 8404	$25,318.28
Webbs Reserve	Phase 3	Lot 8405	$25,318.28
Webbs Reserve	Phase 3	Lot 8406	$25,318.28
Webbs Reserve	Phase 3	Lot 8407	$25,318.28
Webbs Reserve	Phase 3	Lot 8408	$25,318.28
Webbs Reserve	Phase 3	Lot 8409	$25,318.28
Webbs Reserve	Phase 3	Lot 8410	$25,318.28
Webbs Reserve	Phase 3	Lot 8411	$25,318.28
Webbs Reserve	Phase 3	Lot 8412	$25,318.28
Webbs Reserve	Phase 3	Lot 8413	$25,318.28
Webbs Reserve	Phase 3	Lot 8414	$25,318.28
Webbs Reserve	Phase 3	Lot 8415	$25,318.28
Webbs Reserve	Phase 3	Lot 8416	$25,318.28
Webbs Reserve	Phase 3	Lot 8417	$25,318.28
Webbs Reserve	Phase 3	Lot 8418	$25,318.28
Webbs Reserve	Phase 3	Lot 8419	$25,318.28
Webbs Reserve	Phase 3	Unit 2911	$13,852.86
Webbs Reserve	Phase 3	Unit 2912	$13,852.86
Webbs Reserve	Phase 3	Unit 2913	$13,852.86
Webbs Reserve	Phase 3	Unit 2914	$13,852.86
Webbs Reserve	Phase 3	Unit 2915	$13,852.86
Webbs Reserve	Phase 3	Unit 2916	$13,852.86
Webbs Reserve	Phase 3	Unit 2917	$13,852.86
Webbs Reserve	Phase 3	Unit 2918	$13,852.86

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Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 3	Unit 2921	$13,852.86
Webbs Reserve	Phase 3	Unit 2922	$13,852.86
Webbs Reserve	Phase 3	Unit 2923	$13,852.86
Webbs Reserve	Phase 3	Unit 2924	$13,852.86
Webbs Reserve	Phase 3	Unit 2925	$13,852.86
Webbs Reserve	Phase 3	Unit 2926	$13,852.86
Webbs Reserve	Phase 3	Unit 2927	$13,852.86
Webbs Reserve	Phase 3	Unit 2928	$13,852.86
Webbs Reserve	Phase 3	Unit 3011	$13,852.86
Webbs Reserve	Phase 3	Unit 3012	$13,852.86
Webbs Reserve	Phase 3	Unit 3013	$13,852.86
Webbs Reserve	Phase 3	Unit 3014	$13,852.86
Webbs Reserve	Phase 3	Unit 3015	$13,852.86
Webbs Reserve	Phase 3	Unit 3016	$13,852.86
Webbs Reserve	Phase 3	Unit 3017	$13,852.86
Webbs Reserve	Phase 3	Unit 3018	$13,852.86
Webbs Reserve	Phase 3	Unit 3021	$13,852.86
Webbs Reserve	Phase 3	Unit 3022	$13,852.86
Webbs Reserve	Phase 3	Unit 3023	$13,852.86
Webbs Reserve	Phase 3	Unit 3024	$13,852.86
Webbs Reserve	Phase 3	Unit 3025	$13,852.86
Webbs Reserve	Phase 3	Unit 3026	$13,852.86
Webbs Reserve	Phase 3	Unit 3027	$13,852.86
Webbs Reserve	Phase 3	Unit 3028	$13,852.86
Webbs Reserve	Phase 3	Unit 3111	$13,852.86
Webbs Reserve	Phase 3	Unit 3112	$13,852.86
Webbs Reserve	Phase 3	Unit 3113	$13,852.86
Webbs Reserve	Phase 3	Unit 3114	$13,852.86
Webbs Reserve	Phase 3	Unit 3115	$13,852.86
Webbs Reserve	Phase 3	Unit 3116	$13,852.86
Webbs Reserve	Phase 3	Unit 3117	$13,852.86
Webbs Reserve	Phase 3	Unit 3118	$13,852.86
Webbs Reserve	Phase 3	Unit 3121	$13,852.86
Webbs Reserve	Phase 3	Unit 3122	$13,852.86
Webbs Reserve	Phase 3	Unit 3123	$13,852.86
Webbs Reserve	Phase 3	Unit 3124	$13,852.86
Webbs Reserve	Phase 3	Unit 3125	$13,852.86
Webbs Reserve	Phase 3	Unit 3126	$13,852.86
Webbs Reserve	Phase 3	Unit 3127	$13,852.86
Webbs Reserve	Phase 3	Unit 3128	$13,852.86
Webbs Reserve	Phase 3	Unit 3211	$13,852.86

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Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 3	Unit 3212	$13,852.86
Webbs Reserve	Phase 3	Unit 3213	$13,852.86
Webbs Reserve	Phase 3	Unit 3214	$13,852.86
Webbs Reserve	Phase 3	Unit 3215	$13,852.86
Webbs Reserve	Phase 3	Unit 3216	$13,852.86
Webbs Reserve	Phase 3	Unit 3221	$13,852.86
Webbs Reserve	Phase 3	Unit 3222	$13,852.86
Webbs Reserve	Phase 3	Unit 3223	$13,852.86
Webbs Reserve	Phase 3	Unit 3224	$13,852.86
Webbs Reserve	Phase 3	Unit 3225	$13,852.86
Webbs Reserve	Phase 3	Unit 3226	$13,852.86
Webbs Reserve	Phase 3	Unit 3311	$13,852.86
Webbs Reserve	Phase 3	Unit 3312	$13,852.86
Webbs Reserve	Phase 3	Unit 3313	$13,852.86
Webbs Reserve	Phase 3	Unit 3314	$13,852.86
Webbs Reserve	Phase 3	Unit 3315	$13,852.86
Webbs Reserve	Phase 3	Unit 3316	$13,852.86
Webbs Reserve	Phase 3	Unit 3317	$13,852.86
Webbs Reserve	Phase 3	Unit 3318	$13,852.86
Webbs Reserve	Phase 3	Unit 3321	$13,852.86
Webbs Reserve	Phase 3	Unit 3322	$13,852.86
Webbs Reserve	Phase 3	Unit 3323	$13,852.86
Webbs Reserve	Phase 3	Unit 3324	$13,852.86
Webbs Reserve	Phase 3	Unit 3325	$13,852.86
Webbs Reserve	Phase 3	Unit 3326	$13,852.86
Webbs Reserve	Phase 3	Unit 3327	$13,852.86
Webbs Reserve	Phase 3	Unit 3328	$13,852.86
Webbs Reserve	Phase 3	Unit 3331	$13,852.86
Webbs Reserve	Phase 3	Unit 3332	$13,852.86
Webbs Reserve	Phase 3	Unit 3333	$13,852.86
Webbs Reserve	Phase 3	Unit 3334	$13,852.86
Webbs Reserve	Phase 3	Unit 3335	$13,852.86
Webbs Reserve	Phase 3	Unit 3336	$13,852.86
Webbs Reserve	Phase 3	Unit 3337	$13,852.86
Webbs Reserve	Phase 3	Unit 3338	$13,852.86
Webbs Reserve	Phase 3	Unit 3341	$13,852.86
Webbs Reserve	Phase 3	Unit 3342	$13,852.86
Webbs Reserve	Phase 3	Unit 3343	$13,852.86
Webbs Reserve	Phase 3	Unit 3344	$13,852.86
Webbs Reserve	Phase 3	Unit 3345	$13,852.86
Webbs Reserve	Phase 3	Unit 3346	$13,852.86

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Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 3	Unit 3411	$13,852.86
Webbs Reserve	Phase 3	Unit 3412	$13,852.86
Webbs Reserve	Phase 3	Unit 3413	$13,852.86
Webbs Reserve	Phase 3	Unit 3414	$13,852.86
Webbs Reserve	Phase 3	Unit 3415	$13,852.86
Webbs Reserve	Phase 3	Unit 3416	$13,852.86
Webbs Reserve	Phase 3	Unit 3417	$13,852.86
Webbs Reserve	Phase 3	Unit 3418	$13,852.86
Webbs Reserve	Phase 3	Unit 3421	$13,852.86
Webbs Reserve	Phase 3	Unit 3422	$13,852.86
Webbs Reserve	Phase 3	Unit 3423	$13,852.86
Webbs Reserve	Phase 3	Unit 3424	$13,852.86
Webbs Reserve	Phase 3	Unit 3425	$13,852.86
Webbs Reserve	Phase 3	Unit 3426	$13,852.86
Webbs Reserve	Phase 3	Unit 3427	$13,852.86
Webbs Reserve	Phase 3	Unit 3428	$13,852.86
Webbs Reserve	Phase 3	Unit 3431	$13,852.86
Webbs Reserve	Phase 3	Unit 3432	$13,852.86
Webbs Reserve	Phase 3	Unit 3433	$13,852.86
Webbs Reserve	Phase 3	Unit 3434	$13,852.86
Webbs Reserve	Phase 3	Unit 3435	$13,852.86
Webbs Reserve	Phase 3	Unit 3436	$13,852.86
Webbs Reserve	Phase 3	Unit 3437	$13,852.86
Webbs Reserve	Phase 3	Unit 3438	$13,852.86
Webbs Reserve	Phase 3	Unit 3441	$13,852.86
Webbs Reserve	Phase 3	Unit 3442	$13,852.86
Webbs Reserve	Phase 3	Unit 3443	$13,852.86
Webbs Reserve	Phase 3	Unit 3444	$13,852.86
Webbs Reserve	Phase 3	Unit 3445	$13,852.86
Webbs Reserve	Phase 3	Unit 3446	$13,852.86
Webbs Reserve	Phase 3	Unit 3511	$13,852.86
Webbs Reserve	Phase 3	Unit 3512	$13,852.86
Webbs Reserve	Phase 3	Unit 3513	$13,852.86
Webbs Reserve	Phase 3	Unit 3514	$13,852.86
Webbs Reserve	Phase 3	Unit 3515	$13,852.86
Webbs Reserve	Phase 3	Unit 3516	$13,852.86
Webbs Reserve	Phase 3	Unit 3517	$13,852.86
Webbs Reserve	Phase 3	Unit 3518	$13,852.86
Webbs Reserve	Phase 3	Unit 3521	$13,852.86
Webbs Reserve	Phase 3	Unit 3522	$13,852.86
Webbs Reserve	Phase 3	Unit 3523	$13,852.86

Exhibit B

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 3	Unit 3524	$13,852.86
Webbs Reserve	Phase 3	Unit 3525	$13,852.86
Webbs Reserve	Phase 3	Unit 3526	$13,852.86
Webbs Reserve	Phase 3	Unit 3527	$13,852.86
Webbs Reserve	Phase 3	Unit 3528	$13,852.86
Webbs Reserve	Phase 3	Unit 3531	$13,852.86
Webbs Reserve	Phase 3	Unit 3532	$13,852.86
Webbs Reserve	Phase 3	Unit 3533	$13,852.86
Webbs Reserve	Phase 3	Unit 3534	$13,852.86
Webbs Reserve	Phase 3	Unit 3535	$13,852.86
Webbs Reserve	Phase 3	Unit 3536	$13,852.86
Webbs Reserve	Phase 3	Unit 3537	$13,852.86
Webbs Reserve	Phase 3	Unit 3538	$13,852.86
Webbs Reserve	Phase 3	Unit 3541	$13,852.86
Webbs Reserve	Phase 3	Unit 3542	$13,852.86
Webbs Reserve	Phase 3	Unit 3543	$13,852.86
Webbs Reserve	Phase 3	Unit 3544	$13,852.86
Webbs Reserve	Phase 3	Unit 3545	$13,852.86
Webbs Reserve	Phase 3	Unit 3546	$13,852.86
Webbs Reserve	Phase 3	Unit 3611	$13,852.86
Webbs Reserve	Phase 3	Unit 3612	$13,852.86
Webbs Reserve	Phase 3	Unit 3613	$13,852.86
Webbs Reserve	Phase 3	Unit 3614	$13,852.86
Webbs Reserve	Phase 3	Unit 3615	$13,852.86
Webbs Reserve	Phase 3	Unit 3616	$13,852.86
Webbs Reserve	Phase 3	Unit 3617	$13,852.86
Webbs Reserve	Phase 3	Unit 3618	$13,852.86
Webbs Reserve	Phase 3	Unit 3621	$13,852.86
Webbs Reserve	Phase 3	Unit 3622	$13,852.86
Webbs Reserve	Phase 3	Unit 3623	$13,852.86
Webbs Reserve	Phase 3	Unit 3624	$13,852.86
Webbs Reserve	Phase 3	Unit 3625	$13,852.86
Webbs Reserve	Phase 3	Unit 3626	$13,852.86
Webbs Reserve	Phase 3	Unit 3627	$13,852.86
Webbs Reserve	Phase 3	Unit 3628	$13,852.86
Webbs Reserve	Phase 3	Unit 3631	$13,852.86
Webbs Reserve	Phase 3	Unit 3632	$13,852.86
Webbs Reserve	Phase 3	Unit 3633	$13,852.86
Webbs Reserve	Phase 3	Unit 3634	$13,852.86
Webbs Reserve	Phase 3	Unit 3635	$13,852.86
Webbs Reserve	Phase 3	Unit 3636	$13,852.86

Exhibit B

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 3	Unit 3637	$13,852.86
Webbs Reserve	Phase 3	Unit 3638	$13,852.86
Webbs Reserve	Phase 3	Unit 3641	$13,852.86
Webbs Reserve	Phase 3	Unit 3642	$13,852.86
Webbs Reserve	Phase 3	Unit 3643	$13,852.86
Webbs Reserve	Phase 3	Unit 3644	$13,852.86
Webbs Reserve	Phase 3	Unit 3645	$13,852.86
Webbs Reserve	Phase 3	Unit 3646	$13,852.86
Webbs Reserve	Phase 3	Unit 3711	$13,852.86
Webbs Reserve	Phase 3	Unit 3712	$13,852.86
Webbs Reserve	Phase 3	Unit 3713	$13,852.86
Webbs Reserve	Phase 3	Unit 3714	$13,852.86
Webbs Reserve	Phase 3	Unit 3715	$13,852.86
Webbs Reserve	Phase 3	Unit 3716	$13,852.86
Webbs Reserve	Phase 3	Unit 3717	$13,852.86
Webbs Reserve	Phase 3	Unit 3718	$13,852.86
Webbs Reserve	Phase 3	Unit 3721	$13,852.86
Webbs Reserve	Phase 3	Unit 3722	$13,852.86
Webbs Reserve	Phase 3	Unit 3723	$13,852.86
Webbs Reserve	Phase 3	Unit 3724	$13,852.86
Webbs Reserve	Phase 3	Unit 3725	$13,852.86
Webbs Reserve	Phase 3	Unit 3726	$13,852.86
Webbs Reserve	Phase 3	Unit 3727	$13,852.86
Webbs Reserve	Phase 3	Unit 3728	$13,852.86
Webbs Reserve	Phase 3	Unit 3731	$13,852.86
Webbs Reserve	Phase 3	Unit 3732	$13,852.86
Webbs Reserve	Phase 3	Unit 3733	$13,852.86
Webbs Reserve	Phase 3	Unit 3734	$13,852.86
Webbs Reserve	Phase 3	Unit 3735	$13,852.86
Webbs Reserve	Phase 3	Unit 3736	$13,852.86
Webbs Reserve	Phase 3	Unit 3737	$13,852.86
Webbs Reserve	Phase 3	Unit 3738	$13,852.86
Webbs Reserve	Phase 3	Unit 3741	$13,852.86
Webbs Reserve	Phase 3	Unit 3742	$13,852.86
Webbs Reserve	Phase 3	Unit 3743	$13,852.86
Webbs Reserve	Phase 3	Unit 3744	$13,852.86
Webbs Reserve	Phase 3	Unit 3745	$13,852.86
Webbs Reserve	Phase 3	Unit 3746	$13,852.86
Webbs Reserve	Phase 3	Unit 3811	$13,852.86
Webbs Reserve	Phase 3	Unit 3812	$13,852.86
Webbs Reserve	Phase 3	Unit 3813	$13,852.86

Exhibit B

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 3	Unit 3814	$13,852.86
Webbs Reserve	Phase 3	Unit 3815	$13,852.86
Webbs Reserve	Phase 3	Unit 3816	$13,852.86
Webbs Reserve	Phase 3	Unit 3817	$13,852.86
Webbs Reserve	Phase 3	Unit 3818	$13,852.86
Webbs Reserve	Phase 3	Unit 3821	$13,852.86
Webbs Reserve	Phase 3	Unit 3822	$13,852.86
Webbs Reserve	Phase 3	Unit 3823	$13,852.86
Webbs Reserve	Phase 3	Unit 3824	$13,852.86
Webbs Reserve	Phase 3	Unit 3825	$13,852.86
Webbs Reserve	Phase 3	Unit 3826	$13,852.86
Webbs Reserve	Phase 3	Unit 3827	$13,852.86
Webbs Reserve	Phase 3	Unit 3828	$13,852.86
Webbs Reserve	Phase 3	Unit 3831	$13,852.86
Webbs Reserve	Phase 3	Unit 3832	$13,852.86
Webbs Reserve	Phase 3	Unit 3833	$13,852.86
Webbs Reserve	Phase 3	Unit 3834	$13,852.86
Webbs Reserve	Phase 3	Unit 3835	$13,852.86
Webbs Reserve	Phase 3	Unit 3836	$13,852.86
Webbs Reserve	Phase 3	Unit 3837	$13,852.86
Webbs Reserve	Phase 3	Unit 3838	$13,852.86
Webbs Reserve	Phase 3	Unit 3841	$13,852.86
Webbs Reserve	Phase 3	Unit 3842	$13,852.86
Webbs Reserve	Phase 3	Unit 3843	$13,852.86
Webbs Reserve	Phase 3	Unit 3844	$13,852.86
Webbs Reserve	Phase 3	Unit 3845	$13,852.86
Webbs Reserve	Phase 3	Unit 3846	$13,852.86
Webbs Reserve	Phase 3	Unit 3911	$13,852.86
Webbs Reserve	Phase 3	Unit 3912	$13,852.86
Webbs Reserve	Phase 3	Unit 3913	$13,852.86
Webbs Reserve	Phase 3	Unit 3914	$13,852.86
Webbs Reserve	Phase 3	Unit 3915	$13,852.86
Webbs Reserve	Phase 3	Unit 3916	$13,852.86
Webbs Reserve	Phase 3	Unit 3917	$13,852.86
Webbs Reserve	Phase 3	Unit 3918	$13,852.86
Webbs Reserve	Phase 3	Unit 3921	$13,852.86
Webbs Reserve	Phase 3	Unit 3922	$13,852.86
Webbs Reserve	Phase 3	Unit 3923	$13,852.86
Webbs Reserve	Phase 3	Unit 3924	$13,852.86
Webbs Reserve	Phase 3	Unit 3925	$13,852.86
Webbs Reserve	Phase 3	Unit 3926	$13,852.86

Exhibit B

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 3	Unit 3927	$13,852.86
Webbs Reserve	Phase 3	Unit 3928	$13,852.86
Webbs Reserve	Phase 3	Unit 3931	$13,852.86
Webbs Reserve	Phase 3	Unit 3932	$13,852.86
Webbs Reserve	Phase 3	Unit 3933	$13,852.86
Webbs Reserve	Phase 3	Unit 3934	$13,852.86
Webbs Reserve	Phase 3	Unit 3935	$13,852.86
Webbs Reserve	Phase 3	Unit 3936	$13,852.86
Webbs Reserve	Phase 3	Unit 3937	$13,852.86
Webbs Reserve	Phase 3	Unit 3938	$13,852.86
Webbs Reserve	Phase 3	Unit 3941	$13,852.86
Webbs Reserve	Phase 3	Unit 3942	$13,852.86
Webbs Reserve	Phase 3	Unit 3943	$13,852.86
Webbs Reserve	Phase 3	Unit 3944	$13,852.86
Webbs Reserve	Phase 3	Unit 3945	$13,852.86
Webbs Reserve	Phase 3	Unit 3946	$13,852.86
Webbs Reserve	Phase 3	Unit 4011	$13,852.86
Webbs Reserve	Phase 3	Unit 4012	$13,852.86
Webbs Reserve	Phase 3	Unit 4013	$13,852.86
Webbs Reserve	Phase 3	Unit 4014	$13,852.86
Webbs Reserve	Phase 3	Unit 4015	$13,852.86
Webbs Reserve	Phase 3	Unit 4016	$13,852.86
Webbs Reserve	Phase 3	Unit 4017	$13,852.86
Webbs Reserve	Phase 3	Unit 4018	$13,852.86
Webbs Reserve	Phase 3	Unit 4021	$13,852.86
Webbs Reserve	Phase 3	Unit 4022	$13,852.86
Webbs Reserve	Phase 3	Unit 4023	$13,852.86
Webbs Reserve	Phase 3	Unit 4024	$13,852.86
Webbs Reserve	Phase 3	Unit 4025	$13,852.86
Webbs Reserve	Phase 3	Unit 4026	$13,852.86
Webbs Reserve	Phase 3	Unit 4027	$13,852.86
Webbs Reserve	Phase 3	Unit 4028	$13,852.86
Webbs Reserve	Phase 3	Unit 4031	$13,852.86
Webbs Reserve	Phase 3	Unit 4032	$13,852.86
Webbs Reserve	Phase 3	Unit 4033	$13,852.86
Webbs Reserve	Phase 3	Unit 4034	$13,852.86
Webbs Reserve	Phase 3	Unit 4035	$13,852.86
Webbs Reserve	Phase 3	Unit 4036	$13,852.86
Webbs Reserve	Phase 3	Unit 4037	$13,852.86
Webbs Reserve	Phase 3	Unit 4038	$13,852.86
Webbs Reserve	Phase 3	Unit 4041	$13,852.86

Exhibit B

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 3	Unit 4042	$13,852.86
Webbs Reserve	Phase 3	Unit 4043	$13,852.86
Webbs Reserve	Phase 3	Unit 4044	$13,852.86
Webbs Reserve	Phase 3	Unit 4045	$13,852.86
Webbs Reserve	Phase 3	Unit 4046	$13,852.86
Webbs Reserve	Phase 3	Unit 4111	$13,852.86
Webbs Reserve	Phase 3	Unit 4112	$13,852.86
Webbs Reserve	Phase 3	Unit 4113	$13,852.86
Webbs Reserve	Phase 3	Unit 4114	$13,852.86
Webbs Reserve	Phase 3	Unit 4115	$13,852.86
Webbs Reserve	Phase 3	Unit 4116	$13,852.86
Webbs Reserve	Phase 3	Unit 4117	$13,852.86
Webbs Reserve	Phase 3	Unit 4118	$13,852.86
Webbs Reserve	Phase 3	Unit 4121	$13,852.86
Webbs Reserve	Phase 3	Unit 4122	$13,852.86
Webbs Reserve	Phase 3	Unit 4123	$13,852.86
Webbs Reserve	Phase 3	Unit 4124	$13,852.86
Webbs Reserve	Phase 3	Unit 4125	$13,852.86
Webbs Reserve	Phase 3	Unit 4126	$13,852.86
Webbs Reserve	Phase 3	Unit 4127	$13,852.86
Webbs Reserve	Phase 3	Unit 4128	$13,852.86
Webbs Reserve	Phase 3	Unit 4131	$13,852.86
Webbs Reserve	Phase 3	Unit 4132	$13,852.86
Webbs Reserve	Phase 3	Unit 4133	$13,852.86
Webbs Reserve	Phase 3	Unit 4134	$13,852.86
Webbs Reserve	Phase 3	Unit 4135	$13,852.86
Webbs Reserve	Phase 3	Unit 4136	$13,852.86
Webbs Reserve	Phase 3	Unit 4137	$13,852.86
Webbs Reserve	Phase 3	Unit 4138	$13,852.86
Webbs Reserve	Phase 3	Unit 4141	$13,852.86
Webbs Reserve	Phase 3	Unit 4142	$13,852.86
Webbs Reserve	Phase 3	Unit 4143	$13,852.86
Webbs Reserve	Phase 3	Unit 4144	$13,852.86
Webbs Reserve	Phase 3	Unit 4145	$13,852.86
Webbs Reserve	Phase 3	Unit 4146	$13,852.86
Webbs Reserve	Phase 3	Unit 4211	$13,852.86
Webbs Reserve	Phase 3	Unit 4212	$13,852.86
Webbs Reserve	Phase 3	Unit 4221	$13,852.86
Webbs Reserve	Phase 3	Unit 4222	$13,852.86
Webbs Reserve	Phase 3	Unit 4311	$13,852.86
Webbs Reserve	Phase 3	Unit 4312	$13,852.86

Exhibit B

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 3	Unit 4321	$13,852.86
Webbs Reserve	Phase 3	Unit 4322	$13,852.86
Webbs Reserve	Phase 3	Unit 4411	$13,852.86
Webbs Reserve	Phase 3	Unit 4412	$13,852.86
Webbs Reserve	Phase 3	Unit 4421	$13,852.86
Webbs Reserve	Phase 3	Unit 4422	$13,852.86
Webbs Reserve	Phase 3	Unit 4511	$13,852.86
Webbs Reserve	Phase 3	Unit 4512	$13,852.86
Webbs Reserve	Phase 3	Unit 4521	$13,852.86
Webbs Reserve	Phase 3	Unit 4522	$13,852.86
Webbs Reserve	Phase 3	Unit 4611	$13,852.86
Webbs Reserve	Phase 3	Unit 4612	$13,852.86
Webbs Reserve	Phase 3	Unit 4621	$13,852.86
Webbs Reserve	Phase 3	Unit 4622	$13,852.86
Webbs Reserve	Phase 3	Unit 4711	$13,852.86
Webbs Reserve	Phase 3	Unit 4712	$13,852.86
Webbs Reserve	Phase 3	Unit 4721	$13,852.86
Webbs Reserve	Phase 3	Unit 4722	$13,852.86
Webbs Reserve	Phase 3	Unit 4811	$13,852.86
Webbs Reserve	Phase 3	Unit 4812	$13,852.86
Webbs Reserve	Phase 3	Unit 4821	$13,852.86
Webbs Reserve	Phase 3	Unit 4822	$13,852.86
Webbs Reserve	Phase 3	Unit 4911	$13,852.86
Webbs Reserve	Phase 3	Unit 4912	$13,852.86
Webbs Reserve	Phase 3	Unit 4921	$13,852.86
Webbs Reserve	Phase 3	Unit 4922	$13,852.86
Webbs Reserve	Phase 3	Unit 5011	$13,852.86
Webbs Reserve	Phase 3	Unit 5012	$13,852.86
Webbs Reserve	Phase 3	Unit 5021	$13,852.86
Webbs Reserve	Phase 3	Unit 5022	$13,852.86
Webbs Reserve	Phase 3	Unit 5111	$13,852.86
Webbs Reserve	Phase 3	Unit 5112	$13,852.86
Webbs Reserve	Phase 3	Unit 5121	$13,852.86
Webbs Reserve	Phase 3	Unit 5122	$13,852.86
Webbs Reserve	Phase 3	Unit 5211	$13,852.86
Webbs Reserve	Phase 3	Unit 5212	$13,852.86
Webbs Reserve	Phase 3	Unit 5221	$13,852.86
Webbs Reserve	Phase 3	Unit 5222	$13,852.86
Webbs Reserve	Phase 3	Unit 5311	$13,852.86
Webbs Reserve	Phase 3	Unit 5312	$13,852.86
Webbs Reserve	Phase 3	Unit 5321	$13,852.86

Exhibit B

Community Name	Phase	Lot Number	Series 2026 Bond Assessments Apportionment per Unit
Webbs Reserve	Phase 3	Unit 5322	$13,852.86
Webbs Reserve	Phase 3	Unit 5411	$13,852.86
Webbs Reserve	Phase 3	Unit 5412	$13,852.86
Webbs Reserve	Phase 3	Unit 5421	$13,852.86
Webbs Reserve	Phase 3	Unit 5422	$13,852.86
Webbs Reserve	Phase 3	Unit 5511	$13,852.86
Webbs Reserve	Phase 3	Unit 5512	$13,852.86
Webbs Reserve	Phase 3	Unit 5521	$13,852.86
Webbs Reserve	Phase 3	Unit 5522	$13,852.86
Webbs Reserve	Phase 3	Unit 5611	$13,852.86
Webbs Reserve	Phase 3	Unit 5612	$13,852.86
Webbs Reserve	Phase 3	Unit 5621	$13,852.86
Webbs Reserve	Phase 3	Unit 5622	$13,852.86
Webbs Reserve	Phase 3	Unit 5711	$13,852.86
Webbs Reserve	Phase 3	Unit 5712	$13,852.86
Webbs Reserve	Phase 3	Unit 5721	$13,852.86
Webbs Reserve	Phase 3	Unit 5722	$13,852.86
Webbs Reserve	Phase 3	Unit 5811	$13,852.86
Webbs Reserve	Phase 3	Unit 5812	$13,852.86
Webbs Reserve	Phase 3	Unit 5821	$13,852.86
Webbs Reserve	Phase 3	Unit 5822	$13,852.86
Webbs Reserve	Phase 3	Unit 5911	$13,852.86
Webbs Reserve	Phase 3	Unit 5912	$13,852.86
Webbs Reserve	Phase 3	Unit 5921	$13,852.86
Webbs Reserve	Phase 3	Unit 5922	$13,852.86

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APPENDIX E

DISTRICT'S FINANCIAL STATEMENTS

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Babcock Ranch Community Independent Special District

FINANCIAL STATEMENTS

September 30, 2025

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CARR, RIGGS & INGRAM, L.L.C.

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Miramar Beach, FL 32550

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Babcock Ranch Community Independent Special District
Charlotte County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of Babcock Ranch Community Independent Special District (hereinafter referred to as "District"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the District as of September 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards and state projects, as required by Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and Chapter 10.650, Rules of the Auditor General are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 29, 2026, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
June 29, 2026

Management's Discussion And Analysis

Our discussion and analysis of the Babcock Ranch Community Independent Special District's financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's financial statements, which begin on page 11.

FINANCIAL HIGHLIGHTS

- At September 30, 2025, the assets of the District as a whole exceeded its liabilities and deferred inflows of resources by approximately $62 million. For the governmental activities at September 30, 2025, the assets of the District exceed its liabilities and deferred inflows of resources by approximately $97.8 million. For the business-type activities at September 30, 2025, the liabilities and deferred inflows of resources of the District exceed its assets by approximately $35.9 million (deficit).

- During the fiscal year ended September 30, 2025, the District received bond and loan proceeds of approximately $71.3 million.

- During the fiscal year ended September 30, 2025, the District paid approximately $9 million of interest expenditures, repaid approximately $7.2 million of outstanding long-term principal and incurred approximately $87.6 million of capital outlay expenditures related primarily to work in progress on infrastructure projects. In addition, the District received developer contributions totaling approximately $30.7 million.

- During the fiscal year ended September 30, 2025, the District expended grant funds of approximately $14.3 million related to a state-funded agreement with the Florida Department of Transportation to widen and reconstruct State Road 31 in Lee and Charlotte Counties.

USING THE ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities on pages 11 – 12 provide information about the activities of the District as a whole and present a longer-term view of the District's finances. Fund financial statements start on page 13. For governmental activities, these statements tell how these services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the District's most significant funds.

Reporting the District as a Whole

Our analysis of the District as a whole begins on page 6. One of the most important questions asked about the District's finances is, "Is the District as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District's net position and related changes during the current year. You can think of the Districts' net position – the difference between assets and liabilities – as one way to measure the District's financial health, or financial position. Over time, increases or decreases in the District's net position is one indicator of whether its financial health is improving or deteriorating. You will need to consider other nonfinancial factors; however, such as changes in the District's assessment base and the condition of the District's infrastructure, to assess the overall health of the District.

In the Statement of Net Position and the Statement of Activities, we divide the District into two kinds of activities:

- Governmental activities – Most of the District's services are reported here, including general administration, operations and maintenance. Owner assessments finance most of these activities.

- Business-type activities – The District charges a fee to members and other users to help cover the costs associated with the operations of the water, sewer and irrigation utilities, and solid waste disposal.

Reporting the District's Most Significant Funds

Our analysis of the District's major funds begins on page 8. The fund financial statements begin on page 13 and provide detailed information about the most significant funds – not the District as a whole. Some funds are required to be established by State law and by bond covenants. The District's funds are comprised of governmental fund-types and proprietary (business-type) funds.

- *Governmental funds* – Most of the District's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. The governmental fund statements provide a detailed short-term view of the District's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs.

- *Proprietary funds* – When the District charges customers for the services it provides, these services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities. In fact, the District's enterprise fund, a type of proprietary fund, is the same as the business-type activities we report in the government wide statements but provides more detail and additional information, such as cash flows.

THE DISTRICT AS A WHOLE

The following table reflects the condensed Statement of Net Position and is compared to the prior year (in thousands).

	Governmental Activities		Business-type Activities		Total Primary Government	
September 30,	**2025**	**2024**	**2025**	**2024**	**2025**	**2024**
Assets						
Current and other assets	$ 35,449	$ 30,214	$ 4,150	$ 4,308	$ 39,599	$ 34,522
Capital assets, net	302,648	219,091	-	-	302,648	219,091
Total assets	$ 338,097	$ 249,305	$ 4,150	$ 4,308	$ 342,247	$ 253,613
Liabilities						
Current liabilities	$ 12,477	$ 17,276	$ 40,049	$ 28,378	$ 52,526	$ 45,654
Other liabilities	225,429	161,302	-	-	225,429	161,302
Total liabilities	237,906	178,578	40,049	28,378	277,955	206,956
Deferred inflows of resources						
Deferred inflows related to leases	2,325	2,355	-	-	2,325	2,355
Deferred inflows of resources	63	674	8	37	71	711
Total deferred inflows of resources	2,388	3,029	8	37	2,396	3,066
Net position						
Net investment in capital assets	95,125	75,635	-	-	95,125	75,635
Restricted for:						
Debt service	18,446	13,240	-	-	18,446	13,240
Capital projects	6,566	426	-	-	6,566	426
Unrestricted (deficit)	(22,334)	(21,603)	(35,907)	(24,107)	(58,241)	(45,710)
Total net position (deficit)	97,803	67,698	(35,907)	(24,107)	61,896	43,591
Total liabilities, deferred inflows of resources and net position	$ 338,097	$ 249,305	$ 4,150	$ 4,308	$ 342,247	$ 253,613

For more detailed information, see the accompanying Statement of Net Position.

During the fiscal year ended September 30, 2025, total assets and liabilities increased by approximately $88.6 million and $71 million, respectively, over the prior fiscal year. The increase in assets and liabilities is primarily due to the expansion of the District's infrastructure through the 2024 series bond and SIB loan draws for the governmental activities for the year. In addition, business-type activities liabilities increased approximately $11.7 million during the year. The business-type operations continue to sustain losses each year resulting in increased lease liabilities.

The following schedule compares the Statement of Activities for the current and previous fiscal year (in thousands).

	Governmental Activities		Business-type Activities		Total Primary Government	
For the year ended September 30,	**2025**	**2024**	**2025**	**2024**	**2025**	**2024**
Revenue:						
Program revenue:						
Charges for services	$ 16,297	$ 13,892	$ 22,423	$ 26,311	$ 38,720	$ 40,203
Grants and contributions	38,625	54,664	-	-	38,625	54,664
General revenue:						
Cost sharing and other revenue	2,909	3,068	-	-	2,909	3,068
Total revenue	57,831	71,624	22,423	26,311	80,254	97,935
Expenses:						
General government	3,727	3,416	-	-	3,727	3,416
Conveyance of capital assets	-	21,830	-	-	-	21,830
Maintenance and operations	8,757	9,292	-	-	8,757	9,292
Utilities	-	-	32,289	30,128	32,289	30,128
Solid waste	-	-	1,934	1,646	1,934	1,646
Bond issue costs	1,096	10	-	-	1,096	10
Unallocated amortization	4,030	534	-	-	4,030	534
Interest	10,116	7,387	-	-	10,116	7,387
Total expenses	27,726	42,469	34,223	31,774	61,949	74,243
Change in net position	30,105	29,155	(11,800)	(5,463)	18,305	23,692
Net position (deficit), beginning	67,698	38,543	(24,107)	(18,644)	43,591	19,899
Net position (deficit), ending	$ 97,803	$ 67,698	$ (35,907)	$ (24,107)	$ 61,896	$ 43,591

For more detailed information, see the accompanying Statement of Activities.

Total revenue decreased by approximately $17.7 million from the prior year and expenses decreased by approximately $12.3 million over the prior year. The decrease in revenue is primarily due to a decrease in charges for services, developer contributions, and grant revenues as the District expands. The decrease in government activities expense is primarily due to no conveyance of developer capital improvements to the District whereas approximately $22 million was conveyed in the prior year. The increase in business-type activities expense occurred due to additional utility and solid waste costs as the utility system continues to add new homeowners and builds out. The overall result was an approximate $30.1 million increase and $11.8 million decrease in net position for governmental and business-type activities, respectively, for fiscal year 2025.

THE DISTRICT'S FUNDS

Governmental Funds

As the District completed the year, its governmental funds (as presented in the balance sheet on page 13) reported a combined fund balance of approximately $24.4 million, which is a increase of approximately $11.5 million from last year's balance of approximately $12.9 million. Significant transactions are discussed below.

- During the fiscal year ended September 30, 2025, the District received debt and loan proceeds of $71.3 million.

- During the fiscal year ended September 30, 2025, the District paid approximately $9.0 million of interest expenditures, repaid approximately $7.2 million of outstanding long-term principal and incurred approximately $87.6 million of capital outlay expenditures related primarily to work in progress on the infrastructure for the District.

- During the fiscal year ended September 30, 2025, the District expended grant funds of approximately $14.3 million related to a state-funded agreement with the Florida Department of Transportation to widen and reconstruct State Road 31 in Lee and Charlotte Counties.

Proprietary Fund

The District's proprietary fund provides the same type of information found in the business-type activities column of the government-wide financial statements, but in more detail. Significant transactions are discussed below.

- During the year ended September 30, 2025, the District recognized approximately $20.7 million and $1.8 million in revenues and incurred approximately $32.3 million and $1.9 million of water, sewer and irrigation utilities and solid waste expenditures, respectively.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had approximately $302.6 million invested in capital assets. This amount represents a net increase of approximately $83.5 million over the fiscal year 2024 total. A listing of capital assets by major category for the current and prior year follows (in thousands).

	Governmental Activities		Business-type Activities		Total Primary Government	
September 30,	**2025**	**2024**	**2025**	**2024**	**2025**	**2024**
Right-to-use assets, net	$ 2,819	$ 3,072	$ -	$ -	$ 2,819	$ 3,072
Capital assets not being depreciated	186,517	99,078	-	-	186,517	99,078
Capital assets being depreciated	113,311	116,941	-	-	113,311	116,941
Net capital assets	$ 302,647	$ 219,091	$ -	$ -	$ 302,647	$ 219,091

More information about the District's capital assets is presented in Note 5 to the financial statements.

Debt and Lease Liabilities

At September 30, 2025, the District had approximately $224.5 million in long-term debt and lease liabilities outstanding. This amount represents a net increase of approximately $64 million over the fiscal year 2024 total. A listing of debt amount outstanding for the current and prior year is as follows (in thousands):

	Governmental Activities		Business-type Activities		Total Primary Government	
September 30,	**2025**	**2024**	**2025**	**2024**	**2025**	**2024**
Series 2015	$ 16,875	$ 17,290	$ -	$ -	$ 16,875	$ 17,290
Series 2018	1,855	1,895	-	-	1,855	1,895
Series 2018 Assessment Area 2B	3,410	3,480	-	-	3,410	3,480
Series 2018 Assessment Area 3A	11,435	11,640	-	-	11,435	11,640
Series 2018 Assessment Area 4	2,905	2,960	-	-	2,905	2,960
Series 2020 Assessment Area 2C	4,735	4,840	-	-	4,735	4,840
Series 2020 Assessment Area 3A	7,695	7,880	-	-	7,695	7,880
Series 2020 Assessment Area 3B	2,340	2,395	-	-	2,340	2,395
Series 2021	20,490	20,960	-	-	20,490	20,960
Series 2022	77,940	79,255	-	-	77,940	79,255
Series 2024	56,955	-			56,955	-
SIB Loan payable	12,662	1,943	-	-	12,662	1,943
Note Series 2023A & B	2,398	2,962	-	-	2,398	2,962
Lease liabilities	2,802	2,931	-	-	2,802	2,931
	$ 224,497	$ 160,431	$ -	$ -	$ 224,497	$ 160,431

More information about the District's long-term debt and lease liabilities is presented in Note 7 to the financial statements.

GOVERNMENTAL FUNDS BUDGETARY HIGHLIGHTS

An Operating budget was established by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown at page 44.

The District experienced an unfavorable variance of $889,150 in revenue and a favorable variance of $833,941 in expenditures as compared to the budget. The District experienced a favorable variance of $55,209 for other financing uses for excess uses budgeted but not needed. The variance in revenue resulted primarily from the District needing less developer contributions than budgeted to fund the deficit in the current year and the District receiving less prepaid lot assessments than budgeted. The variance in expenditures is primarily due to less maintenance and operations expenses budgeted versus actual.

FUTURE FINANCIAL FACTORS

Babcock Ranch Community Independent Special District is an independent special district that operates under the provisions of Chapter 189, Florida Statutes, pursuant to Chapter 2007-306 Babcock Ranch Community Independent Special District Act. The District operates under an elected Board of Supervisors, which establishes policy and sets assessment rates. Assessment rates for fiscal year 2026 were established to provide for the operations of the District as well as the necessary debt service requirements.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the District's finances. If you have questions about this report or need additional financial information, contact the Babcock Ranch Community Independent Special District's management company, Wrathell, Hunt & Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Basic Financial Statements

Babcock Ranch Community Independent Special District
Statement of Net Position

September 30,	2025		
	Governmental Activities	Business-type Activities	Total
Assets			
Cash and cash equivalents	$ 5,785,437	$ 2,243,634	$ 8,029,071
Investments	25,175,704	-	25,175,704
Accounts receivable	506,995	1,906,323	2,413,318
Due from developer, net	176,125	-	176,125
Due from other governments	509,294	-	509,294
Prepaid expenses	6,500	-	6,500
Deposits	4,844	-	4,844
Other prepaid assets	958,507	-	958,507
Lease receivable	2,325,097	-	2,325,097
Capital assets:			
Right-to-use subscription assets, net	108,515	-	108,515
Right-to-use lease assets, net	2,710,654	-	2,710,654
Not being depreciated	186,517,444	-	186,517,444
Depreciable, net	113,311,434	-	113,311,434
Total assets	338,096,550	4,149,957	342,246,507
Liabilities			
Accounts payable	2,168,927	118,994	2,287,921
Accrued interest payable	4,157,380	-	4,157,380
Accrued contracts payable	882,362	-	882,362
Accrued lease payable	-	39,565,680	39,565,680
Lease liability	70,411	-	70,411
Retainage payable	2,966,591	-	2,966,591
Developer deposits	1,370,822	-	1,370,822
Customer deposits payable	-	364,149	364,149
Due to other government	860,731	-	860,731
Non-current liabilities:			
Developer advances	1,000,000	-	1,000,000
Bonds and loan payable - due within one year	4,500,243	-	4,500,243
Bonds payable - due in more than one year	202,731,148	-	202,731,148
Lease liability - due in more than one year	2,731,569	-	2,731,569
Loan payable - due in more than one year	14,464,962	-	14,464,962
Total liabilities	237,905,146	40,048,823	277,953,969
Deferred inflow of resources			
Deferred inflows related to leases	2,325,097	-	2,325,097
Deferred revenue	63,435	8,478	71,913
Total deferred inflow of resources	2,388,532	8,478	2,397,010
Net position (deficit)			
Net investment in capital assets	95,125,008	-	95,125,008
Restricted for:			
Debt service	18,445,527	-	18,445,527
Capital projects	6,565,902	-	6,565,902
Unrestricted (deficit)	(22,333,565)	(35,907,344)	(58,240,909)
Total net position (deficit)	$ 97,802,872	$ (35,907,344)	$ 61,895,528

The accompanying notes are an integral part of these financial statements.

Babcock Ranch Community Independent Special District
Statement of Activities

For the year ended September 30, **2025**

			Program Revenue		Net (Expense) Revenue and Changes in Net Position		
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Primary government:							
Governmental activities:							
General government	$ (3,727,148)	$ 1,539,988	$ 1,744,580	$ -	$ (442,580)	$ -	$ (442,580)
Maintenance and operations	(8,756,599)	-	4,098,734	31,222,681	26,564,816	-	26,564,816
Cost of issuance	(1,095,740)	-	-	-	(1,095,740)	-	(1,095,740)
Unallocated amortization	(4,029,958)	-	-	-	(4,029,958)	-	(4,029,958)
Interest	(10,116,037)	14,756,394	631,937	926,580	6,198,874	-	6,198,874
Total governmental activities	(27,725,482)	16,296,382	6,475,251	32,149,261	27,195,412	-	27,195,412
Business-type activities:							
Utilities	(32,288,802)	20,646,573	-	-	-	(11,642,229)	(11,642,229)
Solid waste	(1,934,241)	1,776,255	-	-	-	(157,986)	(157,986)
Total business-type activities	(34,223,043)	22,422,828	-	-	-	(11,800,215)	(11,800,215)
Total primary government	$ (61,948,525)	$ 38,719,210	$ 6,475,251	$ 32,149,261	27,195,412	(11,800,215)	15,395,197
	General revenue						
	Cost sharing and other revenue				2,909,228	-	2,909,228
	Total general revenue				2,909,228	-	2,909,228
	Change in net position				30,104,640	(11,800,215)	18,304,425
	Net position (deficit) - beginning of year				67,698,232	(24,107,129)	43,591,103
	Net position (deficit) - end of year				$ 97,802,872	$ (35,907,344)	$ 61,895,528

The accompanying notes are an integral part of these financial statements.

Babcock Ranch Community Independent Special District
Balance Sheet – Governmental Funds

September 30,	2025				
	General	**Debt Service**	**Capital Projects**	**Nonmajor**	**Total Governmental Funds**
Assets					
Cash and cash equivalents	$ 2,026,051	$ 2,539,821	$ -	$ -	$ 4,565,872
Cash - restricted	-	-	1,219,565	-	1,219,565
Investments	-	13,589,217	11,586,487	-	25,175,704
Accounts receivable	363,924	139,557	-	-	503,481
Due from developer	1,028,739	-	-	-	1,028,739
Due from other entity	-	-	511,626	-	511,626
Deposits	4,844	-	-	40	4,884
Prepaid expenses	6,500	-	-	-	6,500
Other prepaid assets	-	-	958,467	-	958,467
Due from other funds	-	-	-	224,730	224,730
Total assets	$ 3,430,058	$ 16,268,595	$ 14,276,145	$ 224,770	$ 34,199,568
Liabilities, Deferred Inflows of Resources and Fund Balances					
Liabilities					
Accounts payable	$ 1,739,789	$ -	$ 280,699	$ 148,067	$ 2,168,555
Retainage payable	-	-	2,966,591	-	2,966,591
Contracts payable	-	-	882,362	-	882,362
Developer deposits	200,000	-	1,170,822	-	1,370,822
Due to developer	-	-	231,737	620,877	852,614
Due to other governments	859,921	-	-	-	859,921
Due to other funds	197,220	-	-	27,510	224,730
Total liabilities	2,996,930	-	5,532,211	796,454	9,325,595
Deferred inflows of resources					
Deferred revenue	433,128	1,100	-	49,194	483,422
Total deferred inflows of resources	433,128	1,100	-	49,194	483,422
Fund balance (deficit)					
Nonspendable	11,344	-	-	-	11,344
Restricted for debt service	-	16,267,495	2,178,032	-	18,445,527
Restricted for capital projects	-	-	6,565,902	-	6,565,902
Unassigned (deficit)	(11,344)	-	-	(620,878)	(632,222)
Total fund balance (deficit)	-	16,267,495	8,743,934	(620,878)	24,390,551
Total liabilities, deferred inflows of resources and fund balance (deficit)	$ 3,430,058	$ 16,268,595	$ 14,276,145	$ 224,770	$ 34,199,568

The accompanying notes are an integral part of these financial statements.

Babcock Ranch Community Independent Special District
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position

September 30,		**2025**
Total fund balances, governmental funds	$	24,390,551
Capital assets and subscription assets used in governmental activities are not financial resources and therefore are not reported in the fund financial statements.		302,648,047
Lease receivables in governmental activities are not current financial resources and therefore are not reported in the fund financial statements.		2,325,097
Liabilities not due and payable from current resources, including accrued interest, are not reported in the fund level statements.		(229,655,713)
Revenue reported in the Statement of Activities that was not collected within 90 days of the current year-end was deferred in the fund financial statements.		419,987
Deferred inflows related to leases will not be collected within 90 days after the close of the District's fiscal year-end and are not considered as "available" revenue in the governmental funds and, therefore, are reported as deferred inflows of resources.		(2,325,097)
Total net position - governmental activities	$	97,802,872

The accompanying notes are an integral part of these financial statements.

Babcock Ranch Community Independent Special District
Statement of Revenue, Expenditures and Changes in Fund Balances – Governmental Funds

For the year ended September 30,	2025				
	General	Debt Service	Capital Projects	Nonmajor	Total Governmental Funds
Revenue					
Assessments	$ 5,158,051	$ 10,147,678	$ 990,653	$ -	$ 16,296,382
Developer contributions	5,554,883	-	25,177,890	-	30,732,773
Cost sharing and other revenue	2,446,599	-	-	2,849,174	5,295,773
Interest	-	548,169	926,580	-	1,474,749
Prepayment revenue	-	19,441	3,722,573	-	3,742,014
Total revenue	13,159,533	10,715,288	30,817,696	2,849,174	57,541,691
Expenditures					
Current:					
General government	3,567,475	-	-	116,697	3,684,172
Maintenance and operations	7,817,983	-	-	981,592	8,799,575
Capital outlay	126,908	-	85,246,431	2,213,609	87,586,948
Debt service:					
Bond issue costs	-	1,095,740	-	-	1,095,740
Developer repayment	-	-	-		-
Principal	692,938	2,945,000	3,603,753	-	7,241,691
Interest	358,588	8,294,628	309,166	-	8,962,382
Total expenditures	12,563,892	12,335,368	89,159,350	3,311,898	117,370,508
Excess (deficit) of revenue over expenditures	595,641	(1,620,080)	(58,341,654)	(462,724)	(59,828,817)
Other Financing Sources (Uses)					
Debt proceeds	-	5,642,667	65,664,843	-	71,307,510
Interfund transfers-in	-	-	2,231	595,641	597,872
Interfund transfers-out	(595,641)	(2,231)	-	-	(597,872)
Total other financing sources (uses)	(595,641)	5,640,436	65,667,074	595,641	71,307,510
Net change in fund balances	-	4,020,356	7,325,420	132,917	11,478,693
Fund balance (deficit), beginning of year	-	12,247,139	1,418,514	(753,795)	12,911,858
Fund balance (deficit), end of year	$ -	$ 16,267,495	$ 8,743,934	$ (620,878)	$ 24,390,551

The accompanying notes are an integral part of these financial statements.

Babcock Ranch Community Independent Special District
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities

For the year ended September 30,		**2025**
Net change in fund balances - governmental funds	$	11,478,693
Capital outlay, reported as expenditures in the governmental funds, is shown as capital assets on the Statement of Net Position.		87,586,948
Governmental funds report principal payments on bonds when debt is paid, whereas these payments are eliminated in the Statement of Activities and recognized as a decrease in bonds payable in the Statement of Net Position.		7,241,691
Amortization of original issue discounts and premiums and subscription asset are not recognized in the governmental fund statements but are reported as an expense in the Statement of Activities.		(4,031,615)
The change in accrued interest between the current and prior year is recorded on the Statement of Activities but not on the fund financial statements.		(1,151,998)
Bond proceeds are reported as other financing sources in the governmental funds are recognized as long-term liabilities in the Statement of Net Position.		(71,307,510)
Certain revenue recognized on the accrual basis in the government wide financial statements are recorded on the modified accrual basis in a different year for governmental fund financial statements.		288,431
Change in net position of governmental activities	$	30,104,640

The accompanying notes are an integral part of these financial statements.

Babcock Ranch Community Independent Special District
Statement of Net Position – Proprietary Fund

September 30,	2025		
	Enterprise Funds		
	Utilities	**Solid Waste**	**Total**
Assets			
Cash and cash equivalents	$ 2,147,087	$ 96,547	$ 2,243,634
Accounts receivable	1,808,055	98,268	1,906,323
Due from other enterprise funds	-	17,260	17,260
Total assets	$ 3,955,142	$ 212,075	$ 4,167,217
Liabilities			
Accounts payable	$ 117,907	$ 1,087	$ 118,994
Accrued lease payable	37,661,712	1,903,968	39,565,680
Deposits payable	364,149	-	364,149
Due to other enterprise funds	17,260	-	17,260
Total liabilities	38,161,028	1,905,055	40,066,083
Deferred inflows of resources			
Deferred revenue	8,478	-	8,478
Total deferred inflows of resources	8,478	-	8,478
Net Position (Deficit)			
Unrestricted (deficit)	(34,214,364)	(1,692,980)	(35,907,344)
Total net position (deficit)	(34,214,364)	(1,692,980)	(35,907,344)
Total liabilities, deferred inflows of resources and net position (deficit)	$ 3,955,142	$ 212,075	$ 4,167,217

The accompanying notes are an integral part of these financial statements.

Babcock Ranch Community Independent Special District
Statement of Revenues, Expenses and Changes in Net Position – Proprietary Fund

For the year ended September 30,	2025		
	Enterprise Funds		
	Utilities	**Solid Waste**	**Total**
Revenue			
Charges for services:			
Water, sewer and irrigation utilities	$ 11,266,855	$ -	$ 11,266,855
Water, sewer and irrigation connection fees	9,379,718	-	9,379,718
Solid waste	-	1,776,255	1,776,255
Total revenue	20,646,573	1,776,255	22,422,828
Operating expenses			
Administrative and other	755,654	36,146	791,800
Water, sewer and irrigation utilities	31,533,148	-	31,533,148
Solid waste	-	1,898,095	1,898,095
Total operating expenses	32,288,802	1,934,241	34,223,043
Operating income (loss)	(11,642,229)	(157,986)	(11,800,215)
Net position (deficit), beginning of year	(22,572,135)	(1,534,994)	(24,107,129)
Net position (deficit), end of year	$ (34,214,364)	$ (1,692,980)	$ (35,907,344)

The accompanying notes are an integral part of these financial statements.

For the year ended September 30,	2025		
	Enterprise Fund		
	Utilities	Solid Waste	Total
Cash flows from operating activities			
Receipts from customers	$ 20,688,577	$ 1,724,984	$ 22,413,561
Receipts from internal services provided	410,980	-	410,980
Payments to suppliers	(20,641,104)	(1,673,183)	(22,314,287)
Net cash provided by operating activities	458,453	51,801	510,254
Net increase in cash and cash equivalents	458,453	51,801	510,254
Cash and cash equivalents, beginning of year	1,688,634	44,746	1,733,380
Cash and cash equivalents, end of year	$ 2,147,087	$ 96,547	$ 2,243,634

(continued)

Babcock Ranch Community Independent Special District
Statement of Cash Flows – Proprietary Fund (Continued)

For the year ended September 30,	2025		
	Enterprise Fund		
	Utilities	**Solid Waste**	**Total**
Reconciliation of operating income (loss) to net cash provided by operating activities:			
Operating income (loss)	$ (11,642,229)	$ (157,986)	$ (11,800,215)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:			
Change in operating assets and liabilities:			
Accounts receivable	506,416	(34,163)	472,253
Due from other enterprise funds	-	(17,108)	(17,108)
Prepaid expenses	195,599	-	195,599
Accounts payable	(163,841)	746	(163,095)
Accrued lease expenses	11,598,832	260,312	11,859,144
Deposits payable	(25,187)	-	(25,187)
Due to other enterprise funds	17,108	-	17,108
Deferred revenue	(28,245)	-	(28,245)
Net cash provided by operating activities	$ 458,453	$ 51,801	$ 510,254

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of the Organization

The Babcock Ranch Community Independent Special District (the "District") was established on June 27, 2007 pursuant to Chapter 189, Florida Statutes, by Ch. 2007-306, Laws of Florida. The District has among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and the power to levy ad valorem taxes and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

Reporting Entity

The District is governed by a Board of Supervisors ("the Board"), which is comprised of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Certain supervisors are affiliated with the Developer of the District, Babcock Property Holdings, LLC ("the Developer" or "BPH"). The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 189, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

In evaluating how to define the government, for financial reporting purposes, management has considered all potential component units. The decision to include or exclude a potential component unit in the reporting entity was made by applying the criteria set forth by Generally Accepted Accounting Principles (GAAP) as defined by the Governmental Accounting Standards Board (GASB). Based on the foregoing criteria, no potential component units were found.

Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. Governmental activities, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from business-type activities, which rely to a significant extent on fees and charges to external customers for support. Likewise, the primary government is reported separately from certain legally separate component units for which the primary government is financially accountable.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Taxes and other items not properly included among program revenues are reported instead as *general revenues.*

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and enterprise funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Basis of Presentation

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility and timing requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 90 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Assessments, including debt service assessments along with operation and maintenance assessments, are non-ad valorem special assessments imposed on all lands located within the District and benefited by the District's activities, operation and maintenance. Assessments are levied and certified for collection by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assessments, Developer contributions and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The proprietary funds are reported using the *economic resources measurement* focus and the *accrual basis of accounting*.

Government-Wide Financial Statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates governmental funds and internal service funds, while business-type activities incorporate the District's enterprise funds. Separate financial statements are provided for governmental funds and proprietary funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments in lieu of taxes where the amounts are reasonably equivalent in value to the interfund services provided and other charges between the District's wastewater and sanitation services functions and various other functions of the District. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Fund Financial Statements

The fund financial statements provide information about the District's funds. Separate statements for each fund category—governmental and proprietary—are presented. The emphasis of fund financial statements is on major governmental and enterprise funds each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The District reports the following major governmental funds:

General Fund – The General Fund is the primary operating fund of the District. It is used to account for all financial resources except those required to be accounted for in other funds.

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund – The Capital Projects Fund accounts for the financial resources to be used in the acquisition or construction of major infrastructure within the District financed with the bonds previously issued or other means.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Proprietary funds are accounted for on the flow of economic resources measurement focus and use the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's enterprise funds are charges and assessments to customers for water, sewer and irrigation utilities and solid waste disposal services. Operating expenses for enterprise funds include the cost of sales and service, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Proprietary funds include the following enterprise fund type:

Utilities Fund – The Utilities Fund is used to account for the operations that provide water, sewer and irrigation utilities within the District.

Solid Waste Fund – The Solid Waste Fund is used to account for the operations that provide solid waste utilities within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed. When committed, assigned, or unassigned resources are available for use in the governmental fund financial statements, it is the government's policy to use committed resources first, followed by assigned resources, then unassigned resources as needed.

Budgetary Information

Budgetary Basis of Accounting

The District is required to establish a budgetary system and an approved annual budget. Annual budgets are legally adopted on a basis consistent with generally accepted accounting principles for the General Fund. Any revision to the budget must be approved by the District Board. The budgets are compared to actual expenditures. In instances where budget appropriations and estimated revenues have been revised during the year, budget data presented in the financial statements represent final authorization amounts.

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

A. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
B. A public hearing is conducted to obtain comments.
C. Prior to October 1, the budget is legally adopted by the District Board.
D. All budget changes must be approved by the District Board.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Budgetary Basis of Accounting (continued)

E. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position or Fund Balance

Cash, Deposits and Investments

The District maintains deposits with "Qualified Public Depositories" as defined in Chapter 280, Florida Statutes. All Qualified Public Depositories must place with the Treasurer of the State of Florida securities in accordance with collateral requirements determined by the State's Chief Financial Officer. In the event of default by a Qualified Public Depository, the State Treasurer will pay public depositors all losses. Losses in excess of insurance and collateral will be paid through assessments between all Qualified Public Depositories.

Under this method, all the District's deposits are fully insured or collateralized at the highest level of security as defined by GASB, Statement Number 40*, Deposits and Investment Disclosures (An Amendment of GASB, Statement Number 3).*

The District is authorized to invest in financial instruments as established by Section 218.415, Florida Statutes. The authorized investments include among others direct obligations of the U.S Treasury; the Local Government Surplus Trust Funds as created by Section 218.405, Florida Statutes; SEC registered money market funds with the highest credit quality rating from a nationally recognized rating agency; and interest-bearing time deposits or savings accounts in authorized financial institutions.

Receivables

Accounts receivable - The water and sewer receivables are shown net of an allowance for uncollectible accounts. Since management considers all receivables to be collectible at September 30, 2025, no allowance has been established at this time. Billings are estimated at the year-end date for the time period since the last meter reading and are accrued as unbilled receivables which is included with accounts receivables.

Lease receivables - The District's lease receivables are measured at the present value of lease payments expected to be received during the lease term.

Unearned revenue – Unearned revenue recorded on the governmental fund balance sheet represents amounts received before eligibility requirements are met.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position or Fund Balance (Continued)

Prepaid Expenses

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Interfund Activities and Transactions

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" or "due to other funds" within the fund financial statements. Long-term borrowings between funds are classified as "advances to other funds" or "advances from other funds" in the fund financial statements. These amounts are eliminated in the governmental and business-type activities columns of the statement of net position, except for any residual balance outstanding between the governmental and business-type activities at the end of the fiscal year, which are reported in the government-wide financial statements as internal balances.

Interfund transactions are reflected as services provided, reimbursements, or transfers. Services provided, deemed to be at or near market rates, are treated as revenues and expenditures/expenses. Reimbursements are when a fund incurs a cost, charges the appropriate benefiting fund, and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Transfers between governmental or business-type funds are netted as part of the reconciliation to the government-wide presentation.

Capital Assets

Capital assets, which include primarily infrastructure assets (e.g., roads, sidewalks, water management systems, right-to-use subscription assets, right-to-use lease assets, and similar assets), are reported in the applicable governmental or business-type activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial/individual costs of more than $5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical costs. Buildings are currently the only depreciable assets as the majority of infrastructure improvements are in construction in progress. Buildings are depreciated over a 30-year period.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed. When completed and placed in service, property, plant and equipment of the primary government will be depreciated using the straight-line method over the estimated useful lives.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position or Fund Balance (Continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line or effective interest method. Bonds payable are reported net of these premiums or discounts. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as current period expenses.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as current period expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Net Position and Balance Sheet – Governmental Funds will sometimes include a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources,* represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any of this type of item at September 30, 2025.

In addition to liabilities, the accompanying Statement of Net Position and Balance Sheet – Governmental Funds will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources,* represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. At September 30, 2025, the District has reported deferred revenue as a deferred inflow of resources. Deferred revenue in the governmental funds represents amounts to fund fiscal year 2025 expenditures, but not collected within 90 days of year-end. Deferred revenue in the business-type activities represents prepaid tap fees. The deferred inflows related to leases are associated with amounts owed to the District, as lessor, by an entity leasing the District's capital assets.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position or Fund Balance (Continued)

Leases

Lease contracts that provide the District with control of a non-financial asset, such as land, buildings or equipment, for a period of time in excess of twelve months are reported as a leased asset with a related lease liability. The lease liability is recorded at the present value of future lease payments, including fixed payments, variable payments based on an index or fixed rate and reasonably certain residual guarantees. The intangible right-to-use lease asset is recorded for the same amount as the related lease liability plus any prepayments and initial direct costs to place the asset in service. Right-to-use lease assets are amortized over the shorter of the useful life of the asset or the lease term. The lease liability is reduced for lease payments made, less the interest portion of the lease payment. For the year ended September 30, 2025, the District determined the lease/operating agreements held for utilities and solid waste require reimbursement on actual variable costs and therefore have not recognized a lease liability for future minimum payments. The District has a noncancelable lease for sport field lighting; therefore, the District has recognized a lease liability for the present value of future payments and a right-to-use lease asset. The District also has numerous leases for street lighting throughout the District that allows either party to unilaterally terminate the agreements with sixty (60) days' advance notice. These lease agreements are paid monthly and do not require a lease liability or right-to-use lease asset in accordance with *GASB 87: Leases*.

Categories and Classification of Net Position and Fund Balance

Net position flow assumption – Sometimes the District will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

Fund balance flow assumptions – Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund balance policies – Fund balance of governmental funds is reported in various classifications based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position or Fund Balance (Continued)

The provisions of GASBC Section 1800, Classification and Terminology, specifies the following classifications:

Nonspendable fund balance – Nonspendable fund balances are amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Restricted fund balance – Restricted fund balances are restricted when constraints placed on the use of resources are either: (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

Unassigned fund balance – Unassigned fund balance is the residual classification for the General Fund.

Use of Estimates

The preparation of U.S. GAAP financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and changes therein, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Revenues and Expenditures/Expenses

Program revenues – Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

Property taxes – Property taxes attach as an enforceable lien on real property and are levied as of January 1st. The tax levy is divided into two billings: the first billing (mailed in August) is an estimate of the current year's levy based on the prior year's taxes; the second billing (mailed in November) reflects adjustments to the current year's actual levy. The tax billings are considered past due April 1st, at which time the applicable property is subject to lien, and penalties and interest are assessed.

Proprietary funds operating and nonoperating revenues and expenses – Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Utilities Fund and Solid Waste funds are charges to customers for sales and services. The Wastewater System Fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds include the cost of sales and services and administrative expenses. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Net Investment in Capital Assets

As of September 30, 2025		**Governmental Activities**
Capital assets, net	$	302,648,047
Less: Outstanding debt		(224,498,333)
Add: Unspent bond proceeds		16,975,294
Net Investment in capital assets	$	95,125,008

Subsequent Events

Management has evaluated subsequent events through the date the financial statements were available to be issued, June 29, 2026, and determined there were no events that required disclosure. No subsequent events occurring after this date have been evaluated for inclusion in these financial statements.

NOTE 3: INVESTMENTS

All investments held at September 30, 2025 consist of money market funds in which shares are owned in the fund rather than the underlying investments. In accordance with GASB 72, *Fair Value Measurement and Application*, these amounts are reported at amortized cost.

The following is a summary of the District's investments:

September 30,		**2025**	**Credit Risk**	**Weighted Average Maturities**
Short-term Money Market Funds	$	25,175,704	S&P AAAm	46 days

Custodial credit risk – For an investment, custodial credit risk is the risk that the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. At September 30, 2025, none of the investments listed above are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration risk – The District's investment policy requires diversification but does not specify limits on types of investments.

NOTE 3: INVESTMENTS (Continued)

Interest rate risk – The District does not have a formal policy for addressing interest rate risk; however, investments are made with discretion, to seek reasonable returns, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values from interest rate changes by reviewing the portfolio on an ongoing basis for changes in effective yield amounts.

Credit risk – Section I50: *Investments* of the GASB Codification requires that governments provide information about credit risk associated with their investments by disclosing the credit rating of investments in debt securities as described by nationally recognized statistical rating organizations. The District's investment policy limit investments to securities with specific ranking criteria.

NOTE 4: RECEIVABLES

Accounts Receivable

For the Wastewater and Sewer Utility System and Solid Waste System Funds operating revenues are generally recognized on the basis of cycle billings rendered monthly. The amount of services delivered for the period from the last billing date to September 30, 2025 (unbilled receivable), is estimated and accrued at year end. The District deems all amounts collectable therefore an allowance for doubtful accounts is not necessary. If payments are not received from customers, services are shut off and deposits are applied against negative balances.

Lease Receivable

The District leases a storm shelter to Babcock Neighborhood School (an unrelated party). The real property is used by the lessee for school and gymnasium use. The District's lease receivable is measured at the present value of lease payments expected to be received during the lease term, including options reasonably certain to be exercised. The lease term is perpetual; however, management anticipates 30 years for the lease term which commenced in 2022. The discount rate used to calculate present value of the lease payments is 2.75%, which is the District's incremental borrowing rate for bonds in 2022. The lease also contains a CPI inflation factor requiring annual incremental increases of a minimum 2% and maximum 5% depending on CPI for the year. For present value calculations, the minimum required 2% increase is included in the lease liability. Variations from the 2% minimum increase will be recognized through changes in inflows of resources in the period the increase occurs.

NOTE 4: RECEIVABLES (Continued)

The lease also requires variable lease payments from the lessee for shared maintenance costs. The District recognized shared maintenance lease revenue totaling $296,988 and base lease revenue of $106,428 for total lease revenue of $403,416. The total inflows of resources for the base lease amounts recognized and reflected in the financial statements were as follows:

September 30, 2025		
Principal	$	30,557
Interest		64,327
Variable payments		11,544
Total	$	106,428

Future principal and interest lease income payments (excluding variable maintenance fees) as of September 30, 2025 are as follows:

Fiscal year ending September 30,		Principal		Interest		Total
2026	$	33,336	$	63,446	$	96,782
2027		36,232		62,486		98,718
2028		39,247		61,445		100,692
2029		42,387		60,319		102,706
2030		45,655		59,105		104,760
2031 - 2035		282,115		273,965		556,080
2036 - 2040		385,803		228,153		613,956
2041 - 2045		511,254		166,604		677,858
2046 - 2050		662,349		86,061		748,410
2051 - 2052		286,719		7,026		293,745
Total	$	2,325,097	$	1,068,610	$	3,393,707

NOTE 5: CAPITAL ASSETS

The following is a summary of changes in the capital assets for the year ended September 30, 2025:

	Beginning Balance	Increases	Decreases/ Transfers	Ending Balance
Governmental Activities:				
Capital assets not being depreciated				
Construction in progress	$ 99,078,404	$ 87,439,040	$ -	$ 186,517,444
Total capital assets, not being depreciated	99,078,404	87,439,040	-	186,517,444
Capital assets being depreciated				
Buildings	16,066,479	-	-	16,066,479
Infrastructure	101,276,246	-	-	101,276,246
Improvements other than buildings	-	147,908	-	147,908
Total capital assets being depreciated	117,342,725	147,908	-	117,490,633
Less accumulated depreciation				
Buildings	(401,662)	(401,662)	-	(803,324)
Infrastructure	-	(3,375,875)	-	(3,375,875)
Total accumulated depreciation	(401,662)	(3,777,537)	-	(4,179,199)
Total capital assets being depreciated, net	116,941,063	(3,629,629)	-	113,311,434
Right-to-use assets being amortized				
Subscription-based information technology	542,483	-	-	542,483
Right-of-use lease assets, net	2,878,571	-	-	2,878,571
Total right-to-use assets being amortized	3,421,054	-	-	3,421,054
Less accumulated amortization				
Subscription-based information technology	(325,476)	(108,492)	-	(433,968)
Right-of-use lease assets, net	(23,988)	(143,929)	-	(167,917)
Total accumulated amortization	(349,464)	(252,421)	-	(601,885)
Total right-to-use subscription based assets being amortized, net	3,071,590	(252,421)	-	2,819,169
Governmental activities capital assets, net	$ 219,091,057	$ 83,556,990	$ -	$ 302,648,047

NOTE 6: ACCRUED LEASE PAYABLE – UTILITIES AND SOLID WASTE

In January 2017, the District entered into a 30-year agreement with MSKP Town & Country Utility, LLC ("T&C") and Babcock Ranch Irrigation, LLC ("BRI"), both entities affiliated with the Developer, to provide certain public services, including but not limited to water, wastewater and irrigation quality water service, within the boundaries of the District. The District took control of the water, sewer and irrigation utility services in February 2017, and as such recorded business-type revenue and expenses during the fiscal year ended September 30, 2025.

NOTE 6: ACCRUED LEASE PAYABLE – UTILITIES AND SOLID WASTE (Continued)

In accordance with the agreement, the District must pay for T&C's actual variable cost of the property and operations each month plus a markup of 10.55% (return on equity). In addition, the agreement requires additional cost reimbursement for replacement or expansion capital expenditures incurred by the District including interest expense for payments in arrears. The agreement includes a purchase option and a put option enabling the District and T&C, respectively, to have the right to enact the District to purchase the water and sewer property and operations. The District can exercise the purchase option any time after October 1, 2040, but before the termination or expiration of the agreement. T&C can exercise the put option any time before the termination or expiration of the agreement. In December 2020, the District received a validation final judgement on bonds totaling $287,420,000, to cover estimated future cost of the water and sewer property including but not limited to real property, equipment, lines, easements, records, permits, software, and improvements.

In June 2018, the District entered into a 30-year agreement with Ecologic, which is affiliated with the Developer, to provide certain public services, including but not limited to solid waste disposal, within the boundaries of the District. The District took control of the solid waste disposal services in January 2018, and as such recorded business-type revenue and expenses during the fiscal year ended September 30, 2025.

In accordance with the agreement, the District must pay for Ecologic's actual variable cost of the property and operations each month plus a markup of 8.6% (return on equity). In addition, the agreement requires additional costs reimbursement for replacement or expansion expenditures incurred by the District including interest expense for payments in arrears. The agreement includes a purchase option and a put option enabling the District and the Ecologic, respectively, to have the right to enact the District to purchase the solid waste property. The District can exercise the purchase option any time after October 1, 2040, but before the termination or expiration of the lease. The Ecologic can exercise the put option any time before the termination or expiration of the lease. In December 2020, the District received a validation final judgement on bonds totaling $23,162,000, to cover the estimated cost of the solid waste property.

The utilities agreement requires interest to be paid on the accrued lease expense balance. As of September 30, 2025, the District has accrued lease expense balance due of $39,565,680 for current year and prior year operations.

During the fiscal year ended September 30, 2025, the District incurred related variable lease expenses totaling approximately $32.3 million and $1.9 million, which are reported as water, sewer and irrigation utilities and solid waste, respectively, on the accompanying statement of activities and statement of revenue, expenses and changes in net position – proprietary funds. At September 30, 2025, the District owed approximately $39.6 million in cumulative lease costs from current and prior year operations, which is reported as accrued lease payable on the accompanying statement of net position.

NOTE 7: LONG-TERM DEBT AND LIABILITIES

Bonds Payable

On December 17, 2015, the District issued $19,955,000 of Special Assessment Bonds, Series 2015 consisting of $1,685,000 Term Bonds due on November 1, 2021 with a fixed interest rate of 4.40%, $2,100,000 Term Bonds due on November 1, 2026 with a fixed interest rate of 4.875%, $2,655,000 Term Bonds due on November 1, 2036 with a fixed interest rate of 5%, and $13,515,000 Term Bond due on November 1, 2046 with a fixed interest rate of 5.25%. The Bonds were issued to finance the construction project. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2016. Principal is to be paid annually on each November 1, commencing November 1, 2017. The Series 2015 Bonds are subject to redemption at the option of the District prior to their maturity.

In April 2018, the District issued $2,075,000 of Special Assessment Bonds, Series 2018 consisting of $400,000 Term Bonds due on November 1, 2028 with a fixed interest rate of 4.5% and $1,675,000 Term Bonds due on November 1, 2048 with a fixed interest rate of 5%. The Bonds were issued to finance assessment area 2A of the construction project. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2018. Principal is to be paid annually on each November 1, commencing November 1, 2019. The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity.

In December 2018, the District issued $3,740,000 of Special Assessment Bonds, Series 2018 consisting of $330,000 Term Bonds due on November 1, 2024 with a fixed interest rate of 4%, $400,000 Term Bonds due on November 1, 2029 with a fixed interest rate of 4.5%, $1,140,000 Term Bonds due on November 1, 2039 with a fixed interest rate of 5%, and $1,870,000 Term Bonds due on November 1, 2049 with a fixed interest rate of 5%. The Bonds were issued to finance assessment area 2B of the construction project. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2019. Principal is to be paid annually on each November 1, commencing November 1, 2020. The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity.

In December 2018, the District issued $12,025,000 of Special Assessment Bonds, Series 2018 consisting of $590,000 Term Bonds due on November 1, 2024 with a fixed interest rate of 4%, $1,165,000 Term Bonds due on November 1, 2029 with a fixed interest rate of 4.5%, $3,340,000 Term Bonds due on November 1, 2039 with a fixed interest rate of 5%, $5,470,000 Term Bonds due on November 1, 2049 with a fixed interest rate of 5.125%, and $1,460,000 Term Bonds due on November 1, 2051 with a fixed interest rate of 5.125%. The Bonds were issued to finance assessment area 3A of the construction project. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2019. Principal is to be paid annually on each November 1, commencing November 1, 2022. The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity.

NOTE 7: LONG-TERM DEBT AND LIABILITIES (Continued)

Bonds Payable (Continued)

In December 2018, the District issued $3,220,000 of Special Assessment Bonds, Series 2018 consisting of $280,000 Term Bonds due on November 1, 2024 with a fixed interest rate of 4%, $345,000 Term Bonds due on November 1, 2029 with a fixed interest rate of 4.5%, $980,000 Term Bonds due on November 1, 2039 with a fixed interest rate of 5%, and $1,615,000 Term Bonds due on November 1, 2049 with a fixed interest rate of 5.125%. The Bonds were issued to finance assessment area 4 of the construction project. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2019. Principal is to be paid annually on each November 1, commencing November 1, 2020. The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity.

In September 2020, the District issued $5,145,000 of Special Assessment Bonds, Series 2020 consisting of $410,000 Term Bonds due on May 1, 2025 with a fixed interest rate of 2.5%, $585,000 Term Bonds due on May 1, 2030 with a fixed interest rate of 3%, $1,550,000 Term Bonds due on May 1, 2040 with a fixed interest rate of 4%, and $2,600,000 Term Bonds due on May 1, 2051 with a fixed interest rate of 4%. The Bonds were issued to finance assessment area 2C of the construction project. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2021. Principal is to be paid annually on each November 1, commencing May 1, 2022. The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity.

In September 2020, the District issued $8,545,000 of Special Assessment Bonds, Series 2020 consisting of $850,000 Term Bonds due on May 1, 2025 with a fixed interest rate of 2.5%, $1,015,000 Term Bonds due on May 1, 2030 with a fixed interest rate of 3%, $2,680,000 Term Bonds due on May 1, 2040 with a fixed interest rate of 4%, and $4,000,000 Term Bonds due on May 1, 2050 with a fixed interest rate of 4%. The Bonds were issued to finance assessment area 3A of the construction project. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2021. Principal is to be paid annually on each November 1, commencing May 1, 2021. The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity.

In September 2020, the District issued $2,545,000 of Special Assessment Bonds, Series 2020 consisting of $205,000 Term Bonds due on May 1, 2025 with a fixed interest rate of 2.5%, $290,000 Term Bonds due on May 1, 2030 with a fixed interest rate of 3%, $770,000 Term Bonds due on May 1, 2040 with a fixed interest rate of 4%, and $1,280,000 Term Bonds due on May 1, 2051 with a fixed interest rate of 4%. The Bonds were issued to finance assessment area 3B of the construction project. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2021. Principal is to be paid annually on each May 1, commencing May 1, 2022. The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity.

NOTE 7: LONG-TERM DEBT AND LIABILITIES (Continued)

Bonds Payable (Continued)

In June 2021, the District issued $21,870,000 of Special Assessment Bonds, Series 2021 consisting of $1,865,000 Term Bonds due on May 1, 2026 with a fixed interest rate of 2.375%, $2,625,000 Term Bonds due on May 1, 2031 with a fixed interest rate of 2.875%, $6,645,000 Term Bonds due on May 1, 2041 with a fixed interest rate of 3.2%, and $10,735,000 Term Bonds due on May 1, 2052 with a fixed interest rate of 4%. The Bonds were issued to finance the Series 2021 assessment area construction project. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2021. Principal is to be paid annually on each November 1, commencing May 1, 2023. The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity.

In April 2022, the District issued $80,515,000 of Special Assessment Bonds, Series 2022 consisting of $5,375,000 Term Bonds due on May 1, 2027 with a fixed interest rate of 4.125%, $8,120,000 Term Bonds due on May 1, 2032 with a fixed interest rate of 4.35%, $23,405,000 Term Bonds due on May 1, 2042 with a fixed interest rate of 4.9%, and $43,615,000 Term Bonds due on May 1, 2053 with a fixed interest rate of 5.064%. The Bonds were issued to finance the Series 2022 construction project. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2022. Principal is to be paid annually on each November 1, commencing November 1, 2023. The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity.

In November 2024, the District issued $56,985,000 of Special Assessment Bonds, Series 2024 consisting of $5,780,000 Term Bonds due on May 1, 2031 with a fixed interest rate of 4.30%, $20,025,000 Term Bonds due on May 1, 2044 with a fixed interest rate of 5.00%, and $31,170,000 Term Bonds due on May 1, 2055 with a fixed interest rate of 5.25%. The Bonds were issued to finance the Series 2024 construction project. Interest is to be paid semiannually each May 1 and November 1, commencing May 1, 2025. Principal is to be paid semiannually on each May 1 and November 1, commencing May 1, 2025. The Series 2024 Bonds are subject to redemption at the option of the District prior to their maturity.

The Bond Indentures have established debt service reserve requirements as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indentures at September 30, 2025.

NOTE 7: LONG-TERM DEBT AND LIABILITIES (Continued)

Loans Payable

On June 25, 2021, the District was approved for a State Infrastructure Bank ("SIB") state funded line of credit loan up to $31.3 million to fund certain roadway improvements in Lee and Charlotte Counties. The District anticipated costs totaling approximately $62.7 million. The District began drawing on the SIB loan beginning in fiscal year ended September 30, 2022. The 20-year loan requires annual payments of principal and interest through June 2041 based on timing and amount of loan draws. The loan has a fixed interest rate of 3.63%. As of September 30, 2025, the loan payable balance is $12,662,196, of which $595,243 is due within one year and $12,066,953 is due in more than one year as stated on the accompanying statement of net position. The loan initially required the first principal payment of approximately $1.4 million due in 2025; however, the District has not drawn down the loan as originally amortized as of September 30, 2025 and has had significant advance repayments from the sale of lots to homebuilders; therefore, the District's annual revised payment schedule is approximately $1,046,857 of principal and interest payments due each year based on the loan balance as of September 30, 2025. Payment amounts will fluctuate based on changes in amounts prepaid and balances due. The District may make prepayments on the loan without penalty but may only make prepayments on a quarterly basis.

The District is repaying the SIB loan by requiring the Developer to collect transportation fees upon the sale of lots and property to homebuilders. These fees are remitted to Florida Department of Transportation (FDOT) upon sale of lots and property. The District has committed to levying special assessments to cover any projected shortfall of transportation fees to cover the SIB loan payments, if any. FDOT has received advance payments from homebuilders totaling $3,722,573 during the year and a portion has been utilized to pay the SIB loan payable balance. As of September 30, 2025, the District has $958,467 in prepaid assets which reflect prepayments held with FDOT.

The District obtained Note Series 2023A and 2023B with a Bank for $3,190,000 and $310,000, respectively, to finance certain capital improvements such as lakeshore remediation, FEMA reimbursable projects, District infrastructure, and pay costs of issuance. The District began drawing on during the fiscal year ended September 30, 2023. The 5-year notes require semi-annual payments of interest on May 1 and November 1 each year through August 2028. A balloon payment of $2,961,420 is due upon maturity August 21, 2028. Note Series 2023A and 2023B have fixed interest rates of 5.13% and 7.25%, respectively, and the notes are collateralized by O&M assessments levied against the benefited properties and reimbursements from FEMA. The Notes contain various loan covenants that the District must maintain. The District is in material compliance with the required loan covenants.

NOTE 7: LONG-TERM DEBT AND LIABILITIES (Continued)

Loans Payable (Continued)

Long-term liability (excluding leases) activity for the year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities					
Bonds and Notes Payable:					
Series 2015	$ 17,290,000	$ -	$ (415,000)	$ 16,875,000	$ 435,000
Series 2018	1,895,000	-	(40,000)	1,855,000	40,000
Series 2018 2B	3,480,000	-	(70,000)	3,410,000	75,000
Series 2018 3A	11,640,000	-	(205,000)	11,435,000	215,000
Series 2018 4	2,960,000	-	(55,000)	2,905,000	65,000
Series 2020 2C	4,840,000	-	(105,000)	4,735,000	110,000
Series 2020 3A	7,880,000	-	(185,000)	7,695,000	190,000
Series 2020 3B	2,395,000	-	(55,000)	2,340,000	55,000
Series 2021	20,960,000	-	(470,000)	20,490,000	485,000
Series 2022	79,255,000	-	(1,315,000)	77,940,000	1,370,000
Series 2024	-	56,985,000	(30,000)	56,955,000	865,000
Note Series 2023A & B	2,961,508	-	(564,008)	2,397,500	-
SIB Loan payable	1,943,439	14,322,510	(3,603,753)	12,662,196	595,243
	$ 157,499,947	$ 71,307,510	$ (7,112,761)	$ 221,694,696	$ 4,500,243

The balance of the long-term bonds and loans at September 30, 2025 is summarized as follows:

September 30,	**2025**
Bond principal balance	$ 206,635,000
Loan principal balance	15,059,696
	221,694,696
Less unamortized bond discounts	(711,484)
Add unamortized bond premiums	713,141
Net debt balance	$ 221,696,353

NOTE 7: LONG-TERM DEBT AND LIABILITIES (Continued)

Loans Payable (Continued)

At September 30, 2025, the scheduled debt service requirements on long-term debt were as follows:

For the Year Ending September 30,	Principal	Interest	Total Debt Service
2026	$ 4,500,243	$ 7,518,926	$ 12,019,169
2027	4,667,146	7,401,109	12,068,255
2028	4,859,855	7,253,883	12,113,738
2029	7,460,812	7,013,209	14,474,021
2030	5,257,811	6,812,515	12,070,326
2031 - 2035	29,992,848	30,079,223	60,072,071
2036 - 2040	37,697,870	25,909,135	63,607,005
2041 - 2045	43,043,111	18,463,601	61,506,712
2046 - 2050	49,250,000	9,518,953	58,768,953
2051 - 2053	34,965,000	1,693,150	36,658,150
	$ 221,694,696	$ 121,663,704	$ 343,358,400

Subscription-Based Information Technology Arrangements

The District has a software arrangement that requires recognition under GASB Statement 96, *Subscription-Based Information Technology Arrangements* (SBITA)s. The District entered into the five-year planning software arrangement in fiscal year 2021 with an annual payment of $44,625 for year one, and payments ranging from $60,410 - $66,011 for years 2 through 5. The District may terminate the agreement with 60-day notice without further penalty; however, the District anticipated utilizing the software for the 5-year period. The District utilized a 4.45% discount rate for the SBITA based on its incremental borrowing rate during the same fiscal year to determine the present value of the intangible right-to-use asset and subscription liability. There is no option to purchase the software. There are no residual value guarantees in the agreement. In addition to the lease payments, the District incurred initial capitalizable setup costs of approximately $257,000. The District paid the final installment of $66,011 on September 1, 2025, and did not renew the SBITA before the year ended September 30, 2025. Therefore, the District has no related SBITA liability obligation as of September 30, 2025.

The District is reimbursed a portion of related costs for the subscription-based planning software and other related costs. The District covers approximately 25% of the costs and obtains reimbursement from the residential association, MSKP, Ecologic, and Kitson share for their portion of the total expense by 12.5%, 45%, 5%, and 12.5%, respectively. See Note 11 for additional details.

NOTE 7: LONG-TERM DEBT AND LIABILITIES (Continued)

Lease liability

The District entered into a lease agreement in August 2024 to acquire sport field lights, scoreboard, field house lights and parking lot lights. The total payments made by the District for the fiscal year ended September 30, 2025 was $278,268. The lease is for 20 years with the option to transfer (purchase) the assets at the end of the lease for $5,000. The monthly payment amount is $23,189 and bears interest at 7.5%.

The following is a schedule of minimum future lease payments:

For the years ending September 30,	Principal Payments	Interest Expense	Total
2026	$ 70,411	$ 207,857	$ 278,268
2027	75,879	202,389	278,268
2028	81,773	196,495	278,268
2029	88,124	190,144	278,268
2030	94,969	183,299	278,268
2031-2035	597,634	793,706	1,391,340
2036-2040	868,688	522,652	1,391,340
2041-2045	924,502	142,192	1,066,694
Total	$ 2,801,980	$ 2,438,734	$ 5,240,714

NOTE 8: RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District maintains commercial insurance coverage to mitigate the risk of loss. Coverage may not extend to all situations. Management believes such coverage is sufficient to preclude any significant uninsured losses to the District. Settled claims have not exceeded this commercial coverage in the previous three years.

NOTE 9: MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10: CONCENTRATION

A significant portion of the District's future activity is dependent upon the continued involvement of the Developer, Babcock Property Holdings, LLC, the loss of which could have a materially adverse effect on the District's operations. At September 30, 2025, the Developer owned a majority of the assessable property located within the District boundaries. See Note 11.

In addition, a significant portion of the District's future activity is dependent upon three homebuilders, the loss of which could have a materially adverse effect on the District's operations. The District assessed four homebuilders a total of $2,828,591 for operations and maintenance and debt service for the year ended September 30, 2025.

NOTE 11: RELATED PARTY TRANSACTIONS

For the year ended September 30, 2025, the District recognized developer contributions from Babcock Property Holdings, LLC totaling $5,554,883 and $25,177,890 in the General Fund and Capital Projects Fund, respectively. Developer contributions are recognized as revenue for governmental funds when received during the year or within 90 days after year-end. In addition, the District directly assessed the Developer $343,511 and $58,195 for operations and maintenance and debt service, respectively.

As of September 30, 2025, the Developer owed the District approximately $1,018,716 but the District also owes the developer $852,614 which results into a net due from developer of approximately $166,000, which is reported as due from Developer on the accompanying statement of net position and split out by due to/ due from on the balance sheet – governmental funds.

At September 30, 2025, the District owed the Developer $1,000,000 in advances, of which $1,000,000 was given to the District in fiscal year 2011 and used to make a deposit of $1,000,000 with the State of Florida Department of Transportation related to future capital improvements to State Road 31. In addition, the Developer paid $1,170,822 to the State of Florida Department of Transportation for required cash reserves held for the SIB loan and paid in an additional advance of $200,000 in 2025. As of September 30, 2025, this entire $1,000,000 construction deposit paid in fiscal year 2011 is included in Capital assets, not being depreciated on the and $1,170,822 held in cash – restricted accompanying Statement of Net Position.

During the year ended September 30, 2025, the District made payments of approximately $20.6 million to the Developer related entities for the utilities lease with MSKP Town & Country Utility, LLC and solid waste leases with Ecologic Waste Management, LLC. The District incurred expenses totaling $33.4 million with these two entities (see Note 5) and has an accrued lease payable totaling approximately $39.6 million as of September 30, 2025.

NOTE 12: COST SHARING AGREEMENTS

In December 2022, the District amended a cost sharing agreement with the Developer controlled association, Babcock Ranch Residential Association, Inc. ("Residential Association") for safety patrol services. For fiscal year 2025, the District paid $487,934 to the Residential Association representing 30% of the total safety patrol shared expense, which is included in maintenance and operations on the accompanying statement of activities and statement of revenue, expenditures and changes in fund balances – governmental funds.

In August 2021, the District entered into a cost sharing agreement with various entities controlled by the Developer, Babcock Ranch Residential Association, Inc. ("Residential Association"), MSKP Town & Country Utility, LLC ("MSKP"), Ecologic Waste Management, LLC ("Ecologic"), Kitson Babcock, LLC ("Kitson"), Babcock Ranch Commercial Association, Inc., and Babcock Property Holdings, LLC ("BPH"), for shared software subscription services. The District anticipates the shared annual software subscription will ease administration and potentially provide cost savings to property owners and residents within the District. The agreement requires the Residential Association to pay 12.5%, MSKP to pay 45%, Ecologic to pay 5%, and Kitson to pay 12.5% annually plus any other fees required for the software subscription. The District will pay the remaining 25% for software subscription costs and BPH and the Commercial Association have no costs allocated for reimbursement. The District recognized $301,691 for cost sharing revenues and $91,542 for related software costs for the year ended September 30, 2025.

NOTE 13: COMMITMENTS

As of September 30, 2025, the District had approximately $64.7 million outstanding on various construction contracts.

NOTE 14: CONTINGENCIES

As of September 30, 2025, the District has multiple outstanding claims made against the District. When applicable, these claims have been submitted to the District's insurance provider and the District is vigorously defending claims with legal counsel. As of the date of this report, the District is unable to estimate any potential loss or determine the likelihood of an unfavorable outcome. Management of the District believes there will be no significant impacts to the District that would require accrual of a loss liability since the claims are either being handled by the insurance provider or resolved with the District's legal counsel.

NOTE 15: SUBSEQUENT EVENTS

In January 2026, the District approved the 2026 State Infrastructure Bank Loan for the SR 31 Roadway Improvements in the amount of $10 million.

Required Supplemental Information
(Other Than MD&A)

Babcock Ranch Community Independent Special District
Budget to Actual Comparison Schedule – General Fund

For the year ended September 30,	2025			
	Original Budget	**Final Budget**	**Actual Amounts**	**Variance with Final Budget**
Revenue				
Assessments	$ 5,160,382	$ 5,172,503	$ 5,158,051	$ (14,452)
Developer contributions	3,899,262	6,393,405	5,554,883	(838,522)
Cost sharing and other revenues	986,400	2,472,752	2,446,599	(26,153)
Total revenue	10,046,044	14,038,660	13,159,533	(879,127)
Expenditures				
General government	1,935,211	3,499,539	3,567,475	(67,936)
Maintenance and operations	7,311,238	9,191,498	7,817,983	1,373,515
Capital outlay	-	-	126,908	(126,908)
Debt service:				
Principal	-	564,008	692,938	(128,930)
Interest	262,410	142,788	358,588	(215,800)
Total expenditures	9,508,859	13,397,833	12,563,892	833,941
Other Financing Sources (Uses)				
Interfund transfers-in	-	68,747	-	(68,747)
Interfund transfers-out	(537,185)	(709,574)	(595,641)	113,933
Total other financing sources (uses)	(537,185)	(640,827)	(595,641)	45,186
Excess of revenue over expenditures including other financing sources (uses)	$ -	$ -	$ -	$ -

Supplementary Information
and
Reports on Internal Control and Compliance Matters

Babcock Ranch Community Independent Special District
Schedule of Expenditures of Federal Awards and State Financial Assistance

For the year ended September 30, 2025

Grantor/Program Title	ALN or CSFA Number	Grant Contract Number	Expenditures	Amount Provided To Subrecipients
FEDERAL AWARDS:				
US Department of Homeland Security - Federal Emergency Management Agency				
Indirect Programs:				
Passed through Florida Division of Emergency Management:				
Disaster Grants - Public Assistance (Presidentially Declared Disasters - Hurricane Ian and Milton)	97.036	FEMA Projects 817737, 817943, 703646, 703651, 703652, 703658, 703143, 703654, 734628	$ 3,108,552	$ -
Total US Department of Homeland Security			3,108,552	-
Total Federal Awards			$ 3,108,552	$ -
STATE FINANCIAL ASSISTANCE:				
Florida Department of Transportation				
State Infrastructure Bank	55.020	N/A	$ 12,707,142	$ -
Total Florida Department of Transportation			12,707,142	-
Florida Department of Commerce				
Division of Housing and Community Development	40.038	HL192	1,373,669	-
Total Florida Department of Commerce			1,373,669	-
Florida Fish and Wildlife Conservation Commission				
Florida Wildlife Interactive Education Center	77.073	2024-231	822,218	-
Total Florida Fish and Wildlife Conservation Commission			822,218	-
Total Expenditures of State Financial Assistance			$ 14,903,029	$ -

Note 1: BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards and state financial assistance ("Schedule") represents amounts expended from federal awards and State of Florida financial assistance programs during the fiscal year as determined on the modified accrual basis of accounting. The modified accrual basis differs from the full accrual basis of accounting in that expenditures for property and equipment are expensed when incurred on fund level statements, rather than being capitalized and depreciated over their useful lives, and expenditures for the principal portion of debt service are expensed when incurred. In addition, revenues are recognized only when they are both measurable and available. The information in the schedule is presented in accordance with the requirements of the Department of Financial Services Rules, Chapter 69I-5, Florida Administrative Code, State Financial Assistance. The amounts reported on the Schedule have been reconciled to and are in material agreement with amounts recorded in the District's accounting records from which the basic financial statements have been reported. Funds that are not subject to the Uniform Guidance or Florida Single Audit Act are not included on this schedule.

The District's State Project CSFA 55.020 - State Infrastructure Bank (SIB) is a loan program utilized for road infrastructure through Florida Department of Transportation. The loan program is state funded. The District is reporting related expenses on the schedule incurred for the period October 1, 2024 through September 30, 2025 on the modified accrual basis. As of September 30, 2025, the balance due on the SIB loan of $12,662,196 is included in current and long-term loan payable balance on the accompanying Statement of Net Position.

Note 2: DE MINIMIS

The District has not elected to use the 15% de Minimis indirect cost rate.

Note 3: RELATIONSHIP OF THE SCHEDULE TO PROGRAM FINANCIAL REPORTS

The amounts reflected in the financial reports submitted to the awarding federal and/or pass-through agency and the Schedule may differ. Some of the factors that may account for any difference include the following:

- The District's fiscal year end may differ from the program's year end.
- Accruals recognized in the schedule because of year end procedures, may not be reported in the program financial reports until the next program reporting period.
- Fixed asset purchases and the resultant depreciation charges are recognized as property and equipment, net in the District's government-wide financial statements and as expenditures in the program financial reports.

Note 4: CONTINGENCIES

Grant monies received and disbursed by the District are for specific purposes and are subject to review by the grantor agencies. Such audits may result in requests for reimbursement due to disallowed expenditures. Based upon experience, the District does not believe that such disallowance, if any, would have a material effect on the financial position of the District. As of September 30, 2025, there were no known material questioned or disallowed costs as a result of grant audits in process or completed.

Note 5: NONCASH ASSISTANCE

The District did not receive any federal noncash assistance for the fiscal year ended September 30, 2025.

Note 6: SUBRECIPIENTS

The District did not provide federal funds to subrecipients for the fiscal year ended September 30, 2025.

Note 7: LOANS AND LOAN GUARANTEES

With the rxception of the District's State Project CSFA 55.020 - State Infrastructure Bank (SIB), the District did not have any loans or loan guarantee programs required to be reported on the Schedule. There were no federal funded loans or loan guarantees.

Note 8: FEDERALLY FUNDED INSURANCE

The District did not have any federally funded insurance required to be reported on the Schedule for the fiscal year ending September 30, 2025.

Note 9: FEDERAL EXPENSES INCURRED FROM A PRIOR YEAR

The District incurred $1,372,384 of federal expenses in 2023 and $1,509,813 of federal expenses in 2024 that are reported on the schedule for the year ending September 30, 2025. These expenses were incurred prior to the District's project worksheets being approved for reimbursement by FEMA in fiscal year 2025.

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Babcock Ranch Community Independent Special District
Charlotte County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities and each major fund of Babcock Ranch Community Independent Special District (hereinafter referred to as the "District"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report dated June 29, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
June 29, 2026

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL AWARD AND STATE PROJECT AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH UNIFORM GUIDANCE AND CHAPTER 10.550, RULES OF THE AUDITOR GENERAL

To the Board of Supervisors
Babcock Ranch Community Independent Special District
Charlotte County, Florida

Report on Compliance for Each Major Federal Award and State Project

Opinion on Each Major Federal Award and State Project

We have audited Babcock Ranch Community Independent Special District's compliance with the types of compliance requirements identified as subject to audit in the OMB Compliance Supplement and Department of Financial Services' *State Projects Compliance Supplement* that could have a direct and material effect on each of Babcock Ranch Community Independent Special District's major federal awards and state projects for the year ended September 30, 2025. Babcock Ranch Community Independent Special District's major federal awards and state projects are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, Babcock Ranch Community Independent Special District complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal awards and state projects for the year ended September 30, 2025.

Basis for Opinion on Each Major Federal Award and State Project

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance); and Chapter 10.550, Rules of the Auditor General. Our responsibilities under those standards, the Unform Guidance and Chapter 10.550, Rules of the Auditor General are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Babcock Ranch Community Independent Special District and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal award and state project. Our audit does not provide a legal determination of Babcock Ranch Community Independent Special District's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to Babcock Ranch Community Independent Special District's state projects.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Babcock Ranch Community Independent Special District's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, Uniform Guidance, and Chapter 10.550, Rules of the Auditor General will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Babcock Ranch Community Independent Special District's compliance with the requirements of each major state project as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, Uniform Guidance, and Chapter 10.550, Rules of the Auditor General, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding Babcock Ranch Community Independent Special District's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Babcock Ranch Community Independent Special District's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance and Chapter 10.550, Rules of the Auditor General, but not for the purpose of expressing an opinion on the effectiveness of Babcock Ranch Community Independent Special District's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a state project on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a state project will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a state project that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance and Chapter 10.550, Rules of the Auditor General. Accordingly, this report is not suitable for any other purpose.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
June 29, 2026

Section I – Summary of Auditor's Results

Financial Statements

Type of auditor's report issued:	Unmodified	
Internal control over financial reporting:		
• Material weakness identified?	___ yes	X no
• Significant deficiency identified?	___ yes	X none noted
Noncompliance material to financial statements noted?	___ yes	X no

Federal Awards and State Projects

Internal control over major federal awards and major state projects:		
• Material weakness identified?	___ yes	X no
• Significant deficiency identified?	___ yes	X none noted
Type of auditor's report issued on compliance for major Federal awards and major state projects:	Unmodified	
Any audit findings disclosed that are required to be reported in accordance with 2 CFR Part 200.516(a) of the Uniform Guidance or Chapter 10.550, Rules of the Auditor General	___ yes	X none noted

Identification of major federal awards:

Assistance Listing Number	Program Name
97.036	Disaster Grants - Public Assistance (Presidentially Declared Disasters - Hurricane Milton and Ian)

Identification of major state projects:

State CSFA Number	Program Name
40.038	Division of Housing and Community Development
55.020	State Infrastructure Bank
77.073	Florida Wildlife Interactive Education Center

The dollar threshold used to distinguish between type A and B programs was $1,000,000 for federal awards and $750,000 for state projects.

Auditee qualified as a low-risk auditee? ___ yes __X_ no

Section II – Financial Statement Findings

None noted

Section III – Federal Awards and State Projects Findings and Questioned Costs

None noted

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Listed below is the District's summary of the status of prior audit findings on Financial Statements:

Audit Report and Schedule Paragraph No.	Program/Area	Brief Description	Status
2024-001	State Infrastructure Bank (SIB) Loan	A prior period adjustment was required to properly state various balances for the year ended September 30, 2023 for the SIB loan balance, SIB prepayments from homebuilders, and related cash accounts.	Resolved

Listed below is the District's summary of the status of prior audit findings on Federal Programs:

Audit Report and Schedule Paragraph No.	Program/Area	Brief Description	Status

Not applicable, none noted

Listed below is the District's summary of the status of prior audit findings on State Projects:

Audit Report and Schedule Paragraph No.	Program/Area	Brief Description	Status

Not applicable, none noted

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MANAGEMENT LETTER

To the Board of Supervisors
Babcock Ranch Community Independent Special District
Charlotte County, Florida

Report on the Financial Statements

We have audited the financial statements of Babcock Ranch Community Independent Special District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 29, 2206.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance); and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* Independent Auditor's Report on Compliance for Each Major Federal Program and State Project and Report on Internal Control over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 29, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Management has resolved the prior year findings as noted in Section IV of the Schedule of Findings and Questioned Costs.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not operate a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, within the District's geographical boundaries during the fiscal year under audit. However, per Florida Pace Funding Agency, PACE is not available in Charlotte or Lee counties in the State of Florida.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Babcock Ranch Community Independent Special District reported:

a. The total number of district employees compensated in the last pay period of the District's fiscal year as 0.

b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 12.

c. All compensation earned by or awarded to employees whether paid or accrued, regardless of contingency as $0.

d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as $18,375,958.

e. Each construction project with a total cost of at least $65,000 approved by the District that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as:

    - As of September 30, 2025, the District had approximately $64.7 million outstanding on various construction contracts for road and infrastructure improvements. For the year ended September 30, 2025, the District incurred approximately $87.6 million in related construction in progress.

f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes, as $48,433.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Babcock Ranch Community Independent Special District reported:

a. The rate or rates of non-ad valorem special assessments imposed by the District as ranging from $3 to $589 for operations and maintenance and $340 to $2,936 for debt service per residential unit.

b. The total amount of special assessments collected by or on behalf of the District as $16,296,382.

c. The total amount of outstanding bonds issued by the District as $206,635,000 total as of September 30, 2025, with $56,985,000 issued in 2024-2025.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
June 29, 2026

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INDEPENDENT ACCOUNTANT'S REPORT

To the Board of Supervisors
Babcock Ranch Community Independent Special District
Charlotte County, Florida

We have examined Babcock Ranch Community Independent Special District's compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2025. Management of the District is responsible for the District's compliance with the specified requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

This report is intended solely for the information and use of management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
June 29, 2026

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BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2026

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
BALANCE SHEET
JUNE 30, 2026

	Major Funds											
	General	Field House Special Revenue	Sports Field Special Revenue	Debt Service Series 2015	[1]Debt Service Series 2018	[2]Debt Service Series 2018 2B	[3]Debt Service Series 2018 3A	[4]Debt Service Series 2018 4	[5]Debt Service Series 2020 2C	[6]Debt Service Series 2020 3A	[7]Debt Service Series 2020 3B	Debt Service Series 2021
ASSETS												
Cash - Valley National Bank #0827												
Operating	$ 4,007,541	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FWIEC State Grant	-	-	-	-	-	-	-	-	-	-	-	-
Curry Lake Preserve	100	-	-	-	-	-	-	-	-	-	-	-
Phase 2	100	-	-	-	-	-	-	-	-	-	-	-
SIB Loan	-	-	-	-	-	-	-	-	-			-
Synovus 2023 A&B Note Reserve	25,929	-	-	-	-	-	-	-	-	-	-	-
Investments - US Bank												
Capitalized interest	-	-	-	-	-	-	-	-	-	-	-	-
Revenue	-	-	-	1,255,705	157,841	389,706	803,338	252,155	175,438	251,128	90,218	695,453
Prepayment	-	-	-	63	-	-	12,829	51	-	7,172	-	-
Interest	-	-	-	-	-	-	-	-	-	-	-	-
Reserve	-	-	-	1,310,975	68,375	244,300	789,912	211,381	147,100	244,100	73,300	604,240
Sinking	-	-	-	-	-	-	-	-	-	-	-	-
Cost of issuance	-	-	-	-	-	-	-	-	-	-	-	-
Master construction	-	-	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-	-	-
Undeposited funds	165,629	-	-	-	-	11,674	-	-	-	-	-	-
Assessments receivable: off-roll	(11,220)	-	-	-	-	1,100	-	-	-	-	-	-
Due from Developer	1,676	-	-	-	-	-	-	-	-	-	-	-
Due from other	28,083	-	-	-	-	-	-	-	-	-	-	-
Due from other funds												
General	-	51,455	38,091	-	-	-	-	-	-	-	-	-
Special revenue fund - sports field	-	27,510	-	-	-	-	-	-	-	-	-	-
Debt service - series 2018 3A	-	-	-	-	-	-	-	-	-	4,461	-	-
Debt service - series 2024	-	-	-	-	-	-	-	-	-	-	-	-
Prepaid expense	2,454	-	-	-	-	-	-	-	-	-	-	-
Deposits	6,391	40	70	-	-	-	-	-	-	-	-	-
Total assets	$ 4,226,683	$ 79,005	$ 38,161	$ 2,566,743	$ 226,216	$ 646,780	$ 1,606,079	$ 463,587	$ 322,538	$ 506,861	$ 163,518	$ 1,299,693
LIABILITIES												
Liabilities:												
Accounts payable	$ 2,211	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Franchise fee payable	471,541	-	-	-	-	-	-	-	-	-	-	-
Retainage payable	-	-	-	-	-	-	-	-	-	-	-	-
Due to other funds												
Field House special revenue	51,455	-	-	-	-	-	-	-	-	-	-	-
Sports Field special revenue	38,091	-	27,510	-	-	-	-	-	-	-	-	-
Debt service - series 2020 3A	-	-	-	-	-	-	4,461	-	-	-	-	-
Debt service - series 2022	-	-	-	-	-	-	-	-	-	-	-	-
Solid waste (enterprise fund)	2,234	-	-	-	-	-	-	-	-	-	-	-
Developer advance	200,000	-	-	-	-	-	-	-	-	-	-	-
Due to Developer - contribution refund	437,089	-	-	-	-	-	-	-	-	-	-	-
Due to other	39,821	-	5,197	-	-	-	-	-	-	-	-	-
Due to BabcockNeighborhoodschool	-	39,945	-	-	-	-	-	-	-	-	-	-
Due to Lennar Homes	428	-	-	-	-	-	783	-	-	399	-	-
Due to Creekside Run LB	246	-	-	-	-	-	-	-	-	-	-	-
Total liabilities	1,243,116	39,945	32,707	-	-	-	5,244	-	-	399	-	-
DEFERRED INFLOWS OF RESOURCES												
Deferred receipts	13,949	-	-	-	-	1,100	-	-	-	-	-	-
Unearned revenue	-	39,060	5,454	-	-	-	-	-	-	-	-	-
Total deferred inflows of resources	13,949	39,060	5,454	-	-	1,100	-	-	-	-	-	-
FUND BALANCES												
Nonspendable:												
Deposits	6,391	-	-	-	-	-	-	-	-	-	-	-
Restricted for												
Debt service	-	-	-	2,566,743	226,216	645,680	1,600,835	463,587	322,538	506,462	163,518	1,299,693
Capital projects	-	-	-	-	-	-	-	-	-	-	-	-
Unassigned	2,963,227	-	-	-	-	-	-	-	-	-	-	-
Total fund balances	2,969,618	-	-	2,566,743	226,216	645,680	1,600,835	463,587	322,538	506,462	163,518	1,299,693
Total liabilities, deferred inflows of resources and fund balances	$ 4,226,683	$ 79,005	$ 38,161	$ 2,566,743	$ 226,216	$ 646,780	$ 1,606,079	$ 463,587	$ 322,538	$ 506,861	$ 163,518	$ 1,299,693

[1]Lennar Phase 2A [2]Lennar Phase 2B [3]Babcock National (Lennar) [4]Earthsource (Pulte) [5]Lennar Phase 2C
[6]Babcock National (Lennar) [7]Babcock Ranch Village III Southwest (Pulte)

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
BALANCE SHEET
JUNE 30, 2026

	Major Funds													
	Debt Service Series 2022	Debt Service Series 2024	Capital Projects Series 2018	Capital Projects Series 2018 2B	Capital Projects Series 2018 4	Capital Projects Series 2020 2C	Capital Projects Series 2020 3A	Capital Projects Series 2021	Capital Projects Series 2022	Capital Projects Series 2024	FWIEC	SIB Loan 2	SIB Loan	Total Governmental Funds
ASSETS														
Cash - Valley National Bank #0827														
Operating	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	4,007,541
FWIEC State Grant	-	-	-	-	-	-	-	-	-	-	795	-	-	795
Curry Lake Preserve	-	-	-	-	-	-	-	-	-	-	-	-	-	100
Phase 2	-	-	-	-	-	-	-	-	-	-	-	-	-	100
SIB Loan			-	-	-	-	-	-	-	-	-	-	30,944	30,944
Synovus 2023 A&B Note Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	25,929
Investments - US Bank														
Capitalized interest	2	209	-	-	-	-	-	-	-	-	-	-	-	211
Revenue	2,586,400	1,620,690	-	-	-	-	-	-	-	-	-	-	-	8,278,072
Prepayment	-	17,932	-	-	-	-	-	-	-	-	-	-	-	38,047
Interest	1	-	-	-	-	-	-	-	-	-	-	-	-	1
Reserve	2,578,062	1,879,851	-	-	-	-	-	-	-	-	-	-	1,170,856	9,322,452
Sinking	150	-	-	-	-	-	-	-	-	-	-	-	-	150
Cost of issuance	3,822	-	-	-	-	-	-	-	-	-	-	-	-	3,822
Master construction	-	-	-	9	-	-	-	-	-	-	-	-	-	9
Construction	-	-	21,998	1	2,000	17	2,859	48	2,430	11,908,312	-	-	-	11,937,665
Undeposited funds	-	-	-	-	-	-	-	-	-	-	-	-	-	177,303
Assessments receivable: off-roll	-	-	-	-	-	-	-	-	-	-	-	-	-	(10,120)
Due from Developer	-	-	-	-	-	-	-	-	-	-	-	-	-	1,676
Due from other	-	-	-	-	-	-	-	-	-	-	-	-	-	28,083
Due from other funds														
General	-	-	-	-	-	-	-	-	-	-	-	-	-	89,546
Special revenue fund - sports field	-	-	-	-	-	-	-	-	-	-	-	-	-	27,510
Debt service - series 2018 3A	-	-	-	-	-	-	-	-	-	-	-	-	-	4,461
Debt service - series 2024	80,995	-	-	-	-	-	-	-	-	-	-	-	-	80,995
Prepaid expense	-	-	-	-	-	-	-	-	-	-	-	-	-	2,454
Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	6,501
Total assets	$ 5,249,432	$ 3,518,682	$ 21,998	$ 10	$ 2,000	$ 17	$ 2,859	$ 48	$ 2,430	$ 11,908,312	$ 795	$ -	$ 1,201,800	$ 34,054,247
LIABILITIES														
Liabilities:														
Accounts payable	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,211
Franchise fee payable	-	-	-	-	-	-	-	-	-	-	-	-	-	471,541
Retainage payable	-	-	-	1,968	-	-	-	-	395,300	852,850	-	262,123	745,962	2,258,203
Due to other funds														
Field House special revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	51,455
Sports Field special revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	65,601
Debt service - series 2020 3A	-	-	-	-	-	-	-	-	-	-	-	-	-	4,461
Debt service - series 2022	-	80,995	-	-	-	-	-	-	-	-	-	-	-	80,995
Solid waste (enterprise fund)	-	-	-	-	-	-	-	-	-	-	-	-	-	2,234
Developer advance	-	-	-	-	-	-	-	-	-	-	-	-	1,170,822	1,370,822
Due to Developer - contribution refund	-	-	-	-	-	-	-	-	-	-	-	-	-	437,089
Due to other	-	-	-	-	-	-	-	-	-	-	810	-	-	45,828
Due to BabcockNeighborhoodschool	-	-	-	-	-	-	-	-	-	-	-	-	-	39,945
Due to Lennar Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	1,610
Due to Creekside Run LB	-	-	-	-	-	-	-	-	-	-	-	-	-	246
Total liabilities	-	80,995	-	1,968	-	-	-	-	395,300	852,850	810	262,123	1,916,784	4,832,241
DEFERRED INFLOWS OF RESOURCES														
Deferred receipts	-	-	-	-	-	-	-	-	-	-	-	-	-	15,049
Unearned revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	44,514
Total deferred inflows of resources	-	-	-	-	-	-	-	-	-	-	-	-	-	59,563
FUND BALANCES														
Nonspendable:														
Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	6,391
Restricted for														
Debt service	5,249,432	3,437,687	-	-	-	-	-	-	-	-	-	-	-	16,482,391
Capital projects	-	-	21,998	(1,958)	2,000	17	2,859	48	(392,870)	11,055,462	(15)	(262,123)	(714,984)	9,710,434
Unassigned	-	-	-	-	-	-	-	-	-	-	-	-	-	2,963,227
Total fund balances	5,249,432	3,437,687	21,998	(1,958)	2,000	17	2,859	48	(392,870)	11,055,462	(15)	(262,123)	(714,984)	29,162,443
Total liabilities, deferred inflows of resources and fund balances	$ 5,249,432	$ 3,518,682	$ 21,998	$ 10	$ 2,000	$ 17	$ 2,859	$ 48	$ 2,430	$ 11,908,312	$ 795	$ -	$ 1,201,800	$ 34,054,247

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	$ 7,686	$ 4,760,141	$4,771,468	100%
Assessment levy: off-roll - BPH	-	462,498	478,098	97%
Assessment levy: off-roll - Pulte	-	193,447	177,847	109%
Assessment levy: off-roll - Lennar	-	618,102	604,374	102%
Assessment levy: off-roll - WABA	15,475	27,082	15,475	175%
Assessment levy: off-roll - V2P2	-	165,296	165,296	100%
Assessment levy: off-roll - TPG AG	-	-	13,728	0%
Assessment levy: off-roll - BRD	-	14,414	14,414	100%
Developer contributions	1,936,858	3,133,327	3,897,358	80%
Developer contributions - AIS buyout	-	362,432	-	N/A
Babcock Ranch Foundation Contribution - Disk Golf	165,079	165,079	-	N/A
Franchise fees collected - gas	7,309	40,310	38,400	105%
Franchise fees collected - electric	66,502	651,617	900,000	72%
Cost share - Accela and Byrne	-	93,206	70,000	133%
Site, line & grade review	103,452	717,004	900,000	80%
State FL FEMA grant	766,696	2,599,010	-	N/A
Interest & miscellaneous	335	223,893	-	N/A
Total revenues	3,069,392	14,226,858	12,046,458	118%
EXPENDITURES				
Professional & administrative				
Management	7,917	71,250	95,000	75%
Accounting - O&M	2,917	26,250	35,000	75%
Engineering	56,117	390,863	300,000	130%
Engineering - site, line & grade review	48,648	394,969	850,000	46%
District counsel	20,220	143,963	150,000	96%
District counsel - site, line & grade review	7,173	52,229	50,000	104%
Utility locating	381	3,049	3,000	102%
Arbitrage	500	500	7,000	7%
DSF 2015 accounting & assmt collections	625	5,625	7,500	75%
DSF 2018 accounting & assmt collections	625	5,625	7,500	75%
DSF 2018 phase 3 accounting & assmt collections	625	5,625	7,500	75%
DSF 2020 accounting & assmt collections	625	5,625	7,500	75%
DSF 2021 accounting & assmt collections	625	5,625	7,500	75%
DSF 2022 accounting & assmt collections	1,250	11,250	15,000	75%
DSF 2024 accounting & assmt collections	1,250	11,250	15,000	75%
DSF SIB loan accounting & assmt collections	625	5,625	7,500	75%
DSF SIB loan 2 accounting & assmt collections	625	3,125	7,500	42%
SIB estoppel letter	417	3,750	5,000	75%
SIB 2 estoppel letter	417	2,083	5,000	42%
Dissemination agent	500	4,500	6,000	75%
Dissemination agent - series 2022	250	2,250	3,000	75%
Dissemination agent - series 2024	250	2,250	3,000	75%
EMMA software service	-	3,000	-	N/A
Audit	-	32,635	41,000	80%
SIB single audit	-	9,450	12,500	76%
SIB 2 single audit	-	-	12,500	0%
State grant audit	5,350	15,962	12,500	128%
FEMA single audit No. 1	-	-	12,500	0%
FEMA single audit No. 2	-	-	12,500	0%
Telephone	21	187	250	75%
Postage & shipping	55	8,438	3,000	281%
Legal advertising	149	8,408	15,000	56%
Trustee - series 2015	-	7,086	8,700	81%
Trustee - series 2018	-	4,031	5,875	69%
Trustee - series 2018 area 2B	-	4,246	4,500	94%
Trustee - series 2018 phase 3	-	5,241	5,500	95%
Trustee - series 2018 area 4	-	4,246	4,500	94%
Trustee - series 2020 3B	-	3,225	3,250	99%
Trustee - series 2020 3A	-	4,246	4,250	100%
Trustee - series 2020 2C	-	4,246	3,750	113%
Trustee - series 2021	-	-	4,750	0%
Trustee - series 2022	-	4,246	7,500	57%
Trustee - series 2024	-	4,246	7,500	57%
Debt service - Synovus interest	-	123,159	131,205	94%
Debt service - principal prepayment - Synovus Note A	130,504	1,815,251	-	N/A

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date	Budget	% of Budget
Office supplies & check stock	-	765	2,400	32%
Meeting room rental	-	136	900	15%
Website	-	3,879	1,570	247%
Online processing fee (PayPal)	154	1,106	1,200	92%
Credit card discount (TSYS)	15,778	126,428	140,000	90%
Dues, licenses, and fees	290	8,605	10,000	86%
Grant funding service	-	52,440	-	N/A
Property taxes	-	-	50	0%
Insurance				
General liability and POL	-	8,765	4,835	181%
Inland marine (property)	-	168,550	259,001	65%
Franchise fees - LCEC	33,251	325,627	450,000	72%
Franchise fees - FPL	33,251	325,627	450,000	72%
Contingency	-	-	5,000	0%
Tax collector	154	97,565	99,406	98%
Total professional & administrative	371,539	4,338,323	3,331,892	130%
Field operations and maintenance				
Safety patrol - night	45,890	321,280	435,600	74%
Restroom lease - Founder's Square	2,454	24,044	30,000	80%
Greenspace exotic vegetation	-	2,500	10,000	25%
Littoral maintenance	675	26,785	80,859	33%
Littoral maintenance - new area	-	-	6,000	0%
Professional services - field management	123,027	780,666	1,120,000	70%
Accela software	-	5,740	28,000	21%
Byrne contract (Accela implementation)	8,047	33,930	62,000	55%
Landscape contract	268,344	1,584,013	2,444,808	65%
Irrigation contract	13,365	105,420	153,060	69%
Parks & Grounds	13,141	94,664	72,000	131%
Porter contract	13,205	93,766	119,580	78%
Mulch contract	-	190,141	120,000	158%
Landscape - new area	-	6,175	60,000	10%
Irrigation - new area	-	-	3,000	0%
Porter services - new area	-	-	3,600	0%
Mulch - new area	-	-	6,000	0%
Tree trimming	-	149,410	115,000	130%
Tree health program	20,000	179,395	240,000	75%
Landscape - additional services	-	128,390	120,000	107%
Landscape - replacement	6,179	29,232	100,000	29%
Water	5,108	48,797	60,000	81%
Sewer	1,710	20,872	24,000	87%
Irrigation	14,804	219,649	130,000	169%
Gas	107	676	1,000	68%
Storm water management	3,520	31,682	78,000	41%
Disk golf course ISD	41,270	123,809	-	N/A
Repairs and maintenance - trails	-	2,088	14,400	15%
Repairs and maintenance - pumps and lighting	-	73,469	30,000	245%
Repairs and maintenance - road signage	2,228	62,538	60,000	104%
Repairs and maintenance - irrigation	4,330	48,783	42,000	116%
Repairs and maintenance - sidewalks	-	8,795	25,000	35%
Bush hogging/mowing	-	97,335	175,000	56%
Repairs and maintenance - general	-	20,907	75,000	28%
Power washing machine	4,946	46,709	56,400	83%
Safety/traffic control	276	11,094	-	N/A

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date	Budget	% of Budget
ThorGuard system maintenance and repair	-	3,182	9,000	35%
Street light lease AIS PH1A	-	32,142	56,448	57%
Street light lease AIS PH2A	-	7,978	13,680	58%
Street light lease AIS PH1B	-	40,307	69,097	58%
Street light lease AIS PH1B2	-	2,358	4,043	58%
Street light lease AIS PH1	-	23,002	39,432	58%
Street light lease AIS Linear Path Lighting	-	1,501	2,573	58%
Street light lease AIS BNS Entrance	-	1,034	1,773	58%
Street light lease AIS PH2B	-	3,216	5,514	58%
Street light lease AIS Spine Road BB	-	6,248	10,712	58%
Street light lease AIS 301 Spine Road HH-II	-	3,617	6,202	58%
Street light lease AIS 302 Spine Road DD-GG	-	36,128	18,048	200%
Street light lease AIS 303 Spine Road GG1	-	4,604	7,893	58%
Street light lease AIS 304 traffic control service	-	9,936	17,034	58%
Street light lease AIS PH 2C	-	3,216	5,514	58%
Street light lease AIS PH 1B3	-	858	1,471	58%
Street light lease AIS PH 2D	-	3,216	5,514	58%
Street light lease Spine Road DD 18-19	-	11,896	20,393	58%
Street light lease Spine Road EE 1-2	-	9,517	16,315	58%
Street light lease Spine Road EE 3-4-5	-	11,896	20,393	58%
Street light lease Spine Road GG 5-6	-	10,706	18,354	58%
Street light lease Spine Road II2-3; YY1-3; DD17	-	36,282	62,199	58%
Street light lease AIS Community Sports Park	(3,478)	185,696	342,189	54%
Street light lease Curry Preserve Interior	-	3,101	5,317	58%
Street light lease future	-	-	6,000	0%
Street light - FPL	5,179	79,988	8,000	1000%
Street light - solar for babcock trails	5,306	56,726	69,180	82%
Street light lease AIS DD8-10	-	-	62,121	0%
Street light lease II-10 MT1	-	-	39,547	0%
Street light lease AIS DD15-16	-	-	32,311	0%
Street light lease buyout - DD 8-9-10	-	179,996	-	N/A
Street light lease buyout - DD 8-10 and MT 1-5	-	121,459	-	N/A
Street light lease buyout - DD 15-16	-	60,977	-	N/A
Solar lights mid town	-	19,080	-	N/A
Electric vehicle charges	(847)	21,550	38,400	56%
Road cleaning/sweeping	3,200	14,400	24,000	60%
Management office lease/expense cost share	20,063	74,270	196,640	38%
Janitorial supplies	414	12,652	30,000	42%
Supplies - ISD	5,238	35,612	-	N/A
Lake bank R&M	-	2,725	6,000	45%
Hurricane prep / potential clean up	14,572	147,242	35,000	421%
Panther mitigation	-	-	60,000	0%
Mitigation	-	292,661	242,882	120%
Prescribed burning	-	-	233,000	0%
Fire break maintenance	-	-	20,000	0%
Holiday lighting / light show tower	-	85,000	85,000	100%
Splash pad cleaning	1,863	20,411	27,000	76%
Deferred maintenance expense	-	26,877	72,000	37%
Capital projects/ equipment/ machinery	20,203	199,246	203,000	98%
Camera	-	10,031	12,000	84%
License plate reader	-	1,327	5,000	27%
Total field operations & maintenance	664,339	6,486,621	8,366,496	78%
Total expenditures	1,035,878	10,824,944	11,698,388	93%
Excess/(deficiency) of revenues over/(under) expenditures	2,033,514	3,401,914	348,070	
OTHER FINANCING SOURCES/(USES)				
Transfers in	-	72,379	-	N/A
Transfers (out)	(67,640)	(504,675)	(348,070)	145%
Total other financing sources	(67,640)	(432,296)	(348,070)	124%
Net change in fund balances	1,965,874	2,969,618	-	
Fund balances - beginning	1,003,744	-	-	
Fund balances - ending	$2,969,618	$ 2,969,618	$ -	

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND - FIELD HOUSE
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
BNS/BHS rent	$ 9,265	$ 83,385	$ 106,428	78%
BNS/BHS shared cost amt	29,795	248,160	341,892	73%
Memberships	-	11,634	36,000	32%
Court rentals	-	3,616	3,500	103%
Events	-	-	500	0%
Cafeteria rentals	-	2,342	500	468%
Full facility rentals	-	1,313	10,000	13%
Recreational fields	-	2,190	1,000	219%
Tournaments	-	4,301	20,000	22%
Classes	-	43,392	84,000	52%
School rentals	-	13,976	75,000	19%
Total revenues	39,060	414,309	678,820	61%
EXPENDITURES				
Field House Maintenance Expense				
Maintenance staff	14,340	121,033	188,000	64%
Facilities insurance	-	96,703	112,200	86%
Water & sewer & trash	-	4,064	8,000	51%
Trash	1,312	15,865	19,020	83%
Electricity	7,586	55,623	75,000	74%
Gas	667	1,481	1,000	148%
Cleaning services	11,175	44,390	72,000	62%
Janitorial supplies	731	2,924	6,500	45%
Pest control	312	3,397	3,400	100%
Lighting	-	42,438	65,040	65%
Equipment maintenance contracts	21,529	51,037	40,000	128%
Repairs and maintenance: general	1,348	34,044	12,000	284%
Repairs and maintenance: floors	-	-	20,000	0%
Repairs and maintenance: painting	-	-	12,000	0%
Landscape maintenance	5,145	45,815	92,544	50%
Landscape other	-	1,445	5,000	29%
Charging stations	847	847	876	97%
Irrigation	1,071	1,641	1,000	164%
Capital outlay	-	30,104	19,000	158%
Total expenditures	66,063	552,851	752,580	73%
Excess/(deficiency) of revenues over/(under) expenditures	(27,003)	(138,542)	(73,760)	
OTHER FINANCING SOURCES/(USES)				
Transfers in	27,003	210,921	73,760	286%
Transfers (out)	-	(72,379)	-	N/A
Total other financing sources	27,003	138,542	73,760	188%
Net change in fund balances	-	-	-	
Fund balances - beginning	-	-	-	
Fund balances - ending	$ -	$ -	$ -	

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND - SPORTS FIELD
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
BNS/BHS rent	$ 5,454	$ 49,090	$ 91,774	53%
Total revenues	5,454	49,090	91,774	53%
EXPENDITURES				
Field House Maintenance Expense				
Maintenance staff	15,357	100,049	101,250	99%
Facilities insurance	-	22,506	37,000	61%
Water & sewer & trash	11,931	34,362	10,200	337%
Communications	-	1,102	-	N/A
Electricity	-	4,058	12,000	34%
Lighting	3,229	13,914	13,914	100%
Equipment maintenance contracts	-	2,850	2,000	143%
Janitorial supplies	-	1,951	4,200	46%
Supplies additional	2,366	13,387	3,000	446%
Landscaping	12,062	116,667	144,000	81%
Irrigation	897	3,477	2,520	138%
Repairs and maintenance	249	9,796	6,000	163%
Capital projects/equiqment/machine	-	6,125	-	N/A
Contingency	-	12,600	30,000	42%
Total field house maintenance maintenance	46,091	342,844	366,084	94%
Total expenditures	46,091	342,844	366,084	94%
Excess/(deficiency) of revenues over/(under) expenditures	(40,637)	(293,754)	(274,310)	
OTHER FINANCING SOURCES/(USES)				
Transfers in	40,637	293,754	274,310	107%
Total other financing sources	40,637	293,754	274,310	107%
Net change in fund balances	-	-	-	
Fund balances - beginning	-	-	-	
Fund balances - ending	$ -	$ -	$ -	

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2015
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	$ 2,180	$ 1,274,575	$ 1,280,906	100%
Assessment levy: off-roll	-	58,195	58,195	100%
Interest	11	94	-	N/A
Total revenues	2,191	1,332,864	1,339,101	100%
EXPENDITURES				
Debt service				
Principal	-	435,000	435,000	100%
Interest	-	864,581	864,844	100%
Total debt service	-	1,299,581	1,299,844	100%
Other fees and charges				
Tax collector	44	25,459	26,686	95%
Total other fees and charges	44	25,459	26,686	95%
Total expenditures	44	1,325,040	1,326,530	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,147	7,824	12,571	
Fund balances - beginning	2,564,596	2,558,919	2,532,584	
Fund balances - ending	$ 2,566,743	$ 2,566,743	$ 2,545,155	

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2018
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	$ 238	$ 139,129	$ 139,665	100%
Interest	632	5,527	-	N/A
Total revenues	870	144,656	139,665	104%
EXPENDITURES				
Debt service				
Principal	-	40,000	40,000	100%
Interest	-	90,950	90,950	100%
Total debt service	-	130,950	130,950	100%
Other fees and charges				
Tax collector	5	2,779	2,910	95%
Total other fees and charges	5	2,779	2,910	95%
Total expenditures	5	133,729	133,860	100%
Excess/(deficiency) of revenues over/(under) expenditures	865	10,927	5,805	
Fund balances - beginning	225,351	215,289	208,046	
Fund balances - ending	$ 226,216	$ 226,216	$ 213,851	

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2018 2B
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	$ 425	$ 248,541	$ 249,497	100%
Assessment prepayments	11,674	11,674	-	N/A
Interest	1,760	15,796	-	N/A
Total revenues	13,859	276,011	249,497	111%
EXPENDITURES				
Debt service				
Principal	-	75,000	75,000	100%
Interest	-	166,813	166,813	100%
Total debt service	-	241,813	241,813	100%
Other fees and charges				
Tax collector	9	4,964	5,198	95%
Total other fees and charges	9	4,964	5,198	95%
Total expenditures	9	246,777	247,011	100%
Excess/(deficiency) of revenues over/(under) expenditures	13,850	29,234	2,486	
Fund balances - beginning	631,830	616,446	598,955	
Fund balances - ending	$ 645,680	$ 645,680	$ 601,441	

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2018 3A
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	$ 1,373	$ 802,829	$ 806,719	100%
Interest	4,478	40,935	-	N/A
Total revenues	5,851	843,764	806,719	105%
EXPENDITURES				
Debt service				
Principal	-	215,000	215,000	100%
Interest	-	569,750	569,750	100%
Total debt service	-	784,750	784,750	100%
Other fees and charges				
Tax collector	27	16,036	16,807	95%
Total other fees and charges	27	16,036	16,807	95%
Total expenditures	27	800,786	801,557	100%
Excess/(deficiency) of revenues over/(under) expenditures	5,824	42,978	5,162	
Fund balances - beginning	1,595,011	1,557,857	1,499,487	
Fund balances - ending	$ 1,600,835	$ 1,600,835	$1,504,649	

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2018 4
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	$ 366	$ 213,819	$ 214,643	100%
Interest	1,264	11,469	-	N/A
Total revenues	1,630	225,288	214,643	105%
EXPENDITURES				
Debt service				
Principal	-	60,000	60,000	100%
Interest	-	144,256	144,256	100%
Total debt service	-	204,256	204,256	100%
Other fees and charges				
Tax collector	8	4,271	4,472	96%
Total other fees and charges	8	4,271	4,472	96%
Total expenditures	8	208,527	208,728	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,622	16,761	5,915	
Fund balances - beginning	461,965	446,826	433,411	
Fund balances - ending	$ 463,587	$ 463,587	$ 439,326	

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2020 2C
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	$ 512	$ 299,307	$ 300,460	100%
Interest	875	9,466	-	N/A
Total revenues	1,387	308,773	300,460	103%
EXPENDITURES				
Debt service				
Principal	-	110,000	110,000	100%
Interest	-	183,550	183,550	100%
Total debt service	-	293,550	293,550	100%
Other fees and charges				
Tax collector	10	5,978	6,260	95%
Total other fees and charges	10	5,978	6,260	95%
Total expenditures	10	299,528	299,810	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,377	9,245	650	
Fund balances - beginning	321,161	313,293	299,989	
Fund balances - ending	$ 322,538	$ 322,538	$300,639	

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2020 3A
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	$ 849	$ 496,274	$ 498,587	100%
Interest	1,362	14,953	-	N/A
Total revenues	2,211	511,227	498,587	103%
EXPENDITURES				
Debt service				
Principal	-	190,000	190,000	100%
Interest	-	297,650	297,650	100%
Total debt service	-	487,650	487,650	100%
Other fees and charges				
Tax collector	16	9,913	10,387	95%
Total other fees and charges	16	9,913	10,387	95%
Total expenditures	16	497,563	498,037	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,195	13,664	550	
Fund balances - beginning	504,267	492,798	465,524	
Fund balances - ending	$ 506,462	$ 506,462	$466,074	

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2020 3B
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	$ 255	$ 149,145	$ 149,719	100%
Interest	444	4,781	-	N/A
Total revenues	699	153,926	149,719	103%
EXPENDITURES				
Debt service				
Principal	-	55,000	55,000	100%
Interest	-	90,700	90,700	100%
Total debt service	-	145,700	145,700	100%
Other fees and charges				
Tax collector	5	2,979	3,119	96%
Total other fees and charges	5	2,979	3,119	96%
Total expenditures	5	148,679	148,819	100%
Excess/(deficiency) of revenues over/(under) expenditures	694	5,247	900	
Fund balances - beginning	162,824	158,271	151,586	
Fund balances - ending	$ 163,518	$ 163,518	$152,486	

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2021
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	$ 2,103	$ 1,229,459	$ 1,234,190	100%
Interest	3,524	38,632	-	N/A
Total revenues	5,627	1,268,091	1,234,190	103%
EXPENDITURES				
Debt service				
Principal	-	485,000	485,000	100%
Interest	-	729,028	729,028	100%
Total debt service	-	1,214,028	1,214,028	100%
Other fees and charges				
Tax collector	43	24,558	25,712	96%
Total other fees and charges	43	24,558	25,712	96%
Total expenditures	43	1,238,586	1,239,740	100%
Excess/(deficiency) of revenues over/(under) expenditures	5,584	29,505	(5,550)	
Fund balances - beginning	1,294,109	1,270,188	1,215,698	
Fund balances - ending	$ 1,299,693	$ 1,299,693	$ 1,210,148	

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2022
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	$ 6,079	$ 3,842,255	$ 3,847,469	100%
Assessment levy: off-roll	-	1,289,566	1,270,280	102%
Interest	13,478	145,452	-	N/A
Total revenues	19,557	5,277,273	5,117,749	103%
EXPENDITURES				
Debt service				
Principal	-	1,370,000	1,370,000	100%
Interest	-	3,811,600	3,811,600	100%
Total debt service	-	5,181,600	5,181,600	100%
Other fees and charges				
Tax collector	120	80,955	80,156	101%
Total other fees and charges	120	80,955	80,156	101%
Total expenditures	120	5,262,555	5,261,756	100%
Excess/(deficiency) of revenues over/(under) expenditures	19,437	14,718	(144,007)	
Fund balances - beginning	5,229,995	5,234,714	4,896,471	
Fund balances - ending	$ 5,249,432	$ 5,249,432	$ 4,752,464	

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2024
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	$ 1,397	$ 816,506	$ 819,649	100%
Assessment levy: off-roll	-	2,930,572	2,930,572	100%
Interest	9,398	93,701	-	N/A
Total revenues	10,795	3,840,779	3,750,221	102%
EXPENDITURES				
Debt service				
Principal	-	860,000	865,000	99%
Principal prepayments	-	45,000	-	N/A
Interest	-	2,884,675	2,886,740	100%
Total debt service	-	3,789,675	3,751,740	101%
Other fees and charges				
Tax collector	29	16,309	17,076	96%
Total other fees and charges	29	16,309	17,076	96%
Total expenditures	29	3,805,984	3,768,816	101%
Excess/(deficiency) of revenues over/(under) expenditures	10,766	34,795	(18,595)	
Fund balances - beginning	3,426,921	3,402,892	3,357,819	
Fund balances - ending	$ 3,437,687	$ 3,437,687	$ 3,339,224	

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND - SERIES 2018
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date
REVENUES		
Interest	$ 60	$ 558
Total revenues	60	558
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	60	558
Fund balances - beginning	21,938	21,440
Fund balances - ending	$ 21,998	$ 21,998

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND - SERIES 2018 2B
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date
REVENUES	$ -	$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(1,958)	(1,958)
Fund balances - ending	$ (1,958)	$ (1,958)

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND - SERIES 2018 4
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date
REVENUES		
Interest	$ 6	$ 51
Total revenues	6	51
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	6	51
Fund balances - beginning	1,994	1,949
Fund balances - ending	$ 2,000	$ 2,000

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND - SERIES 2020 2C
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date
REVENUES	$ -	$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	17	17
Fund balances - ending	$ 17	$ 17

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND - SERIES 2020 3A
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date
REVENUES		
Interest	$ 7	$ 72
Total revenues	7	72
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	7	72
Fund balances - beginning	2,852	2,787
Fund balances - ending	$ 2,859	$ 2,859

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND - SERIES 2021
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date
REVENUES	$ -	$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	48	48
Fund balances - ending	$ 48	$ 48

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND - SERIES 2022
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date
REVENUES		
Developer contributions	$ -	$ 1,543,447
Interest	123	337
Total revenues	123	1,543,784
EXPENDITURES		
Capital outlay	-	518,814
Total expenditures	-	518,814
Excess/(deficiency) of revenues over/(under) expenditures	123	1,024,970
Fund balances - beginning	(392,993)	(1,417,840)
Fund balances - ending	$ (392,870)	$ (392,870)

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND - SERIES 2024
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date
REVENUES		
Developer contributions	$ -	$ 2,813,058
Interest	32,917	302,271
Total revenues	32,917	3,115,329
EXPENDITURES		
Capital outlay	-	1,984,819
Total expenditures	-	1,984,819
Excess/(deficiency) of revenues over/(under) expenditures	32,917	1,130,510
Fund balances - beginning	11,022,545	9,924,952
Fund balances - ending	$ 11,055,462	$ 11,055,462

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FLORIDA WILDLIFE INTERACTIVE EDUCATION CENTER
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date
REVENUES		
State Grant Revenue - FWEIC	$ 4,393,074	$ 4,393,074
Developer contributions - FWIEC	(4,393,074)	-
Total revenues	-	4,393,074
EXPENDITURES		
Construction cost	-	4,393,089
Total expenditures	-	4,393,089
Excess/(deficiency) of revenues over/(under) expenditures	-	(15)
Fund balances - beginning	(15)	-
Fund balances - ending	$ (15)	$ (15)

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SR 31 IMPROVEMENTS
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date
REVENUES		
Developer contributions	$ -	$ 72,903
SIB loan revenue	-	2,717,252
Total revenues	-	2,790,155
EXPENDITURES		
SIB loan expense	-	2,759,211
Principal	34,963	958,467
Total expenditures	34,963	3,717,678
Excess/(deficiency) of revenues over/(under) expenditures	(34,963)	(927,523)
Fund balances - beginning	(680,021)	212,539
Fund balances - ending	$ (714,984)	$ (714,984)

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SR 31 IMPROVEMENTS 2
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date
REVENUES		
SIB loan revenue	$ 1,188,046	$ 5,179,932
Total revenues	1,188,046	5,179,932
EXPENDITURES		
SIB loan expense	1,250,575	5,442,055
Total expenditures	1,250,575	5,442,055
Excess/(deficiency) of revenues over/(under) expenditures	(62,529)	(262,123)
Fund balances - beginning	(199,594)	-
Fund balances - ending	$ (262,123)	$ (262,123)

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF NET POSITION
UTILITY - ENTERPRISE FUND
JUNE 30, 2026

	Balance
ASSETS	
Current assets:	
Cash - Valley National Bank #4819 - utility	$ 3,249,352
Accounts receivable	2,093,243
Total current assets	5,342,595
Total assets	5,342,595
LIABILITIES	
Current liabilities:	
Lease payable	$ 43,144,994
Unearned revenue	48,888
Customer deposits	389,613
Total current liabilities	43,583,495
Total liabilities	43,583,495
NET POSITION	
Unrestricted	(38,240,900)
Total net position	$ (38,240,900)

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
UTILITY - ENTERPRISE FUND
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Residential				
Water base	$ 227,139	$ 1,887,236	$ 2,412,285	78%
Water usage	122,907	1,063,383	1,277,434	83%
Waste water base	265,223	2,203,664	3,283,738	67%
Waste water usage	117,817	1,045,824	1,381,407	76%
Irrigation base	57,528	478,546	598,406	80%
Irrigation usage	228,413	1,529,064	1,519,113	101%
Fire base	5,412	45,590	44,580	102%
Commercial				
Water base	36,416	292,635	272,477	107%
Water usage	88,215	548,652	387,021	142%
Waste water base	4,313	36,541	48,390	76%
Waste water usage	30,179	177,443	206,597	86%
Irrigation base	4,910	41,177	25,314	163%
Irrigation usage	151,755	1,060,652	1,562,574	68%
Fire base	1,125	9,730	4,872	200%
Lot closings				
Water connection	280,826	3,256,093	4,871,383	67%
Sewer connection	298,717	3,454,804	5,114,763	68%
Irrigation connection	202,039	1,927,176	2,819,858	68%
Water/irrigation meter set	103,538	1,124,126	2,166,424	52%
Fire connection	35,610	724,837	460,530	157%
Utilities plan review fee	-	192,658	-	N/A
Miscellaneous income	28,574	205,200	196,267	105%
Late fees	3,516	33,620	45,628	74%
Total revenues	2,294,172	21,338,651	28,699,061	74%
OPERATING EXPENSES				
Lease - utility	4,305,955	24,620,155	30,431,607	81%
Insurance - general liability and POL	-	17,165	18,040	95%
Insurance - property coverage	94	238,865	234,000	102%
District counsel	2,754	17,767	44,400	40%
Engineering - site, line & grade review	42,752	470,157	35,000	1343%
CC discount	55	1,078	480	225%
Total expenses	4,351,610	25,365,187	30,763,527	82%
Total operating expenses	4,351,610	25,365,187	30,763,527	82%
Operating income/(loss)	(2,057,438)	(4,026,536)	(2,064,466)	
Total net position - beginning	(36,183,462)	(34,214,364)	(21,886,656)	
Total net position - ending	$ (38,240,900)	$ (38,240,900)	$(23,951,122)	

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF NET POSITION
SOLID WASTE - ENTERPRISE FUND
JUNE 30, 2026

	Balance
ASSETS	
Current assets:	
Cash - Valley National Bank #2146	$ 110,103
Assessment receivable	255
Accounts receivable	203,552
Due from general fund	2,234
Total current assets	316,144
LIABILITIES	
Current liabilities:	
Lease payable	$ 1,431,816
Due to other funds	
Due to other	2,584
Total current liabilities	1,434,400
Total liabilities	1,434,400
NET POSITION	
Unrestricted	(1,118,256)
Total net position	$ (1,118,256)

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
SOLID WASTE - ENTERPRISE FUND
FOR THE PERIOD ENDED JUNE 30, 2026

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Assessment levy: on-roll	$ 2,280	$ 1,467,395	$ 1,278,093	115%
Assessment levy: off-roll	8,837	113,853	64,030	178%
Collection revenue	58,286	526,687	525,369	100%
Recycle collection revenue	27,102	226,860	278,474	81%
Miscellaneous income	-	-	62,912	0%
Total revenues	96,505	2,334,795	2,208,878	106%
OPERATING EXPENSES				
Lease (base pymt $2,777.91 per month)	235,883	1,695,118	2,067,458	82%
District counsel	620	2,105	15,000	14%
Insurance				
General liability and POL	-	7,933	11,440	69%
Excess liability	-	4,147	4,400	94%
Auto liability	-	3,086	4,450	69%
Inland marine (property)	-	18,121	4,000	453%
Online processing fee	30	270	240	113%
Miscellaneous/contingency	-	-	480	0%
Tax collector	45	29,291	26,628	110%
Total expenses	236,578	1,760,071	$2,134,096	82%
Operating income/(loss)	(140,073)	574,724	74,782	
Total net position - beginning	(978,183)	(1,692,980)	(1,385,180)	
Total net position - ending	$ (1,118,256)	$ (1,118,256)	$ (1,310,398)	

APPENDIX F

FORM OF CONTINUING DISCLOSURE AGREEMENT

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CONTINUING DISCLOSURE AGREEMENT

This Continuing Disclosure Agreement (this "Disclosure Agreement") dated [_________], 2026, is executed and delivered by the **BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT** (the "Issuer" or the "District"), **LENNAR HOMES, LLC**, a Florida limited liability company (the "Developer"), **MILLROSE PROPERTIES FLORIDA, LLC**, a Florida limited liability company and **MILLROSE PROPERTIES FLORIDA II, LLC**, a Florida limited liability company (collectively, the "Landowner") and **WRATHELL, HUNT AND ASSOCIATES, LLC**, as dissemination agent (together with its successors and assigns, the "Dissemination Agent") in connection with the Issuer's $[________] Special Assessment Revenue Bonds, Series 2026 (Series 2026 Project) (the "Series 2026 Bonds") and consented to and agreed to by the Trustee (as defined herein) and the District Manager (as defined herein).

The Series 2026 Bonds are secured pursuant to a Master Trust Indenture dated as of December 1, 2015 (the "Master Indenture"), as supplemented by an Twelfth Supplemental Trust Indenture dated as of August 1, 2026, related to the Series 2026 Bonds (the "Twelfth Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), each entered into by and between the Issuer and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), a national banking association duly organized and existing under the laws of the United States of America and having a designated corporate trust office in Fort Lauderdale, Florida.

The Series 2026 Bonds are being issued by the Issuer to provide funds to be used for a portion of the Costs of the Series 2026 Project. The Issuer has authorized the preparation and distribution of the Preliminary Limited Offering Memorandum dated [__________], 2026 with respect to the Series 2026 Bonds (the "Preliminary Limited Offering Memorandum") and, on or before the date of the Preliminary Limited Offering Memorandum, the Issuer deemed that the Preliminary Limited Offering Memorandum was final within the meaning of the Rule (as defined herein). Upon the initial sale of the Series 2026 Bonds to the Participating Underwriter (as defined herein), the Issuer authorized the preparation and distribution of the Limited Offering Memorandum dated [________], 2026 with respect to the Series 2026 Bonds (the "Limited Offering Memorandum").

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the mutual promises and other consideration contained herein, the District, the Landowner, the Developer and the Dissemination Agent covenant and agree as follows:

1. **Purpose of this Disclosure Agreement**. This Disclosure Agreement is being executed and delivered by the Issuer, the Landowner, the Developer and the Dissemination Agent for the benefit of the Beneficial Owners (as defined herein) of the Series 2026 Bonds and to assist the Participating Underwriter (as defined herein) of the Series 2026 Bonds in complying with the Rule (as defined herein). The Issuer, the Landowner and the Developer, respectively, have undertaken to provide certain annual or quarterly financial information and notice of certain events on an ongoing basis for so long as the Series 2026 Bonds remain outstanding as set forth herein.

The Issuer has no reason to believe that this Disclosure Agreement does not satisfy the requirements of the Rule and the execution and delivery of this Disclosure Agreement is intended to comply with the Rule. To the extent it is later determined by a court of competent jurisdiction, a governmental regulatory agency, or an attorney specializing in federal securities law, that the Rule requires the Issuer or other Obligated Person (as defined herein) to provide additional information, the Issuer and each Obligated Person which is a party hereto agree to promptly provide such additional information.

The provisions of this Disclosure Agreement are supplemental and in addition to the provisions of the Indenture with respect to reports, filings and notifications provided for therein, and do not in any way relieve the Issuer, the Trustee or any other person of any covenant, agreement or obligation under the Indenture (or remove any of the benefits thereof) nor shall anything herein prohibit the Issuer, the Trustee or any other person from making any reports, filings or notifications required by the Indenture or any applicable law.

2. **Definitions**. Capitalized terms not otherwise defined in this Disclosure Agreement shall have the meaning assigned in the Rule or, to the extent not in conflict with the Rule, in the Indenture and the Limited Offering Memorandum. The following capitalized terms as used in this Disclosure Agreement shall have the following meanings:

"Annual Filing Date" means the date set forth in Section 3(a) hereof by which the Annual Report is to be filed with each Repository.

"Annual Financial Information" means annual financial information as such term is used in paragraph (f)(9) of the Rule and specified in Section 4(a) of this Disclosure Agreement.

"Annual Report" shall mean any annual report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Agreement.

"Assessment Area" shall mean the Series 2026 Assessment Area, which comprises the following "Phases": Webbs Reserve Phases 2 and 3, and Tuckers Cove Phases 2, 3A, and 4A/4D, all as more particularly described in the Limited Offering Memorandum, which collectively are the portions of the District lands subject to the Assessments (as defined herein).

"Assessments" shall mean the non-ad valorem Series 2026 Special Assessments pledged to the payment of the Series 2026 Bonds pursuant to the Indenture, as further described in the Limited Offering Memorandum.

"Audited Financial Statements" means the financial statements (if any) of the Issuer for the prior fiscal year, certified by an independent auditor as prepared in accordance with generally accepted accounting principles or otherwise, as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 4(a) of this Disclosure Agreement.

"Audited Financial Statements Filing Date" means the date set forth in Section 3(a) hereof by which the Audited Financial Statements are to be filed with each Repository if the same are not included as part of the Annual Report.

"Beneficial Owner" shall mean any person which, (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Series 2026 Bonds (including persons holding Series 2026 Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Series 2026 Bonds for federal income tax purposes.

"Business Day" means any day other than (a) a Saturday, Sunday or a day on which banks located in the city in which the designated corporate trust office of the Trustee is located are required or authorized by law or executive order to close for business, and (b) a day on which the New York Stock Exchange is closed.

"Disclosure Representative" shall mean (i) as to the Issuer, the District Manager or its designee, or such other person as the Issuer shall designate in writing to the Dissemination Agent from time to time as the person responsible for providing information to the Dissemination Agent; and (ii) as to each entity comprising an Obligated Person (other than the Issuer), the individuals executing this Disclosure Agreement on behalf of such entity or such person(s) as such entity shall designate in writing to the Dissemination Agent from time to time as the person(s) responsible for providing information to the Dissemination Agent.

"Dissemination Agent" shall mean the Issuer or an entity appointed by the Issuer to act in the capacity as Dissemination Agent hereunder, or any successor Dissemination Agent designated in writing by the Issuer pursuant to Section 8 hereof. Wrathell, Hunt and Associates, LLC, has been designated as the initial Dissemination Agent hereunder.

"District Manager" shall mean Wrathell, Hunt and Associates, LLC, and its successors and assigns.

"EMMA" means the Electronic Municipal Market Access system, a service of the MSRB, or any successor thereto.

"EMMA Compliant Format" shall mean a format for any document provided to the MSRB (as hereinafter defined) which is in an electronic format and is accompanied by identifying information, all as prescribed by the MSRB.

"Fiscal Year" shall mean the period commencing on October 1 and ending on September 30 of the next succeeding year, or any such other twelve-month period designated by the Issuer, from time to time, to be its fiscal year.

"Listed Events" shall mean any of the events listed in Section 6(a) of this Disclosure Agreement.

"MSRB" means the Municipal Securities Rulemaking Board established pursuant to Section 15B(b)(1) of the Securities Exchange Act of 1934, as amended.

"Obligated Person(s)" shall mean, with respect to the Series 2026 Bonds, those person(s) who either generally or through an enterprise, fund, or account of such persons are committed by contract or other arrangement to support payment of all or a part of the obligations on such Series 2026 Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities), which person(s) shall include the Issuer, and for the purposes of this Disclosure

Agreement, the Landowner and, for so long as the Landowner or Developer and their respective affiliates, successors or assigns (excluding residential homebuyers who are end users), are the owners of District lands within a Phase of the Assessment Area responsible for payment of at least 10% of the Assessments.

"Participating Underwriter" shall mean FMSbonds, Inc.

"Quarterly Filing Date" shall mean for the quarter ending: (i) March 31, each May 1; (ii) June 30, each August 1; (iii) September 30, each November 1; and (iv) December 31, each February 1 of the following year. The first Quarterly Filing Date shall be February 1, 2027.

"Quarterly Report" shall mean any Quarterly Report provided by any Obligated Person (other than the Issuer) pursuant to, and as described in, Section 5 of this Disclosure Agreement.

"Repository" shall mean each entity authorized and approved by the SEC (as hereinafter defined) from time to time to act as a repository for purposes of complying with the Rule. The Repositories approved by the SEC may be found by visiting the SEC's website at http://www.sec.gov/info/municipal/nrmsir.htm. As of the date hereof, the only Repository recognized by the SEC for such purpose is the MSRB, which currently accepts continuing disclosure filings through the EMMA website at http://emma.msrb.org.

"Rule" shall mean Rule 15c2-12(b)(5) adopted by the SEC under the Securities Exchange Act of 1934, as the same has and may be amended from time to time.

"SEC" means the Securities and Exchange Commission.

"State" shall mean the State of Florida.

"Unaudited Financial Statements" means the financial statements (if any) of the Issuer the prior Fiscal Year which have not been certified by an independent auditor.

3. **<u>Provision of Annual Reports</u>**.

(a) Subject to the following sentence, the Issuer shall provide the Annual Report to the Dissemination Agent no later than one hundred eighty (180) days after the close of the Issuer's Fiscal Year (the "Annual Filing Date"), commencing with the Annual Report for the Fiscal Year ending September 30, 2026, which shall be due no later than March 31, 2027. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Agreement; *provided that* the Audited Financial Statements of the Issuer may be submitted separately from the balance of the Annual Report, and may be submitted in accordance with State law, which currently requires such Audited Financial Statements to be provided up to, but no later than, nine (9) months after the close of the Issuer's Fiscal Year (the "Audited Financial Statements Filing Date"). If the Audited Financial Statements are not available prior to the Audited Financial Statements Filing Date, the Issuer shall provide the Unaudited Financial Statements and when the Audited Financial Statements are available, provide in a timely manner an electronic copy to the Dissemination Agent for filing with the Repository.

The Issuer shall, or shall cause the Dissemination Agent to, provide to the Repository the components of an Annual Report which satisfies the requirements of Section 4(a) of this Disclosure Agreement within thirty (30) days after same becomes available, but in no event later than the Annual Filing Date or Audited Financial Statements Filing Date, if applicable. If the Issuer's Fiscal Year changes, the Issuer shall give notice of such change in the same manner as for a Listed Event under Section 6.

(b) If on the fifteenth (15^{th}) day prior to each Annual Filing Date or the Audited Financial Statements Filing Date, as applicable, the Dissemination Agent has not received a copy of the Annual Report or Audited Financial Statements, as applicable, the Dissemination Agent shall contact the Disclosure Representative by telephone and in writing (which may be via email) to remind the Issuer of its undertaking to provide the Annual Report or Audited Financial Statements, as applicable, pursuant to Section 3(a). Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Report and the Audited Financial Statements (or if the Audited Financial Statements are not available, the Unaudited Financial Statements), as applicable, in accordance with Section 3(a) above, or (ii) advise the Dissemination Agent in writing that the Issuer will not be able to file the Annual Report or Audited Financial Statements, as applicable, within the times required under this Disclosure Agreement, state the date by which the Annual Report or the Audited Financial Statements for such year, as applicable, will be provided and instruct the Dissemination Agent that a Listed Event as described in Section 6(a)(xvii)(A) has occurred and to immediately send a notice to the Repository in substantially the form attached hereto as Exhibit A.

(c) If the Dissemination Agent has not received an Annual Report by 12:00 noon on the first (1^{st}) Business Day following the Annual Filing Date for the Annual Report or the Audited Financial Statements by 12:00 noon on the first (1^{st}) Business Day following the Audited Financial Statements Filing Date for the Audited Financial Statements (even if Unaudited Financial Statements are provided), then a Listed Event as described in Section 6(a)(xv) shall have occurred and the Dissemination Agent shall immediately send a notice to the Repository in substantially the form attached as Exhibit A.

(d) The Dissemination Agent shall:

(i) determine each year prior to the Annual Filing Date the name, address and filing requirements of the Repository; and

(ii) promptly upon fulfilling its obligations under subsection (a) above, file a notice with the Issuer stating that the Annual Report or Audited Financial Statement has been provided pursuant to this Disclosure Agreement, stating the date(s) it was provided and listing all Repositories with which it was filed.

(e) All documents, reports, notices, statements, information and other materials provided to the MSRB under this Disclosure Agreement shall be provided in an EMMA Compliant Format.

4. **Content of Annual Reports**.

(a) Each Annual Report shall be in the form set in Schedule A attached hereto and shall contain the following Annual Financial Information with respect to the Issuer:

(i) All fund balances in all Funds, Accounts and subaccounts for the Bonds and the total amount of Bonds Outstanding, in each case as of December 31st following the end of the most recent prior Fiscal Year.

(ii) The method by which Assessments are being levied (whether on-roll or off-roll) and the amounts being levied by each method in the Assessment Area for the current Fiscal Year, and a copy of the assessment roll (on roll and off roll) for the Assessments certified for collection in the Assessment Area for the current Fiscal Year.

(iii) The method by which Assessments were levied (whether on-roll or off-roll) and the amounts levied by each method in the Assessment Area for the most recent prior Fiscal Year.

(iv) The amount of Assessments collected in the Assessment Area from the property owners during the most recent prior Fiscal Year.

(v) If available, the amount of delinquencies in the Assessment Area greater than one hundred fifty (150) days, and, in the event that delinquencies amount to more than ten percent (10%) of the amounts of the Assessments due in any year, a list of delinquent property owners.

(vi) If available, the amount of tax certificates sold for lands within the Assessment Area, if any, and the balance, if any, remaining for sale from the most recent Fiscal Year.

(vii) The amount of principal and interest to be paid on the Bonds in the current Fiscal Year.

(viii) The most recent Audited Financial Statements of the Issuer.

(ix) In the event of any amendment or waiver of a provision of this Disclosure Agreement, a description of such amendment or waiver in the next Annual Report, and in each case shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or, in the case of a change in accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements: (i) notice of such change shall be given in the same manner as for a Listed Event under Section 6(b); and (ii) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

To the extent any of the items set forth in subsections (i) through (vii) above are included in the Audited Financial Statements referred to in subsection (viii) above, they do not have to be separately set forth (unless Audited Financial Statements are being delivered more than 180 days after the close of the Issuer's Fiscal Year pursuant to Section 3(a) hereof). Any or all of the items listed above may be incorporated by reference from other documents, including limited offering memorandums and official statements of debt issues of the Issuer or related public entities, which have been submitted to the MSRB or the SEC. If the document incorporated by reference is a final limited offering memorandum or official statement, it must be available from the MSRB. The Issuer shall clearly identify each such other document so incorporated by reference.

(b) The Issuer and each Obligated Person agree to supply, in a timely fashion, any information reasonably requested by the Dissemination Agent that is necessary in order for the Dissemination Agent to carry out its duties under this Disclosure Agreement. The Issuer acknowledges and agrees that the information to be collected and disseminated by the Dissemination Agent will be provided by the Issuer, Obligated Persons and others. The Dissemination Agent's duties do not include authorship or production of any materials, and the Dissemination Agent shall have no responsibility hereunder for the content of the information provided to it by the Issuer, an Obligated Person or others as thereafter disseminated by the Dissemination Agent.

(c) Any Annual Financial Information containing modified operating data or financial information is required to explain, in narrative form, the reasons for the modification and the impact of the change in the type of operating data or financial information being provided.

5. **Quarterly Reports**.

(a) Each Obligated Person (other than the Issuer) shall provide an electronic copy of the Quarterly Report to the Dissemination Agent no later than fifteen (15) days prior to the Quarterly Filing Date. Promptly upon receipt of an electronic copy of the Quarterly Report, but in any event within ten (10) days after receipt thereof but in all events if received prior to the Quarterly Filing Date no later than such date, the Dissemination Agent shall provide a Quarterly Report to the Repository.

(b) Each Quarterly Report shall contain an update of the following information to the extent available with respect to each Phase within the Assessment Area:

(i) The number of lots planned.

Lot Ownership Information

(ii) The number of lots owned by the Landowner.

(iii) The number of lots owned by the Developer.

(iv) The number of lots owned by homebuyers.

Lot Status Information

(v) The number of lots developed.

(vi) The number of lots platted.

Home Sales Status Information

(vii) The number of homes sold (but not closed) to homebuyers during quarter.

(viii) The number of homes sold (and closed) with homebuyers during quarter.

(ix) The total number of homes sold and closed with homebuyers (cumulative).

Material Changes/Transfers

(x) Material changes to any of the following: (1) builder contracts, if applicable, (2) the number of lots planned to be developed, (3) permits/approvals, and (4) existing mortgage debt of the Obligated Person or the incurrence of new mortgage debt by the Obligated Person since the date hereof.

(xi) Any sale, assignment or transfer of ownership of lands by the Obligated Person to a third party which will in turn become an Obligated Person hereunder.

(c) If an Obligated Person sells, assigns or otherwise transfers ownership of real property in the Assessment Area or any Phase therein (a "Transferor Obligated Person") to a third party (a "Transferee"), which will in turn be an Obligated Person for purposes of this Disclosure Agreement as a result thereof (a "Transfer"), the Transferor Obligated Person hereby agrees to use its best efforts to contractually obligate such Transferee to agree to comply with the disclosure obligations of an Obligated Person hereunder for so long as such Transferee is an Obligated Person hereunder, to the same extent as if such Transferee were a party to this Disclosure Agreement (an "Assignment"). The Transferor Obligated Person shall notify the District and the Dissemination Agent in writing of any Transfer within five (5) Business Days of the occurrence thereof. Nothing herein shall be construed to relieve the Landowner or the Developer from its respective obligations hereunder except to the extent a written Assignment from a Transferee is obtained and delivered to the Dissemination Agent and then only to the extent of such Assignment.

(d) If the Dissemination Agent has not received a Quarterly Report that contains, at a minimum, the information in Section 5(b) of this Disclosure Agreement by 12:00 noon on the first (1^{st}) Business Day following each Quarterly Filing Date, a Listed Event described in Section 6(a)(xvii) shall have occurred and the District and each Obligated Person hereby direct the Dissemination Agent to send a notice to the Repository in substantially the form attached as Exhibit A, with a copy to the District. The Dissemination Agent shall file such notice no later than thirty (30) days following the applicable Quarterly Filing Date.

6. **Reporting of Listed Events**.

(a) This Section 6 shall govern the giving of notices of the occurrence of any of the following Listed Events:

(i) Principal and interest payment delinquencies;

(ii) Non-payment related defaults, if material;

(iii) Unscheduled draws on the Series 2026 Reserve Account related to the Series 2026 Bonds reflecting financial difficulties;

(iv) Unscheduled draws on credit enhancements reflecting financial difficulties;*

(v) Substitution of credit or liquidity providers, or their failure to perform;*

(vi) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Series 2026 Bonds, or other material events affecting the tax status of the Series 2026 Bonds;

(vii) Modifications to rights of Bond holders, if material;

(viii) Bond calls, if material, and tender offers;

(ix) Defeasances;

(x) Release, substitution, or sale of property securing repayment of the Series 2026 Bonds, if material;

(xi) Rating changes;*

(xii) Bankruptcy, insolvency, receivership or similar event of the Issuer or any Obligated Person (which is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Issuer or any Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer or any Obligated Person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or

* Not applicable to the Series 2026 Bonds at their date of issuance.

liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer or any Obligated Person);

(xiii) Consummation of a merger, consolidation, or acquisition involving the Issuer or any Obligated Person or the sale of all or substantially all of the assets of the Issuer or any Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(xiv) Appointment of a successor or additional Trustee or the change of name of the Trustee, if material; and

(xv) Incurrence of a financial obligation (which term for the purposes of this Section 6(a)(xv) - (xvi) shall be defined as provided in the Rule) of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the Issuer, any of which affect security holders, if material;

(xvi) Default, event of acceleration, termination event, modification of terms or other similar events under the terms of a financial obligation of the Issuer, any of which reflect financial difficulties; and

(xvii) Failure to provide (A) any Annual Report or Audited Financial Statements as required under this Disclosure Agreement that contains, in all material respects, the information required to be included therein under Section 4(a) of this Disclosure Agreement, or (B) any Quarterly Report that contains, in all material respects, the information required to be included therein under Section 5(b) of this Disclosure Agreement, which failure shall, in all cases, be deemed material under federal securities laws.

(b) The Issuer shall give, or cause to be given, notice of the occurrence of any of the above subsection (a) Listed Events to the Dissemination Agent in writing in sufficient time in order to allow the Dissemination Agent to file notice of the occurrence of such Listed Event in a timely manner not in excess of ten (10) Business Days after its occurrence, with the exception of the Listed Event described in Section 6(a)(xvii), which notice will be given in a timely manner. Such notice shall instruct the Dissemination Agent to report the occurrence pursuant to subsection (d) below. Such notice shall identify the Listed Event that has occurred, include the text of the disclosure that the Issuer desires to make, contain the written authorization of the Issuer for the Dissemination Agent to disseminate such information, and identify the date the Issuer desires for the Dissemination Agent to disseminate the information (provided that such date is not later than the tenth (10^{th}) Business Day after the occurrence of the Listed Event or such earlier time period as required by this Agreement).

(c) Each Obligated Person shall notify the Issuer of the occurrence of a Listed Event described in subsections (a)(x), (xii), (xiii), (xv), (xvi) or (xvii)(B) above as to such Obligated Person within five (5) Business Days after the occurrence of the Listed Event so as to enable the Issuer to comply with its obligations under this Section 6.

(d) If the Dissemination Agent has been instructed by the Issuer to report the occurrence of a Listed Event, the Dissemination Agent shall immediately file a notice of such occurrence with each Repository.

7. **Termination of Disclosure Agreement**. This Disclosure Agreement shall terminate upon the defeasance, prior redemption or payment in full of all of the Series 2026 Bonds.

8. **Dissemination Agent**. Upon termination of the Dissemination Agent's services as Dissemination Agent, whether by notice of the Issuer or the Dissemination Agent, the Issuer agrees to appoint a successor Dissemination Agent or, alternatively, agrees to assume all responsibilities of Dissemination Agent under this Disclosure Agreement for the benefit of the Beneficial Owners. If at any time there is not any other designated Dissemination Agent, the Issuer shall be deemed to be the Dissemination Agent. Notwithstanding any replacement or appointment of a successor, the Issuer shall remain responsible until payment in full for any and all sums owed and payable to the Dissemination Agent hereunder. The initial Dissemination Agent shall be Wrathell, Hunt and Associates, LLC. The acceptance of such designation is evidenced by the execution of this Disclosure Agreement by a duly authorized signatory of the Dissemination Agent. The Dissemination Agent may terminate its role as Dissemination Agent at any time upon delivery of thirty (30) days prior written notice to the District and each Obligated Person. The District may terminate the Dissemination Agent at any time upon delivery of written notice to the Dissemination Agent and each Obligated Person.

9. **Amendment; Waiver**. Notwithstanding any other provision of this Disclosure Agreement, the Issuer and the Dissemination Agent may amend this Disclosure Agreement, and any provision of this Disclosure Agreement may be waived if such amendment or waiver is supported by an opinion of counsel expert in federal securities laws acceptable to the Issuer, to the effect that such amendment or waiver would not, in and of itself, cause the undertakings herein to violate the Rule if such amendment or waiver had been effective on the date hereof but taking into account any subsequent change in or official interpretation of the Rule.

In the event of any amendment or waiver of a provision of this Disclosure Agreement, the Issuer shall describe such amendment and/or waiver in the next Annual Report and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or, in the case of a change in accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements: (i) notice of such change shall be given in the same manner as for a Listed Event under Section 6(b); and (ii) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Notwithstanding the above provisions of this Section 9, no amendment to the provisions of Section 5(b) hereof may be made without the consent of each Obligated Person, if any.

10. **Additional Information**. Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination

set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Agreement. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

11. **Default**. In the event of a failure of the Issuer, the Disclosure Representative, any Obligated Person or the Dissemination Agent to comply with any provision of this Disclosure Agreement, the Trustee may (and, at the request of any Participating Underwriter or the Beneficial Owners of at least twenty-five percent (25%) aggregate principal amount of Outstanding Series 2026 Bonds and receipt of indemnity satisfactory to the Trustee, shall), or any beneficial owner of a Bond may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the Issuer, the Disclosure Representative, any Obligated Person or a Dissemination Agent, as the case may be, to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement by any Obligated Person shall not be deemed a default by the Issuer hereunder and no default hereunder shall be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Agreement in the event of any failure of the Issuer, the Disclosure Representative, any Obligated Person, or a Dissemination Agent, to comply with this Disclosure Agreement shall be an action to compel performance.

12. **Duties of Dissemination Agent**. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement among the District, the Landowner, the Developer and such Dissemination Agent. The Dissemination Agent shall have no obligation to notify any other party hereto of an event that may constitute a Listed Event. The District, each Obligated Person and the Disclosure Representative covenant that they will supply, in a timely fashion, any information reasonably requested by the Dissemination Agent that is necessary in order for the Dissemination Agent to carry out its duties under this Disclosure Agreement. The District, the Landowner, the Developer and the Disclosure Representative acknowledge and agree that the information to be collected and disseminated by the Dissemination Agent will be provided by the District, Obligated Person(s), the Disclosure Representative and others. The Dissemination Agent's duties do not include authorship or production of any materials, and the Dissemination Agent shall have no responsibility hereunder for the content of the information provided to it by the District, any Obligated Person or the Disclosure Representative as thereafter disseminated by the Dissemination Agent. Any filings under this Disclosure Agreement made to the MSRB through EMMA shall be in an EMMA compliant format.

13. **Beneficiaries**. This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Landowner, the Developer, the Dissemination Agent, the Trustee, the Participating Underwriter and the Beneficial Owners of the Series 2026 Bonds (the Dissemination Agent, the Trustee, Participating Underwriter and Beneficial Owners of the Series 2026 Bonds being hereby deemed express third party beneficiaries of this Disclosure Agreement), and shall create no rights in any other person or entity.

14. **Tax Roll and Budget**. Upon the request of the Dissemination Agent, the Trustee or any Beneficial Owner, the Issuer, through its District Manager, if applicable, agrees to provide such party with a certified copy of its most recent tax rolls provided to the Charlotte County Tax Collector and the Lee County Tax Collector, and the Issuer's most recent adopted budget.

15. **Governing Law**. The laws of the State of Florida and Federal law shall govern this Disclosure Agreement and venue shall be any state or federal court having jurisdiction in Charlotte County, Florida.

16. **Counterparts**. This Disclosure Agreement may be executed in several counterparts and by PDF signature and all of which shall constitute but one and the same instrument.

17. **Trustee Cooperation**. The Issuer represents that the Dissemination Agent is a bona fide agent of the Issuer and the Issuer instructs the Trustee to deliver to the Dissemination Agent at the expense of the Issuer, any information or reports the Dissemination Agent requests in writing that are readily available and in the possession of the Trustee.

18. **Binding Effect**. This Disclosure Agreement shall be binding upon each party to this Disclosure Agreement and upon each successor and assignee of each party to this Disclosure Agreement and shall inure to the benefit of, and be enforceable by, each party to this Disclosure Agreement and each successor and assignee of each party to this Disclosure Agreement. Notwithstanding the foregoing, as to the Landowner and the Developer, or any assignee or successor thereto that becomes an Obligated Person pursuant to the terms of this Disclosure Agreement, only successor or assignees to such parties who are, by definition, Obligated Persons, shall be bound or benefited by this Disclosure Agreement.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned has executed this Disclosure Agreement as of the date and year set forth above.

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT, AS ISSUER

[SEAL]

By: ______________________________
Chairperson, Board of Supervisors

ATTEST:

By: ______________________________
Assistant Secretary

LENNAR HOMES, LLC, a Florida limited liability company, AS OBLIGATED PERSON

By: ______________________________
Name: ______________________________
Title: ______________________________

MILLROSE PROPERTIES FLORIDA, LLC, a Florida limited liability company, as OBLIGATED PERSON

By: ______________________________
Name: ______________________________
Title: ______________________________

MILLROSE PROPERTIES FLORIDA II, LLC, a Florida limited liability company, as OBLIGATED PERSON

By: ______________________________
Name: ______________________________
Title: ______________________________

WRATHELL, HUNT AND ASSOCIATES, LLC, AS DISSEMINATION AGENT

By: ______________________________
Name: ______________________________
Title: ______________________________

CONSENTED TO AND AGREED TO BY:

<u>DISTRICT MANAGER</u>

WRATHELL, HUNT AND ASSOCIATES, LLC, AS DISTRICT MANAGER

By: ______________________________
Name: ______________________________
Title: ______________________________

<u>TRUSTEE</u>

Acknowledged and agreed to for purposes of Sections 11, 13 and 17 only:

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE

By: ____
Vice President

EXHIBIT A

FORM OF NOTICE TO REPOSITORIES OF FAILURE TO FILE [ANNUAL REPORT] [AUDITED FINANCIAL STATEMENTS][QUARTERLY REPORT]

Name of Issuer:	Babcock Ranch Community Independent Special District
Name of Bond Issue:	$[________] Special Assessment Revenue Bonds, Series 2026 (Series 2026 Project) (the "Series 2026 Bonds")
Obligated Person(s):	Lennar Homes
Original Date of Issuance:	[_________], 2026
CUSIP Numbers:	**[___________]**

NOTICE IS HEREBY GIVEN that the [Issuer][Obligated Person] has not provided an [Annual Report] [Audited Financial Statements] [Quarterly Report] with respect to the above-named Series 2026 Bonds as required by [Section 3] [Section 5] of the Continuing Disclosure Agreement dated [_________], 2026, by and between the Issuer, the Landowner, the Developer and the Dissemination Agent named therein. The [Issuer][Obligated Person] has advised the undersigned that it anticipates that the [Annual Report] [Audited Financial Statements] [Quarterly Report] will be filed by _______________, 20____.

Dated: ______________

WRATHELL, HUNT AND ASSOCIATES, LLC, as Dissemination Agent

By: ________________________________
Name: ______________________________
Title: _______________________________

cc: Issuer
Trustee

SCHEDULE A

FORM OF DISTRICT'S ANNUAL REPORT (Due 3/31)

1. Fund Balances

Combined Trust Estate Assets	**Quarter Ended – 9/30**
Acquisition and Construction Fund	
Revenue Fund	
Reserve Fund	
Prepayment Fund	
Other	
Total Bonds Outstanding	
TOTAL	

2. Assessment Certification and Collection Information

1. For the Current District Fiscal Year – Manner in which Assessments are collected (On Roll vs. Off Roll)

	$ Certified
On Roll	$__________
Off Roll	$__________
TOTAL	$__________

2. Attach to Report the following:

A. On Roll – Copy of certified assessment roll for the District's current Fiscal Year

B. Off Roll – List of folios for all off roll Assessments, together with annual Assessment assigned to each folio

3. For the most recent prior Fiscal Year, provide the levy and collection information

Total Levy	**$ Levied**	**$ Collected**
On Roll	$__________	$__________
Off Roll	$__________	$__________
TOTAL		

4. If available, the amount of delinquencies in the Assessment Area greater than one hundred fifty (150) days, and, in the event that delinquencies amount to more than ten percent (10%) of the amount of the Assessments due in any year, a list of delinquent property owners

5. If available, the amount of tax certificates sold for lands within the Assessment Area, if any, and the balance, if any, remaining for sale from the most recent Fiscal Year

6. The amount of principal and interest to be paid on the Bonds in the current Fiscal Year

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT (CHARLOTTE AND LEE COUNTIES, FLORIDA) • SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026 (SERIES 2026 PROJECT)

Mixed Sources
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Printed by: ImageMaster, LLC
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