

**ORANGE BLOSSOM
GROVES**

**COMMUNITY DEVELOPMENT
DISTRICT**

February 24, 2023

BOARD OF SUPERVISORS

SPECIAL MEETING

AGENDA

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Orange Blossom Groves Community Development District

OFFICE OF THE DISTRICT MANAGER

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

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

February 17, 2023

ATTENDEES:

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

Board of Supervisors
Orange Blossom Groves Community Development District

Dear Board Members:

The Board of Supervisors of the Orange Blossom Groves Community Development District will hold a Regular Meeting on February 24, 2023 at 12:00 p.m., at the Hampton Inn - Naples I-75, 2630 Northbrook Plaza Drive, Naples, Florida 34119. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Supervisor Scott Edwards [SEAT 2] *(the following will be provided in a separate package)*
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Chapter 190, Florida Statutes
 - D. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - E. Form 8B: Memorandum of Voting Conflict
4. Acceptance of Resignation of Supervisor Russell Smith [SEAT 5]; *Term Expires November 2024*
5. Consider Appointment to Fill Unexpired Term of Seat 5
 - Administration of Oath of Office to Newly Appointed Supervisor
6. Consideration of Resolution 2023-04, Designating Certain Officers of the District, and Providing for an Effective Date

7. Consideration of Resolution 2023-05, Making Certain Findings; Approving The Supplemental Assessment Report; Setting Forth the Terms of the Series 2023 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2023 Bonds; Levying and Allocating Assessments Securing Series 2023 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date
8. Acceptance of Unaudited Financial Statements as of December 31, 2022
9. Approval of December 9, 2022 Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Barraco and Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt & Associates, LLC*

- NEXT MEETING DATE: March 10, 2023 at 12:00 PM

○ QUORUM CHECK

SEAT 1	FERNANDA MARTINHO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	SCOTT EDWARDS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	TOMMY DEAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	BARRY ERNST	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

11. Board Members' Comments/Requests
12. Audience Comments
13. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chuck Adams
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT**

4

NOTICE OF TENDER OF RESIGNATION

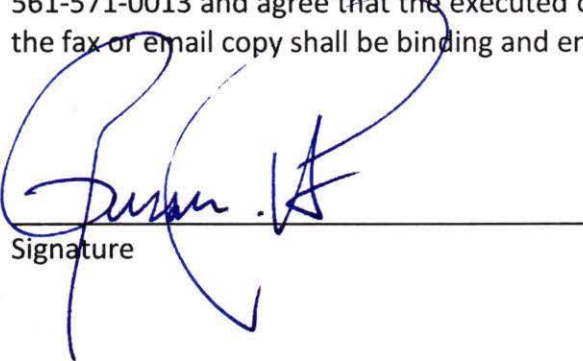
To: Board of Supervisors
Orange Blossom Groves Community Development District
Attn: Chesley E Adams, Jr, District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Russell R Smith
Printed Name

Date: 1/11/23
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Orange Blossom Groves Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and personally presented at a duly noticed meeting of the Board of Supervisors, scanned and electronically transmitted to gillyardd@whhassociates.com or faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.


Signature

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Orange Blossom Groves Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Craig Wrathell is appointed Assistant Secretary.

SECTION 3. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF THE PAGE IS INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 24th day of February, 2023.

ATTEST:

**ORANGE BLOSSOM GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2023-05

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

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

WHEREAS, the District’s Board of Supervisors (“**Board**”) has previously adopted, after notice and public hearing, Resolution 2022-10, relating to the imposition, levy, collection, and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2022-10, this Resolution shall set forth the terms of bonds to be actually issued by the District and apply the adopted special assessment methodology to the actual scope of the project to be completed with such series of bonds and the terms of the bond issue; and

WHEREAS, on February 16, 2023, the District entered into a Bond Purchase Agreement whereby it agreed to sell its \$7,645,000 Orange Blossom Groves Community Development District Special Assessment Bonds, Series 2023 (2023 Project) (the “**Series 2023 Bonds**”) (the “**Series 2023 Bonds**”); and

WHEREAS, pursuant to and consistent with Resolution 2022-10, the District desires to set forth the particular terms of the sale of the Series 2023 Bonds and confirm the levy of special assessments securing the Series 2023 Bonds (the “**Series 2023 Assessments**”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, *Florida Statutes*, and Resolution 2022-10.

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

(a) On July 8, 2022, the District, after due notice and public hearing, adopted Resolution 2022-10, which, among other things, equalized, approved, confirmed, and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds were issued to fund all or any portion of the District's infrastructure improvements a supplemental resolution would be adopted to set forth the specific terms of the bonds and to certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the true-up amounts, and the application of receipt of true-up proceeds.

(b) The *Master Engineer's Report*, dated January 16, 2017, as amended by the *First Supplemental Engineer's Report*, dated March 28, 2022, the latter of which is attached to this Resolution as **Exhibit A** (collectively the "**Engineer's Report**"), identify and describe the presently expected components of the improvements to be financed in part with the Series 2023 Bonds (the "**2023 Project**"). The District hereby confirms that the improvements serve a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Series 2023 Bonds is hereby ratified.

(c) The *Final Supplemental Special Assessment Methodology Report*, dated February 16, 2023, attached to this Resolution as **Exhibit B** (the "**Supplemental Assessment Report**"), applies the adopted *Revised Master Special Assessment Methodology Report*, dated May 13, 2022 (the "**Master Assessment Report**"), to the 2023 Project and the actual terms of the Series 2023 Bonds. The Supplemental Assessment Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Series 2023 Bonds.

(d) The 2023 Project will specially benefit all developable property within the District as set forth in the Supplemental Assessment Report. It is reasonable, proper, just, and right to assess the portion of the costs of the 2023 Project financed with the Series 2023 Bonds to the specially benefitted properties within the District as set forth in Supplemental Assessment Report, Resolution 2022-10 and this Resolution.

SECTION 3. SETTING FORTH THE TERMS OF THE SERIES 2023 BONDS; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SERIES 2023 BONDS. As provided in Resolution 2022-10, this Resolution is intended to set forth the terms of the Series 2023 Bonds and the final amount of the lien of the Series 2023 Assessments securing those bonds. The Series 2023 Bonds, in an aggregate par amount of \$7,645,000, shall bear such rates of interest and mature on such dates as shown on **Exhibit C** attached hereto. The sources and uses of funds of the Series 2023 Bonds shall be as set forth in **Exhibit D**. The debt service due on the Series 2023 Bonds is set forth on **Exhibit E** attached hereto. The lien of the Series 2023 Assessments securing the Series

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

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

(a) The Series 2023 Assessments securing the Series 2023 Bonds shall be levied and allocated in accordance with **Exhibit B**. The Supplemental Assessment Report is consistent with the District’s Master Assessment Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the Series 2023 Bonds. The estimated costs of collection of the Series 2023 Assessments for the Series 2023 Bonds are as set forth in the Supplemental Assessment Report.

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

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Master Trust Indenture and First Supplemental Trust Indenture, the District shall begin annual collection of Series 2023 Assessments using the methods available to it by law. The Series 2023 Bonds include an amount for capitalized interest through June 15, 2023.

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

SECTION 5. CALCULATION AND APPLICATION OF TRUE-UP PAYMENTS. The terms of Resolution 2022-10 addressing True-Up Payments, as defined therein and as described in more detail in the Supplemental Assessment Report and True-Up Agreement between the District and the landowner, shall continue to apply in full force and effect.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Series 2023 Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District’s Improvement Lien Book. The Series 2023 Assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such

parcels until paid and such lien shall be coequal with the lien of all state, county, district, municipal, or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. ASSESSMENT NOTICE. The District’s Secretary is hereby directed to record a Notice of Series 2023 Assessments securing the Series 2023 Bonds in the Official Records of Collier County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 8. CONFLICTS. This Resolution is intended to supplement Resolution 2022-10, which remains in full force and effect. This Resolution and Resolution 2022-10 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 9. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED and ADOPTED, this 24th day of February, 2023.

ATTEST:

**ORANGE BLOSSOM GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair Board of Supervisors

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

EXHIBIT A
Engineer's Report

January 16, 2017

Mr. Craig Wrathell
Wrathell, Hunt and Associates, LLC
6131 Lyons Road, Suite 100
Coconut Creek, FL 33073

Re: Orange Blossom Groves Community Development District Engineer's Report

Dear Mr. Wrathell:

Attached please find the signed and sealed Orange Blossom Groves Community Development District Engineer's Report containing revisions based on the Board of Supervisor's comments from the January 12, 2017 CDD meeting.

If you should have any questions or require additional information, please advise.

Best Regards,

BARRACO AND ASSOCIATES, INC.



Carl A. Barraco, P.E.
President

CAB/labc
23307

**MASTER
ENGINEER'S REPORT**


FOR

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT**

January 12, 2017
January 16, 2017

by

**BARRACO AND ASSOCIATES, INC.
2271 McGregor Boulevard, Suite 100
Fort Myers, Florida 33901**



Carl A. Barraco, P.E.
Florida Registration No. 38536
Florida Certificate of Authorization #7995
Barraco and Associates, Inc.
2271 McGregor Boulevard, Suite 100
Fort Myers, Florida 33901

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I. INTRODUCTION

1.1 PURPOSE AND SCOPE

This Engineer's Report has been prepared to assist with the financing, construction and acquisition of public infrastructure improvements ("the Project") to be undertaken to support development of the ±90 acre Orange Blossom Groves development (herein, the "Development"). The Development is conterminous with the geographical area of The Orange Blossom Groves Community Development District ("the District"), and the District is located wholly within the Development. This report will present a description of major District infrastructure components of the Project, as well as estimates of cost for completing these improvements. The financing of a portion of the Project is expected to be in the form of one or more series of special assessment bonds to be issued by the District (herein the "Bonds"). Any portion of the Project not proposed to be funded with the Bonds will be funded and constructed by RP Orange Blossom Owner, LLC (herein, the "Developer") and subsequently conveyed to the District.

1.2 DESCRIPTION OF THE ORANGE BLOSSOM GROVES

The Orange Blossom Groves development is a ±90 acre proposed development within the Orange Blossom Ranch PUD (herein the "PUD") located in unincorporated Collier County, Florida. A site location map is provided in Figure 1. Established by Ordinance No. 04-74 by the Collier County Board of County Commissioners (BoCC) on November 16, 2004, the Orange Blossom Ranch Planned Unit Development ("PUD"), as amended under Amendment No. 2016-31, allows for a PUD comprised of a maximum of 1,600 total dwelling units and 200,000 sf of commercial use on ±616 acres. The District encompasses all lands subject to the terms of the PUD.

Generally located south of Oil Well Road and east of Valencia Golf and Country Club, the Development is proposed to include 235 dwelling units, constructed throughout four phases over a seven year buildout, as depicted in Figure 2. The phasing schedule is shown in Table 1 and the Projected Land Use and Project Types as shown in Table 2.

Zoning surrounding the development includes PUD to the north, south and west of the District. Land east of the District is zoned General E, which provides for low density residential development. Surrounding land uses include single- and multi- family residential to the north, vacant grazing land to the south, vacant residential land and single family residential to the east, and grazing land, golf course and single family residential to the west.

TABLE 1 – PHASING SCHEDULE	
Phase 1	Earthwork/Lake Excavation
Phase 2	0 units
Phase 3	63 units
Phase 4	28 units
Phase 5	68 units
Phase 6	76 units
TOTAL	235 units

TABLE 2 – PROJECTED LAND USE AND PROJECT TYPES		
Total Acreage	90 ac	
Number of Dwelling Units	235	
Land Use:		
Lakes	15	17%
Single Family	59	66%
Pavement	5	5%
Open Space	11	12%
TOTAL	90	100%

FIGURE 1 – LOCATION MAP

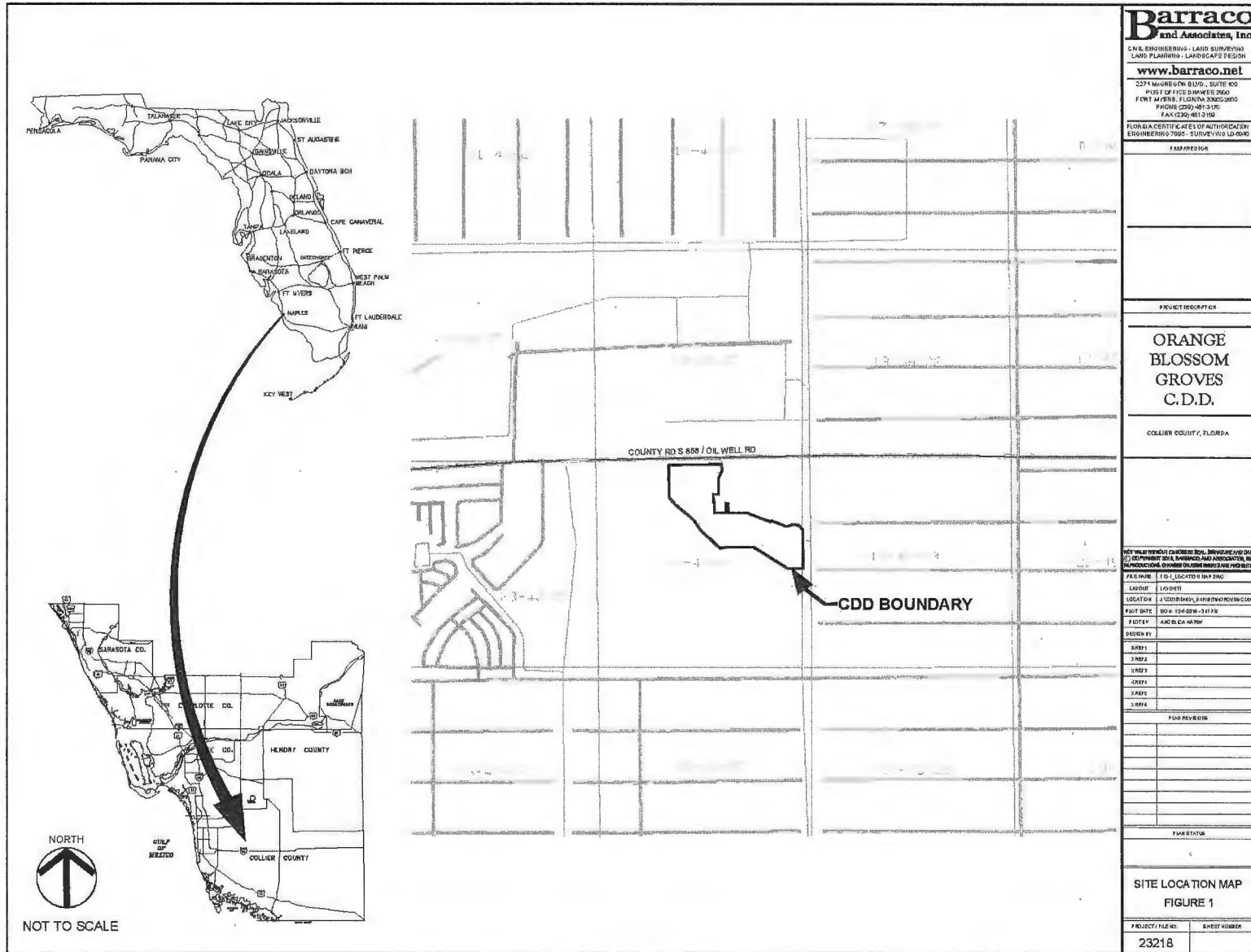
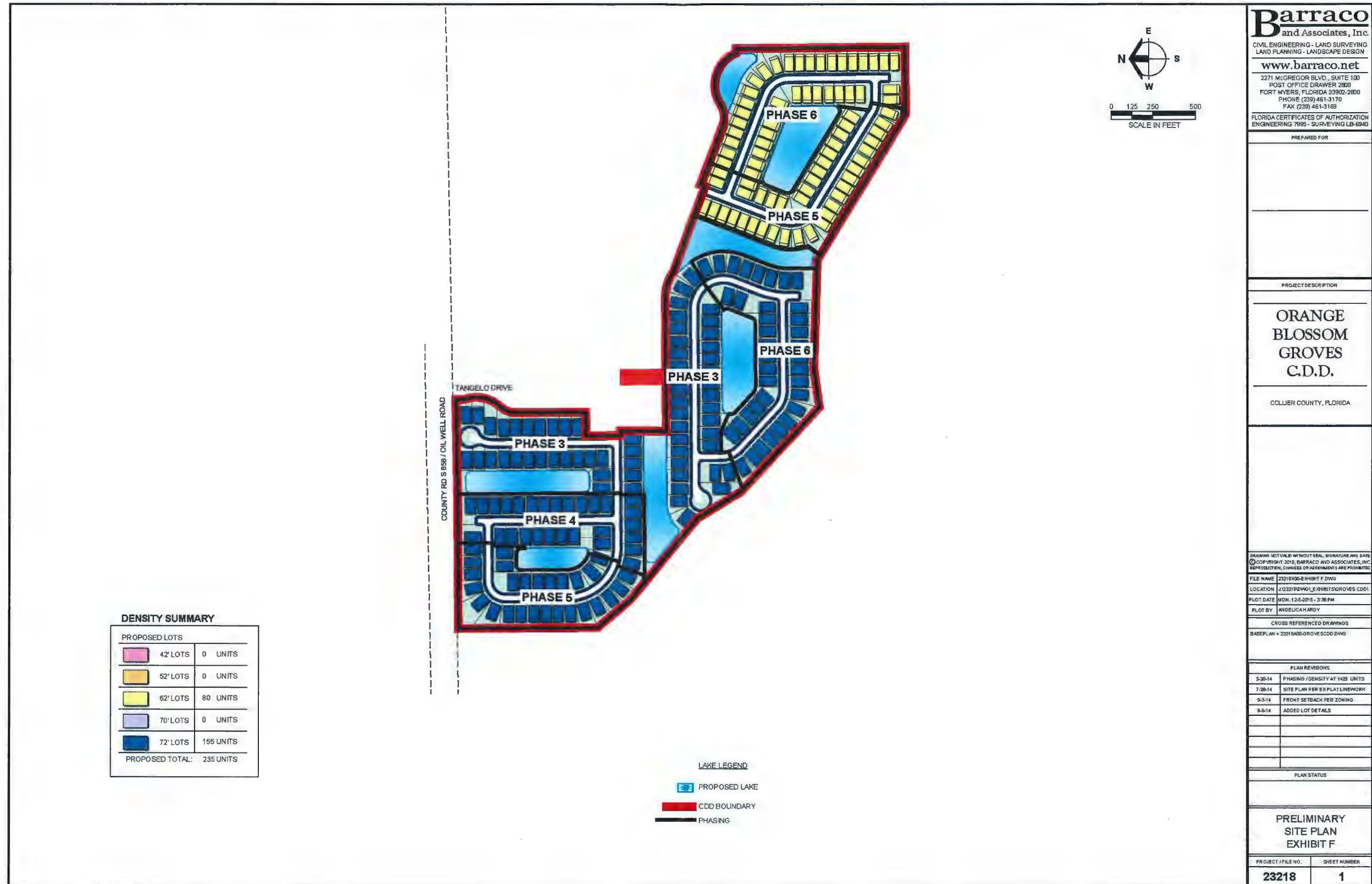


FIGURE 2 – PHASING PLAN AND LAND USE MAP



DENSITY SUMMARY

PROPOSED LOTS		
	42' LOTS	0 UNITS
	52' LOTS	0 UNITS
	62' LOTS	80 UNITS
	70' LOTS	0 UNITS
	72' LOTS	155 UNITS
PROPOSED TOTAL:		235 UNITS

LAKE LEGEND

	PROPOSED LAKE
	CDD BOUNDARY
	PHASING

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6840

PREPARED FOR

PROJECT DESCRIPTION

ORANGE BLOSSOM GROVES C.D.D.

COLLIER COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
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FILE NAME	23218XDD-EXHIBIT F.DWG
LOCATION	J:\23218XDD\EXHIBIT GROVES CDD\
PLOT DATE	MON 12-5-2016 - 2:30 PM
PLOT BY	MWELICAHARDY
CROSS REFERENCED DRAWINGS	
BASE PLAN = 23218XDD-GROVES.CDD.DWG	

PLAN REVISIONS

3-20-14	PHASING / DENSITY AT 1425 UNITS
7-28-14	SITE PLAN PER EX PLAT NETWORK
9-3-14	FRONT SETBACK PER ZONING
8-8-14	ADDED LOT DETAILS

PLAN STATUS

PRELIMINARY SITE PLAN EXHIBIT F

PROJECT / FILE NO.	SHEET NUMBER
23218	1

1.3 THE ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT

The petition to establish this District was submitted to Collier County on August 5, 2016. On October 4, 2016, the Collier County Department of Growth Management determined the application was sufficient and provided the County Attorney's Office with a staff report for review. The District was created by Ordinance No. 2016-34 ("Establishing Ordinance") and enacted by the Board of County Commissioners of Collier County, Florida on November 15, 2016, and became effective on November 17, 2016. The District has been established by and operates in accordance with the Establishing Ordinance, and pursuant to the provisions of Chapter 190, Florida Statutes for the purpose of planning, financing, constructing, operating and maintaining public infrastructure for the lands comprising the community development within the jurisdiction of the District. The District will also possess the authority to issue Bonds for the purpose of acquiring and constructing certain public infrastructure improvements and to levy taxes, assessments, rates and charges to pay for the construction, acquisition, operation and maintenance of the public improvements.

The District consists of ±90 acres and is located within Section 24, Township 48 South, Range 27 East in Collier County, Florida. It is bordered at the north by The Ranch at Orange Blossom (MPUD); vacant grazing land to the south (MPUD); vacant residential land and single family residential at the east (Gen-E); and grazing land, golf course and single family residential at the west (MPUD). There is no real property within the proposed external boundaries of the District that is excluded from the District.

The District is governed by a five member Board of Supervisors.

Management of the District shall be performed on a contractual basis by a company specializing in special district management. The District Manager oversees the operation and maintenance of the District, as supervised by the Board of Supervisors of the District.

1.4 REPORT ASSUMPTIONS

In the preparation of this report, Barraco and Associates, Inc. relied upon information provided by Developer. While Barraco and Associates, Inc. has not independently verified the information provided by outside sources, there is no apparent reason to believe the information provided by others is not valid for the purposes of this report.

Current zoning, established by Ordinance No. 04-74 and revised under Ordinance No. 2016-31, allows for a maximum of 1,600 dwelling units and 200,000 sf of commercial use within the ±616 acre Orange Blossom Ranch PUD. Approximately 44 acres is designated for the 200,000 sf maximum gross leasable commercial and office area. The 90 acre District is located wholly within the PUD, but does not comprise the entirety of the PUD. Remaining land within the PUD includes commercial area, existing portions of the PUD outside the District boundary, the Orange Blossom Ranch CDD, and vacant government-owned land.

II. DEVELOPMENT BOUNDARY

2.1 PROPERTY BOUNDARY

The Development is located within Section 24, Township 48 South, Range 27 East in Collier County, Florida. It is bordered by The Ranch at Orange Blossom to the north; grazing land to the south; vacant residential land and single family residential to the east; and grazing land, golf course and single family residential to the west.

2.2 EXISTING INFRASTRUCTURE

Extension of existing public infrastructure outside of the boundaries of the District will make up a portion of the improvements to be constructed and/or acquired by the District and financed with proceeds from the Bonds. There is no existing infrastructure known to exist on this property.

III. PROPOSED PROJECT

3.1 PROPOSED DISTRICT INFRASTRUCTURE

The District's Project for public infrastructure improvements (construction and/or acquisition) within the District, but is not limited to, the following:

- Drainage and Surface Water Management System
- Waterline and Accessories
- Sewer System
- Landscape Buffers and Security
- Irrigation

The improvements described in this report will function as a system of improvements serving all lands within the District. Further, the improvements as described represent the present intentions of the Developer, as current landowner, and the District, subject to applicable local general purpose government land use planning, zoning and other entitlements. The implementation of any improvements discussed in this plan requires the final approval by many regulatory and permitting agencies including local, state and federal agencies. Subsequently, the actual improvements may vary from the capital improvements in this report. The cost estimate contained in this report has been prepared based upon the best available information, and is based on preliminary designs and current economic conditions. The actual cost may vary depending on the final engineering design, permitting, construction and approvals, as well as economic conditions at the time of construction. It is our professional opinion that the Project, as described herein, is feasible and that the construction costs are reasonable, subject to the limitations and caveats set forth herein. The following sections describe the elements which are part of the District's Capital Improvement Project.

3.2 DRAINAGE AND SURFACE WATER MANAGEMENT SYSTEM

Surface water management lakes will be excavated within the Development prior to beginning construction of infrastructure, during Phase 1 of the Development. Water management lakes will be excavated to at least the minimum size and depth requirements of the South Florida Water Management District ("SFWMD"). The excavated material will be utilized for District-funded items or hauled off-site. A total of ±14.83 acres of wet detention lakes is proposed. The excavated material will be hauled off-site and sold, as allowed per PUD Amendment No. 2016-31. The cost of utilizing excess soil from District excavation including loading and hauling will be the responsibility of the Developer.

The water management system will consist of excavated stormwater lakes, culverts, inlets, and stormwater control structures. SFWMD Dewatering Permit number 11-03645-W and Environmental Resource Permit (“ERP”) 11-02432-P are both approved and remain active. The ERP is designed to serve the 616-acre total Development with its maximum allowable 1,600 dwelling units, associated amenity center, commercial space and supporting infrastructure.

Stormwater runoff from the areas within the District will be routed to the surface water management system comprised of a single basin, Basin B, containing seven interconnected lakes for water quality treatment and attenuation.

The surface water management system has been designed in accordance with the SFWMD Applicant’s Handbook Volume II. These regulations set minimum criteria for water quality treatment and flood protection. The surface water management areas are designed to attenuate the 25-year, 3-day rainfall event. Roadways, which are not part of the District’s Project, will be designed at or above the estimated 25-year, 3-day rainfall event stage.

A sediment and erosion control plan will be prepared and implemented with Phase I construction. When Phase II construction is ready to commence, an updated sediment and erosion control plan will be prepared and implemented. Sediment and erosion control includes slope and outfall protection, such as hay bales, staked silt fences and floating turbidity barriers. A National Pollutant Discharge Elimination System (NPDES) permit must be obtained for construction activities, including a Stormwater Pollution Prevention Plan.

3.3 WATERLINE AND ACCESSORIES

The District-funded items within the Development will include water lines and accessories¹. This system will be designed and constructed in accordance with Collier County Utility Authority (“CCU”) and Florida Department of Environmental Protection (“FDEP”) standards. The turnover of completed utilities by the District to CCU will take place upon completion of construction of these facilities. CCU will also act as the supplier of water to the water distribution systems. CCU requires water connection/capacity fees for all new utility line extensions. These fees must be paid prior to permit approval.

¹ Orange Tree Utilities (“OTU”) is a privately owned and operated utility provider. Transfer of ownership of potable water and sanitary sewer facilities from OTU to CCU (defined herein) is anticipated within the first quarter of 2017. In the event that transfer of ownership from OTU to CCU does not occur, potable water and sanitary sewer improvements may not be included as CDD-funded items.

These connection fees are included in the funding estimates and may be financed in whole or in part by the District. If the Developer pays the connections fees on the behalf of the District, these fees may be considered a reimbursable item.

The potable water facilities will include transmission and distribution lines, along with the necessary valves, fire hydrants and water services to individual buildings and parcels. It is currently estimated a total of approximately 10,264 lineal feet of water-main will be constructed.

3.4 SEWER SYSTEM

Included as a District-funded item¹, the wastewater system will be designed and constructed in accordance with CCU and Florida Department of Environmental Protection (“FDEP”) standards. It will include individual sewer services, force mains and gravity sewer manholes. It is currently estimated approximately 9,390 lineal feet of sanitary sewer.

3.5 LANDSCAPE BUFFERS AND SECURITY

Included as a District-funded item, the landscape buffers and security will be designed and constructed in accordance with Collier County Land Development Code and approved PUD. It will include perimeter and internal landscape buffers and security fences/walls. It is currently estimated approximately 7,500 linear feet of perimeter buffers and 7,500 linear feet of security fence/walls will be constructed.

3.6 IRRIGATION

Included as a District-funded item, the irrigation will be designed and constructed in accordance with FDEP and SFWMD standards. It will include transmission and distribution mains, pump station(s) and wells, valves and services to individual lots and open space/buffer tracts. It is currently estimated approximately one or more pump stations, two wells and 10,260 linear feet of irrigation main will be constructed. It is possible that a number of units within the CDD may be served with a private irrigation distribution system, which may require a use agreement between the CDD and the Groves at Orange Blossom Master Association.

3.7 PROFESSIONAL FEES

Professional fees include the estimated cost for government approval, design, construction management, and other professional services of all components of the District infrastructure and also includes other expenses, such as permit application fees.

IV. OPINION OF PROBABLE CONSTRUCTION COSTS

4.1 SUMMARY OF COSTS

The estimates shown in the attached Table 3 do not include the financing, operation, maintenance services or bond issuance costs necessary to finance and maintain the District infrastructure. All estimates are given in 2016 dollars and no inflation factor has been provided for the time value of money. These costs do not include any land values relating to the infrastructure described in this Report.

4.2 DISTRIBUTION OF COSTS

Section 3 of this report described the proposed public infrastructure comprising the Project, of which a portion will be funded by Bonds. For the purpose of the cost estimates presented in this section, the following six categories have been established which contain groupings and associated costs of the various items described in Section 3.1:

Item	
Drainage and Surface Water Management System	\$4,055,996.94
Waterline and Accessories	\$370,036.18
Sanitary Sewer System	\$1,471,853.20
Landscape Buffers and Security	\$2,430,000.00
Irrigation	\$256,600.00
Professional Fees/Miscellaneous	\$1,259,232.94
Totals	\$9,843,719.26

Drainage includes preparing the site via clearing, grubbing, excavation and placement/removal of excavated fill (but not placement on private lots), followed by surface water management. Surface Water Management includes curbing, storm sewer structures, and piping. Waterline and Accessories includes potable water main, gate valves, fire hydrants and other appurtenances. Sanitary Sewer System includes gravity sewer and transmission sanitary sewer, and pump stations. Landscaping includes planting and landscaping improvements. Irrigation includes irrigation pump stations and distribution main only.

Table 4 summarizes various ownerships for the design components listed in this report. The “financing entity” is the entity responsible for funding and constructing each infrastructure component. Upon completion of construction and final certification, the infrastructure component will then be turned over to the “operation and maintenance entity.”

TABLE 4 – OWNERSHIP, OPERATION, AND MAINTENANCE RESPONSIBILITIES			
Proposed Infrastructure Improvements	Ownership	Financing Entity	Operation & Maintenance Entity
Surface Water Management System	OBGCD	OBGCD	OBGCD
Waterline and Accessories	OBGCD	OBGCD	CCU
Sewer System	OBGCD	OBGCD	CCU
Landscape Buffer and Security	OBGCD	OBGCD	OBGCD
Irrigation	OBGCD	OBGCD	OBGCD
OBGCD = Orange Blossom Groves Community Development District CCU = Collier County Utility Authority			

4.3 PERMITS

Federal, state, and local permits and approvals are required prior to the construction of site infrastructure. Permits and permit modifications are considered a part of the normal design and permitting process, and may be applied for at the time the improvement is undertaken.

All permits known to be required for construction of the Project's main infrastructure are either in effect or considered reasonably obtainable within the normal course of construction plan development and permit applications and processing.

TABLE 5 – PERMITTING MATRIX				
Agency	Type of Permit	Permit Number	Issue Date	Expiration
SFWMD	ERP	11-02432-P	12/02/2009	12/02/2020
SFWMD	Water Use Permit	11-03645-W	01/06/2015	01/06/2017
FDEP	NPDES NOI	FLR20AB29	03/28/2015	03/27/2020
FDEP	Sewer Transmission System	TBD	TBD	TBD
FDEP	Water Distribution Lines	TBD	TBD	TBD
Collier County	Zoning Ordinance	04-74	11/16/2004	N/A
Collier County	Zoning Ordinance	16-31	10/25/2016	N/A
Collier County	PPL	PL20150001156	12/08/2015	12/08/2018
Collier County	Excavation Permit	PL20150001158	11/05/2015	N/A

**FIRST SUPPLEMENTAL
ENGINEER'S REPORT
MARCH 28, 2022**

TO THE

**MASTER ENGINEER'S REPORT DATED
JANUARY 16, 2017**

FOR

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT**

BY

**BARRACO AND ASSOCIATES, INC.
2271 MCGREGOR BOULEVARD, SUITE 100
FORT MYERS, FLORIDA 33901**

Carl A. Barraco, P.E.
Florida Registration No. 38536
Florida Certificate of Authorization No. 7995
Barraco and Associates, Inc.
2271 McGregor Boulevard, Suite 100
Fort Myers, Florida 33901
Pages 1 – 8

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I. Introduction

1.1 Purpose and Scope

The Orange Blossom Groves Community Development District Master Engineer's Report (the "Master Report"), dated January 16, 2017 and adopted by the Orange Blossom Groves Community Development District (the "District") Board of Supervisors on November 17, 2017, was prepared to assist with the financing, construction and acquisition of public infrastructure improvements to be undertaken to support the development of Orange Blossom Groves development (the "Development"). The purpose of this First Supplemental Engineer's Report (the "Supplemental Report") is to identify modifications to the development plan and acknowledge the change in Developer. This Supplemental Report is intended to be read in conjunction with, but not replace, the Master Report. Items to be considered in this report include:

- Description of the change in Developer and Board of Supervisors;
- Description of the proposed changes to the development plan;
- Quantification of the current total number of units and unit types;
- Revision to the Opinion of Probable Construction Costs to reflect proposed improvements; and
- Update the status of primary required permits.

II. Description of Proposed Changes

2.1 Developer and Board of Supervisors

Lennar Homes, LLC purchased the subject property from RP Orange Blossom Owner, LLC on December 15, 2021. The Board of Supervisors (the "Board") had not been determined when the Master Report was adopted. However, prior to purchase of the subject property, the Board consisted of Kathy Miller, Mark Taylor, Brian O'Donnell, Ken Bloom and Karen Welks. A new Board was elected on January 24, 2022, which now includes Fernanda Martinho, Scott Edwards, Tommy Dean, Barry Ernst and Russell Smith.

2.2 Development Plan and Phasing

Located within the larger Orange Blossom Ranch Planned Unit Development (the "PUD"), the Development is bound by the zoning restrictions established by Ordinance No. 04-74 and subsequent amendments. Since the adoption of the Master Report, Ordinance No. 20-46 was approved by the Board of County Commissioners, increasing the allowed density to approximately 3.4 units per acre or a maximum of 1,950 residential dwelling units. The District includes only a portion of the land subject to this zoning ordinance and as such includes 357 units of the total 1,950 units currently planned to be located within this District. A description of the ordinances amending the PUD can be found in Table 6.

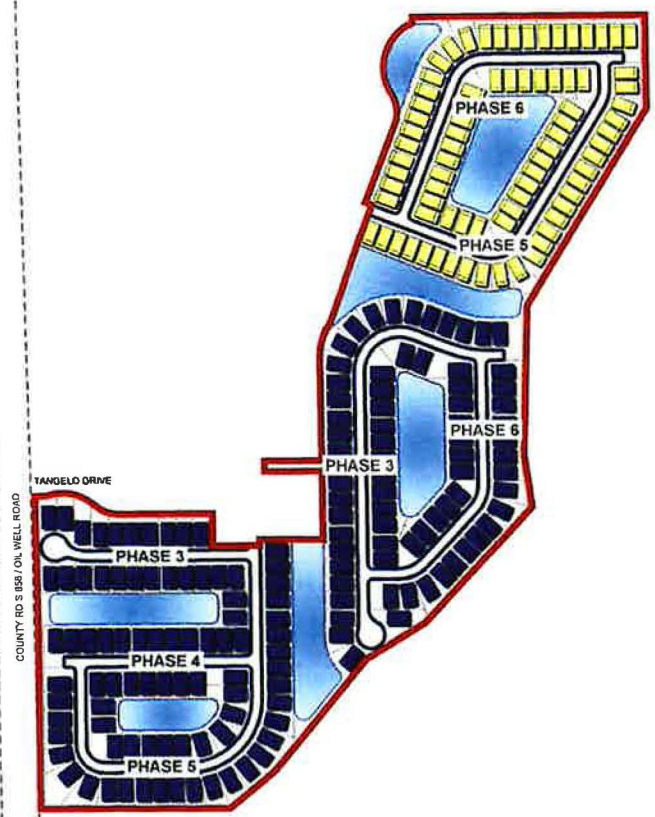
The Master Report projected a total of 235 single family units would be constructed over six (6) phases. Although construction is still anticipated to take place over six (6) phases, the revised development plan includes 273 single family units and 264

townhome units. A comparison of proposed changes is summarized in Tables 1 and 2. Table 3 summarizes types proposed within each phase. Since the Master Report included only single family lots and did not differentiate between attached or detached units, Table 3 does not compare the proposed changes. Additionally, Exhibits 1A and 1B depict the previously proposed site plan and currently proposed site plan, respectively.

TABLE 1 – PHASING PLAN			
MASTER REPORT		SUPPLEMENTAL REPORT	
Phase 1	Earthwork/Lake Excavation	Phase 1	Earthwork/Lake Excavation
Phase 2	0 units	Phase 2A	117 units
Phase 3	63 units	Phase 2B	156 units
Phase 4	28 units	Phase 3A	140 units
Phase 5	68 units	Phase 3B	124 units
Phase 6	76 units	Phase 3C	Amenity Center
TOTAL	235 units	TOTAL	537 units

TABLE 2 – PROJECTED LAND USE				
	MASTER REPORT		SUPPLEMENTAL REPORT	
Total Acreage	90 ac		90 ac	
Number of Dwelling Units	235		537	
Land Use:				
Lakes	15	17%	12	13%
Residential	59	66%	60	67%
Pavement	5	5%	12	13%
Open Space	11	12%	6	7%
TOTAL	90	100%	90	100%

TABLE 3 – PROPOSED PRODUCT TYPE BY PHASE				
	20' Townhome	35' Single Family Attached	52' Single Family Detached	TOTAL
Phase 1	0	0	0	0
Phase 2A	0	62	59	121
Phase 2B	0	88	64	152
Phase 3A	140	0	0	140
Phase 3B	124	0	0	124
Phase 3C	0	0	0	0
TOTAL	264	150	123	537



DENSITY SUMMARY

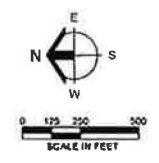
PROPOSED LOTS		
	42' LOTS	0 UNITS
	52' LOTS	0 UNITS
	62' LOTS	60 UNITS
	70' LOTS	0 UNITS
	72' LOTS	155 UNITS
PROPOSED TOTAL:		235 UNITS

LAKE LEGEND

PROPOSED LAKE

--- CDD BOUNDARY

--- PHASING



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 LAND PLANNING
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 2771 ANGLICAN BLVD. SUITE 100
 FORT MYERS, FLORIDA 33907-3900
 PHONE (239) 651-3175
 FAX (239) 451-5145

PROJECT NO. 23218

PROJECT DESCRIPTION

ORANGE BLOSSOM GROVES C.D.D.

COLLIER COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.

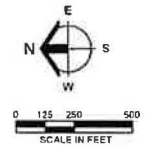
SITE LAYOUT AND LAND USE INTENTIONS OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND/OR REGULATORY CODES, TRAFFIC AND/OR OPPORTUNITIES.

DATE: 07/14/2014
 DRAWN BY: J. BARRACO
 CHECKED BY: J. BARRACO
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PRELIMINARY SITE PLAN EXHIBIT 1A

PROJECT FILE NO.	SHEET NUMBER
23218	5 OF 8



PROPOSED GROVES DENSITY

	PROPOSED TOWNHOUSE LOTS	264
	PROPOSED 25' TOWN VILLA LOTS	125
	PROPOSED 52' SINGLE FAMILY LOT	147
		TOTAL: 537



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 PHONE (888) 811-3376
 FAX (888) 451-3168
 FLORIDA CERTIFICATE OF AUTHORIZATION
 ENGINEERING 1999 - SURVEYING 1999-2000

PROJECT DESCRIPTION

ORANGE BLOSSOM GROVES C.D.D.

COLLIER COUNTY, FLORIDA

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SITE LAYOUT AND LAND USE INTENTIONS OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

DATE: 03/20/2013
 PROJECT: 13030000000000000000
 LOCATION: 13030000000000000000
 PLAN DATE: 03/20/2013 5:57 PM
 PLAN BY: ALYSSA FONTANA
 CHECK BY: [REDACTED]
 SHEET PLAN # 23218 OF 23218 SHEETS

PLAN NUMBER	DATE	DESCRIPTION
23218	03/20/2013	PRELIMINARY SITE PLAN
23219	03/20/2013	PROPOSED LAYOUT
23220	03/20/2013	PROPOSED LAYOUT
23221	03/20/2013	PROPOSED LAYOUT
23222	03/20/2013	PROPOSED LAYOUT
23223	03/20/2013	PROPOSED LAYOUT
23224	03/20/2013	PROPOSED LAYOUT
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23300	03/20/2013	PROPOSED LAYOUT

PRELIMINARY SITE PLAN EXHIBIT 1B

PROJECT FILE NO.	SHEET NUMBER
23218	6 OF 8

2.2 Construction Costs

The Master Report estimated costs for construction, but did not include the financing, operation, maintenance services or bond issuance costs necessary to finance and maintain the District infrastructure. All estimates were given in 2016 dollars and no inflation factor was considered. Table 4 summarizes the distribution of costs provided in the Master Report compared to the updated estimated distribution of costs, reflecting proposed changes to the development plan. Improvements associated with each category remain unchanged from the master report. At the time of this Supplemental Report, no bonds have been issued for the construction of public improvements.

TABLE 4 – REVISED DISTRIBUTION OF COSTS	
ITEM	SUPPLEMENTAL REPORT
Drainage & Surface Water Management System	\$3,637,000
Waterline and Accessories	\$1,006,000
Sanitary Sewer System	\$1,327,000
Landscape Buffers and Security	\$1,886,000
Irrigation	\$319,000
Professional Fees/Miscellaneous	\$781,000
Sub Totals	\$8,956,000
20% Contingency	\$1,791,200
Grand Total	\$10,747,200

III. Permitting

3.1 Permitting and Entitlements

Federal, state, and local permits and approvals are required prior to the construction of site infrastructure. Permits and permit modifications are considered part of the normal design and permitting process, and may be applied for at the time the improvement is undertaken.

All permits known to be required for construction of the project's main infrastructure are either in effect or considered obtainable within the normal course of construction plan development and permit application/processing. Currently Orange Blossom Groves ERP modification is currently under review. Modification to existing permits may be required as detailed construction plans are developed. Please refer to Table 5 below for updated permitting matrix.

TABLE 5 – PERMITTING MATRIX				
Agency	Type of Permit	Permit Number	Issue Date	Expiration
SFWMD	ERP	App. No. 220124-32807	TBD	TBD
SFWMD	ERP	11-02432-P	10/2005	05/18/2024
SFWMD	Water Use Permit	11-02493-W	09/24/2021	09/24/2026
FDEP	NPDES NOI	TBD	TBD	TBD
FDEP	Phase 2 Sanitary Sewer	TBD	TBD	TBD
FDEP	Phase 3 Sanitary Sewer	TBD	TBD	TBD
FDEP	Phase 2 Potable Water	TBD	TBD	TBD
FDEP	Phase 3 Potable Water	TBD	TBD	TBD
Collier County	PPL	PL20150001156	12/08/2015	07/08/2023
Collier County	PPL	PL20210003033	TBD	TBD
Collier County	PPL	PL20210003325	TBD	TBE
Collier County	Commercial Excavation	PL20190000367	08/19/2019	N/A
Collier County	Commercial Excavation	PL20220000760	TBD	N/A

TABLE 6 – PUD ORDINANCES		
Ordinance No.	Date Adopted	Description
04-74	11/16/2004	PUD Establishment
16-31	10/25/2016	Off-Site Removal of Excavated Material
20-46	11/10/2020	Increase Density

EXHIBIT B
Supplemental Assessment Report

ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT

Final Supplemental Special Assessment Methodology Report

February 16, 2023



Provided by:

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1.0 Introduction

1.1 Purpose

This Final Supplemental Special Assessment Methodology Report (the “Supplemental Report”) was developed to supplement the Revised Master Special Assessment Methodology Report (the “Revised Master Report”) dated May 13, 2022 and to provide a supplemental financing plan and a supplemental special assessment methodology for the Orange Blossom Groves Community Development District (the “District”), located within unincorporated Collier County, Florida. This Supplemental Report was developed in relation to funding by the District of a portion of the costs of public infrastructure improvements (the “2023 Project”) contemplated to be provided by the District.

1.2 Scope of the Supplemental Report

This Supplemental Report presents the projections for financing a portion of the District’s 2023 Project described in the First Supplemental Engineer’s Report of Barraco and Associates, Inc. dated March 28, 2022 (the “Supplemental Engineer’s Report”), as well as 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 2023 Project.

1.3 Special Benefits and General Benefits

Public infrastructure improvements undertaken and funded in part by the District as part of the 2023 Project create special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as 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 property within the District. The District’s 2023 Project enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the 2023 Project. However, these benefits are only incidental since the 2023 Project is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the 2023 Project and do not depend upon the 2023 Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District

properties receive compared to those lying outside of the District's boundaries.

The 2023 Project will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the 2023 Project. Even though the exact value of the benefits provided by the 2023 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 most current development program as proposed by the Developer, as defined below.

Section Three provides a summary of the 2023 Project as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five discusses the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serves the Orange Blossom Groves development (the "Development" or "Orange Blossom Groves"), a master planned, residential development located in unincorporated Collier County, Florida. The land within the District consists of approximately 90 +/- acres and is generally located south of Oil Well Road and east of Valencia Golf & Country Club.

2.2 The Development Program

The development of Orange Blossom Groves is anticipated to be conducted by Lennar Homes, LLC or its affiliates (the "Developer"). Based upon the information provided by the Developer, the most current development plan for the District envisions the development of 537 residential dwelling units, although unit numbers and land use types may change throughout the development period. Table 1 in

the *Appendix* illustrates the most current development plan for the District.

3.0 The 2023 Project

3.1 Overview

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

3.2 2023 Project

The 2023 Project needed to serve the Development is projected to consist of drainage and surface water management, water and sewer, landscape buffers and security, and irrigation.

The public infrastructure improvements included in the 2023 Project will comprise an interrelated system of improvements, which means all of the improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total costs of the 2023 Project were estimated by the District Engineer at \$10,747,200. Table 2 in the *Appendix* illustrates the specific components of the 2023 Project and their costs.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of public capital improvements which will facilitate the development of lands within the District. It is the District's intention to finance a portion of the 2023 Project with proceeds of Special Assessment Bonds, Series 2023 (2023 Project) issued in the principal amount of \$7,645,000 (the "Series 2023 Bonds").

The Series 2023 Bonds are projected to finance infrastructure construction/acquisition costs in the amount of \$6,863,158.61. As the Series 2023 Bonds will finance only a portion of the costs of the 2023 Project, the balance of the costs in the amount of

\$3,884,041.39 are expected to be funded by the Developer as a Developer Contribution under a completion agreement that will be entered into by the District and the Developer.

4.2 Types of Bonds Proposed

The supplemental financing plan for the District provides for the issuance of the Series 2023 Bonds in the principal amount of \$7,645,000 to finance a portion of the costs of the 2023 Project in the amount of \$6,863,158.61. The Series 2023 Bonds are projected to be amortized in 30 annual installments. Interest payments on the Series 2023 Bonds are projected will be made every June 15 and December 15 and principal payments on the Series 2023 Bonds are projected to be made every June 15.

In order to finance a portion of the public infrastructure improvements that are part of the 2023 Project and other costs, the District needs to borrow more funds and incur indebtedness in the principal amount estimated at \$7,645,000. The difference is comprised of debt service reserve, capitalized interest, costs of issuance, underwriter's discount and an original issue discount. The final sources and uses of funding for the Series 2023 Bonds are presented in Table 3 in the *Appendix*.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Series 2023 Bonds provides the District with funds necessary to construct/acquire a portion of the infrastructure improvements which are part of the 2023 Project outlined in *Section 3.2* and described in more detail in the Supplemental Engineer's Report. These public infrastructure improvements lead to special and general benefits, with special benefits accruing to properties within the boundaries of the District and general benefits accruing to areas outside the District and being only incidental in nature. The debt incurred in financing the public infrastructure will be paid off by assessing properties that derive special and peculiar benefits from the 2023 Project. All properties that receive special benefits from the 2023 Project will be assessed for their fair share of the debt issued in order to finance the 2023 Project.

5.2 Benefit Allocation

The most current development plan envisions the development of a total of 537 residential dwelling units, although unit numbers and land use types may change throughout the development period.

The public infrastructure improvements included in the 2023 Project will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and such improvements will be interrelated such that they will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each public infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the 2023 Project have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the 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 for the improvement or debt allocated to the parcel.

In accordance with the Revised Master Report, the benefit associated with the 2023 Project of the District is proposed to be allocated to the different product types within the District 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 land uses currently contemplated to be developed within the District based on the relative density of development and the intensity of use of infrastructure, the total ERU counts for each land use category, and the share of the benefit received by each land use.

This Supplemental Report proposes to assign each SF 52' unit an ERU weight of 1.00 (the base weight), each TH unit an ERU weight of 0.73, and each SF 35' unit an ERU weight of 0.85. The rationale behind different ERU weights is supported by the fact that generally and on average smaller units, such as TH units or units built on narrower lots, will use and benefit from the 2023 Project less than larger units, such as units built on wider lots, as for instance, generally and on average smaller units produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. 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 2023 Project. 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 2023 Project.

In order to facilitate the marketing of the residential units within the District, the Developer requested that the District limit the amounts of annual assessments for debt service on the Series 2023 Bonds (the "Series 2023 Bond Assessments") to certain predetermined levels. Table 5 in the *Appendix* presents the allocation of the costs of the 2023 Project based on the ERU benefit allocation factors present in Table 4 in the *Appendix*. Further, Table 5 illustrates the costs of the 2023 Project that will be funded privately by the Developer and contributed at no cost to the District (the "Developer Contribution") and the remaining costs of the 2023 Project that will be financed with proceeds of the Series 2023 Bonds.

Table 6 in the *Appendix* illustrates the amounts of the Series 2023 Assessments and annual debt service resulting from the application of Developer Contribution.

No Series 2023 Bond Assessments are allocated herein to the amenities or other 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 property owners. Accordingly, any benefit to the amenities and common areas would directly to the benefit of all platted lots in the District. As such, no Bond Assessments will be assigned to the amenities and common areas.

5.3 Assigning Series 2023 Bond Assessments

As the land in the District has already been fully platted into the 537 residential dwelling units, the Series 2023 Bond Assessments will be

levied on the platted lots based on the product type of each platted lot in accordance with the amounts listed in Table 6 in the *Appendix*.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

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

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement 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 public infrastructure improvements which are part of the 2023 Project make the land in the District developable and saleable and when implemented jointly as parts of the 2023 Project, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

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

A reasonable estimate of the proportion of special and peculiar benefits received from the public infrastructure improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the Series 2023 Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the 2023 Project by different land uses as modified by the effects of the Developer Contribution.

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

5.6 True-Up Mechanism

The assessment methodology described herein is based on information obtained from the Developer and applied to platted lots, however, it is possible that platted lots may be re-platted prior to construction of residential dwelling units. The mechanism for maintaining the methodology over such changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Series 2023 Bond Assessments on a per unit basis never exceeds the initially allocated assessment as contemplated in this Supplemental Report. Series 2023 Bond Assessments per unit equal the levels in Table 6 in the *Appendix* and may change based on the final bond sizing. If such changes occur, the methodology is applied to the land based on the number and type of units actually developed.

If the land in the District is re-platted, the Series 2023 Bond Assessments are assigned to re-platted parcels based on the figures in Table 6 in the *Appendix*. If as a result of re-platting and apportionment of the Series 2023 Bond Assessments to the re-platted parcels, the Series 2023 Bond Assessments per unit for remaining land are equal to the figures in Table 6 in the *Appendix*, then no true-up adjustment will be necessary.

If as a result of re-platting and apportionment of the Series 2023 Bond Assessments to the re-platted parcels the Series 2023 Bond Assessments per unit for remaining land equal less than the figures in Table 6 in the *Appendix* (for instance as a result of a larger number of units or substitution of larger units for smaller units), then the per unit Series 2023 Bond Assessments for all parcels within the District will be lowered if that state persists at the conclusion of re-platting of all land within the District.

If, in contrast, as a result of re-platting and apportionment of the Series 2023 Bond Assessments to the re-platted parcels, the Series 2023 Bond Assessments per unit for remaining land equal more than the figures in Table 6 in the *Appendix* (for instance as a result of a smaller number of units or substitution of smaller units for larger units), taking into account any future development plans for the unplatted parcels – 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 the Series 2023 Bond Assessments plus accrued interest will be collected from the owner of the property which re-platting caused the increase of assessment per unit to occur, in accordance with the assessment resolution and a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees as provided therein.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Series 2023 Bond Assessments per unit and the Series 2023 Bond Assessments figures in Table 6 in the *Appendix*, multiplied by the actual number of units plus accrued interest to the next succeeding interest payment date on the Series 2023 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 2023 Bonds secured by the Series 2023 Bond Assessments).

5.7 Final Assessment Roll

The Series 2023 Bond Assessments in the amount of \$7,645,000 are proposed to be levied as illustrated in Exhibit "A". Debt service assessment shall be paid in thirty (30) annual installments.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's 2023 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 Supplemental Report. For additional information on the Series 2023 Bonds 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

Orange Blossom Groves

Community Development District

Development Plan

Product Type	Number of Units
TH	264
SF 35'	126
SF 52'	147
Total	537

Table 2

Orange Blossom Groves

Community Development District

2023 Project

Improvement	Cost
Drainage and Surface Water Management	\$3,637,000.00
Water	\$1,006,000.00
Sewer	\$1,327,000.00
Landscape Buffers and Security	\$1,886,000.00
Irrigation	\$319,000.00
Professional Fees/Miscellaneous	\$781,000.00
Contingency	\$1,791,200.00
Total	\$10,747,200.00

Table 3

Orange Blossom Groves

Community Development District

Final Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$7,645,000.00
Original Issue Discount	-\$45,058.25
Total Sources	\$7,599,941.75

Uses

Project Fund Deposits:	
Project Fund	\$6,863,158.61
Other Fund Deposits:	
Debt Service Reserve Fund	\$255,518.76
Capitalized Interest Fund	\$119,154.38
Delivery Date Expenses:	
Costs of Issuance	\$209,210.00
Underwriter's Discount	\$152,900.00
Total Uses	\$7,599,941.75

Table 4

Orange Blossom Groves

Community Development District

Benefit Allocation

Product Type	Number of Units	ERU Weight	Total ERU	Percent Share of Total
TH	264	0.73	192.72	43.1315%
SF 35'	126	0.85	107.10	23.9694%
SF 52'	147	1.00	147.00	32.8992%
Total	537		446.82	100.0000%

Table 5

Orange Blossom Groves

Community Development District

2023 Project Cost Allocation

Product Type	2023 Project		
	Costs Allocation Based on ERU Benefit Allocation	2023 Project Costs Contributed by the Developer	2023 Project Costs Financed with Series 2023 Bonds
TH	\$4,635,424.52	\$2,508,811.99	\$2,126,612.53
SF 35'	\$2,576,037.60	\$799,832.82	\$1,776,204.78
SF 52'	\$3,535,737.88	\$575,396.58	\$2,960,341.30
Total	\$10,747,200.00	\$3,884,041.39	\$6,863,158.61

Table 6

Orange Blossom Groves

Community Development District

Series 2023 Bond Assessments Apportionment

Product Type	Number of Units	2023 Project			Annual Debt Service per Unit*
		Costs Financed with Series 2023 Bonds	Total Series 2023 Bond Assessments Apportionment	Series 2023 Bond Assessments Apportionment per Unit	
TH	264	\$2,126,612.53	\$2,368,873.24	\$8,973.00	\$648.44
SF 35'	126	\$1,776,204.78	\$1,978,547.54	\$15,702.76	\$1,134.77
SF 52'	147	\$2,960,341.30	\$3,297,579.23	\$22,432.51	\$1,621.11
Total	537	\$6,863,158.61	\$7,645,000.00		

* Included costs of collection and assumes payment in March

Exhibit "A"

Series 2023 Bond					
Assessments					
Apportionment per					
Parcel ID	Street Number	Street Name	Lot Number	Product Type	Unit
47830000424	1996	Vermont Lane	1	SF 35'	\$15,702.76
47830000440	2000	Vermont Lane	2	SF 35'	\$15,702.76
47830000466	2004	Vermont Lane	3	SF 35'	\$15,702.76
47830000482	2008	Vermont Lane	4	SF 35'	\$15,702.76
47830000505	2012	Vermont Lane	5	SF 35'	\$15,702.76
47830000521	2016	Vermont Lane	6	SF 35'	\$15,702.76
47830000547	2020	Vermont Lane	7	SF 35'	\$15,702.76
47830000563	2024	Vermont Lane	8	SF 35'	\$15,702.76
47830000589	2028	Vermont Lane	9	SF 35'	\$15,702.76
47830000602	2032	Vermont Lane	10	SF 35'	\$15,702.76
47830000628	2036	Vermont Lane	11	SF 35'	\$15,702.76
47830000644	2040	Vermont Lane	12	SF 35'	\$15,702.76
47830000660	2044	Vermont Lane	13	SF 35'	\$15,702.76
47830000686	2048	Vermont Lane	14	SF 35'	\$15,702.76
47830000709	2052	Vermont Lane	15	SF 35'	\$15,702.76
47830000725	2056	Vermont Lane	16	SF 35'	\$15,702.76
47830000741	2059	Vermont Lane	17	SF 35'	\$15,702.76
47830000767	2055	Vermont Lane	18	SF 35'	\$15,702.76
47830000783	2051	Vermont Lane	19	SF 35'	\$15,702.76
47830000806	2047	Vermont Lane	20	SF 35'	\$15,702.76
47830000822	2039	Vermont Lane	21	SF 35'	\$15,702.76
47830000848	2027	Vermont Lane	22	SF 35'	\$15,702.76
47830000864	2015	Vermont Lane	23	SF 35'	\$15,702.76
47830000880	2011	Vermont Lane	24	SF 35'	\$15,702.76
47830000903	2007	Vermont Lane	25	SF 35'	\$15,702.76
47830000929	2003	Vermont Lane	26	SF 35'	\$15,702.76
47830000945	1999	Vermont Lane	27	SF 35'	\$15,702.76
47830000961	1995	Vermont Lane	28	SF 35'	\$15,702.76
47830000987	2167	Dragonfruit Way	29	SF 35'	\$15,702.76
47830001009	2171	Dragonfruit Way	30	SF 35'	\$15,702.76
47830001025	2175	Dragonfruit Way	31	SF 35'	\$15,702.76
47830001041	2179	Dragonfruit Way	32	SF 35'	\$15,702.76
47830001067	2183	Dragonfruit Way	33	SF 35'	\$15,702.76
47830001083	2187	Dragonfruit Way	34	SF 35'	\$15,702.76
47830001106	2213	Avocado Lane	35	SF 52'	\$22,432.51
47830001122	2217	Avocado Lane	36	SF 52'	\$22,432.51
47830001148	2221	Avocado Lane	37	SF 52'	\$22,432.51
47830001164	2225	Avocado Lane	38	SF 52'	\$22,432.51
47830001180	2229	Avocado Lane	39	SF 52'	\$22,432.51
47830001203	2233	Avocado Lane	40	SF 52'	\$22,432.51
47830001229	2237	Avocado Lane	41	SF 52'	\$22,432.51

Exhibit "A"

					Series 2023 Bond Assessments Apportionment per Unit
Parcel ID	Street Number	Street Name	Lot Number	Product Type	Unit
47830001245	2241	Avocado Lane	42	SF 52'	\$22,432.51
47830001261	2245	Avocado Lane	43	SF 52'	\$22,432.51
47830001287	2249	Avocado Lane	44	SF 52'	\$22,432.51
47830001300	2253	Avocado Lane	45	SF 52'	\$22,432.51
47830001326	2257	Avocado Lane	46	SF 52'	\$22,432.51
47830001342	2261	Avocado Lane	47	SF 52'	\$22,432.51
47830001368	2265	Avocado Lane	48	SF 52'	\$22,432.51
47830001384	2269	Avocado Lane	49	SF 52'	\$22,432.51
47830001407	2273	Avocado Lane	50	SF 52'	\$22,432.51
47830001423	2277	Avocado Lane	51	SF 52'	\$22,432.51
47830001449	2281	Avocado Lane	52	SF 52'	\$22,432.51
47830001465	2285	Avocado Lane	53	SF 52'	\$22,432.51
47830001481	2289	Avocado Lane	54	SF 52'	\$22,432.51
47830001504	2293	Avocado Lane	55	SF 52'	\$22,432.51
47830001520	2297	Avocado Lane	56	SF 52'	\$22,432.51
47830001546	2301	Avocado Lane	57	SF 52'	\$22,432.51
47830001562	2305	Avocado Lane	58	SF 52'	\$22,432.51
47830001588	2309	Avocado Lane	59	SF 52'	\$22,432.51
47830001601	2313	Avocado Lane	60	SF 52'	\$22,432.51
47830001627	2317	Avocado Lane	61	SF 52'	\$22,432.51
47830001643	2321	Avocado Lane	62	SF 52'	\$22,432.51
47830001669	2325	Avocado Lane	63	SF 52'	\$22,432.51
47830001685	2341	Avocado Lane	64	SF 52'	\$22,432.51
47830001708	2345	Avocado Lane	65	SF 52'	\$22,432.51
47830001724	2349	Avocado Lane	66	SF 52'	\$22,432.51
47830001740	2353	Avocado Lane	67	SF 52'	\$22,432.51
47830001766	2357	Avocado Lane	68	SF 52'	\$22,432.51
47830001782	2361	Avocado Lane	69	SF 52'	\$22,432.51
47830001805	2369	Avocado Lane	70	SF 52'	\$22,432.51
47830001821	2373	Avocado Lane	71	SF 52'	\$22,432.51
47830001847	2377	Avocado Lane	72	SF 52'	\$22,432.51
47830001863	2381	Avocado Lane	73	SF 52'	\$22,432.51
47830001889	2385	Avocado Lane	74	SF 52'	\$22,432.51
47830001902	2389	Avocado Lane	75	SF 52'	\$22,432.51
47830001928	2393	Avocado Lane	76	SF 52'	\$22,432.51
47830001944	2397	Avocado Lane	77	SF 52'	\$22,432.51
47830001960	2401	Avocado Lane	78	SF 52'	\$22,432.51
47830001986	2405	Avocado Lane	79	SF 52'	\$22,432.51
47830002008	2409	Avocado Lane	80	SF 52'	\$22,432.51
47830002024	2413	Avocado Lane	81	SF 52'	\$22,432.51
47830002040	2417	Avocado Lane	82	SF 52'	\$22,432.51

Exhibit "A"

					Series 2023 Bond Assessments Apportionment per Unit
Parcel ID	Street Number	Street Name	Lot Number	Product Type	Unit
47830002066	2421	Avocado Lane	83	SF 52'	\$22,432.51
47830002082	2425	Avocado Lane	84	SF 52'	\$22,432.51
47830002105	2429	Avocado Lane	85	SF 52'	\$22,432.51
47830002121	2433	Avocado Lane	86	SF 52'	\$22,432.51
47830002147	2437	Avocado Lane	87	SF 52'	\$22,432.51
47830002163	2441	Avocado Lane	88	SF 52'	\$22,432.51
47830002189	2460	Dragonfruit Way	89	SF 52'	\$22,432.51
47830002202	2456	Dragonfruit Way	90	SF 52'	\$22,432.51
47830002228	2452	Dragonfruit Way	91	SF 52'	\$22,432.51
47830002244	2448	Dragonfruit Way	92	SF 52'	\$22,432.51
47830002260	2444	Dragonfruit Way	93	SF 52'	\$22,432.51
47830002286	2440	Dragonfruit Way	94	SF 52'	\$22,432.51
47830002309	2436	Dragonfruit Way	95	SF 52'	\$22,432.51
47830002325	2432	Dragonfruit Way	96	SF 52'	\$22,432.51
47830002341	2428	Dragonfruit Way	97	SF 52'	\$22,432.51
47830002367	2424	Dragonfruit Way	98	SF 52'	\$22,432.51
47830002383	2420	Dragonfruit Way	99	SF 52'	\$22,432.51
47830002406	2416	Dragonfruit Way	100	SF 52'	\$22,432.51
47830002422	2412	Dragonfruit Way	101	SF 52'	\$22,432.51
47830002448	2408	Dragonfruit Way	102	SF 52'	\$22,432.51
47830002464	2404	Dragonfruit Way	103	SF 52'	\$22,432.51
47830002480	2400	Dragonfruit Way	104	SF 52'	\$22,432.51
47830002503	2396	Dragonfruit Way	105	SF 52'	\$22,432.51
47830002529	2392	Dragonfruit Way	106	SF 52'	\$22,432.51
47830002545	2388	Dragonfruit Way	107	SF 52'	\$22,432.51
47830002561	2384	Dragonfruit Way	108	SF 52'	\$22,432.51
47830002587	2380	Dragonfruit Way	109	SF 52'	\$22,432.51
47830002600	2376	Dragonfruit Way	110	SF 52'	\$22,432.51
47830002626	2372	Dragonfruit Way	111	SF 52'	\$22,432.51
47830002642	2368	Dragonfruit Way	112	SF 52'	\$22,432.51
47830002668	2364	Dragonfruit Way	113	SF 52'	\$22,432.51
47830002684	2360	Dragonfruit Way	114	SF 35'	\$15,702.76
47830002707	2356	Dragonfruit Way	115	SF 35'	\$15,702.76
47830002723	2352	Dragonfruit Way	116	SF 35'	\$15,702.76
47830002749	2348	Dragonfruit Way	117	SF 35'	\$15,702.76
47830002765	2344	Dragonfruit Way	118	SF 35'	\$15,702.76
47830002781	2340	Dragonfruit Way	119	SF 35'	\$15,702.76
47830002804	2336	Dragonfruit Way	120	SF 35'	\$15,702.76
47830002820	2332	Dragonfruit Way	121	SF 35'	\$15,702.76
47830002846	2328	Dragonfruit Way	122	SF 35'	\$15,702.76
47830002862	2324	Dragonfruit Way	123	SF 35'	\$15,702.76

Exhibit "A"

Series 2023 Bond					
Assessments					
Apportionment per					
Parcel ID	Street Number	Street Name	Lot Number	Product Type	Unit
47830002888	2320	Dragonfruit Way	124	SF 35'	\$15,702.76
47830002901	2316	Dragonfruit Way	125	SF 35'	\$15,702.76
47830002927	2312	Dragonfruit Way	126	SF 35'	\$15,702.76
47830002943	2308	Dragonfruit Way	127	SF 35'	\$15,702.76
47830002969	2304	Dragonfruit Way	128	SF 35'	\$15,702.76
47830002985	2300	Dragonfruit Way	129	SF 35'	\$15,702.76
47830003007	2296	Dragonfruit Way	130	SF 35'	\$15,702.76
47830003023	2292	Dragonfruit Way	131	SF 35'	\$15,702.76
47830003049	2288	Dragonfruit Way	132	SF 35'	\$15,702.76
47830003065	2284	Dragonfruit Way	133	SF 35'	\$15,702.76
47830003081	2280	Dragonfruit Way	134	SF 35'	\$15,702.76
47830003104	2276	Dragonfruit Way	135	SF 35'	\$15,702.76
47830003120	2272	Dragonfruit Way	136	SF 35'	\$15,702.76
47830003146	2268	Dragonfruit Way	137	SF 35'	\$15,702.76
47830003162	2264	Dragonfruit Way	138	SF 35'	\$15,702.76
47830003188	2260	Dragonfruit Way	139	SF 35'	\$15,702.76
47830003201	2256	Dragonfruit Way	140	SF 35'	\$15,702.76
47830003227	2252	Dragonfruit Way	141	SF 35'	\$15,702.76
47830003243	2248	Dragonfruit Way	142	SF 35'	\$15,702.76
47830003269	2244	Dragonfruit Way	143	SF 35'	\$15,702.76
47830003285	2240	Dragonfruit Way	144	SF 35'	\$15,702.76
47830003308	2236	Dragonfruit Way	145	SF 35'	\$15,702.76
47830003324	2232	Dragonfruit Way	146	SF 35'	\$15,702.76
47830003340	2228	Dragonfruit Way	147	SF 35'	\$15,702.76
47830003366	2224	Dragonfruit Way	148	SF 35'	\$15,702.76
47830003382	2220	Dragonfruit Way	149	SF 35'	\$15,702.76
47830003405	2216	Dragonfruit Way	150	SF 35'	\$15,702.76
47830003421	2212	Dragonfruit Way	151	SF 35'	\$15,702.76
47830003447	2208	Dragonfruit Way	152	SF 35'	\$15,702.76
47830003463	2204	Dragonfruit Way	153	SF 35'	\$15,702.76
47830003489	2200	Dragonfruit Way	154	SF 35'	\$15,702.76
47830003502	2196	Dragonfruit Way	155	SF 35'	\$15,702.76
47830003528	2192	Dragonfruit Way	156	SF 35'	\$15,702.76
47830003544	2188	Dragonfruit Way	157	SF 35'	\$15,702.76
47830003560	2184	Dragonfruit Way	158	SF 35'	\$15,702.76
47830003586	2180	Dragonfruit Way	159	SF 35'	\$15,702.76
47830003609	2176	Dragonfruit Way	160	SF 35'	\$15,702.76
47830003625	2172	Dragonfruit Way	161	SF 35'	\$15,702.76
47830003641	2168	Dragonfruit Way	162	SF 35'	\$15,702.76
47830003667	2164	Dragonfruit Way	163	SF 35'	\$15,702.76
47830003683	2160	Dragonfruit Way	164	SF 35'	\$15,702.76

Exhibit "A"

Series 2023 Bond					
Assessments					
Apportionment per					
Parcel ID	Street Number	Street Name	Lot Number	Product Type	Unit
47830003706	2156	Dragonfruit Way	165	SF 35'	\$15,702.76
47830003722	2152	Dragonfruit Way	166	SF 35'	\$15,702.76
47830003748	2148	Dragonfruit Way	167	SF 35'	\$15,702.76
47830003764	2144	Dragonfruit Way	168	SF 35'	\$15,702.76
47830003780	2140	Dragonfruit Way	169	SF 35'	\$15,702.76
47830003803	2226	Avocado Lane	170	SF 52'	\$22,432.51
47830003829	2230	Avocado Lane	171	SF 52'	\$22,432.51
47830003845	2234	Avocado Lane	172	SF 52'	\$22,432.51
47830003861	2238	Avocado Lane	173	SF 52'	\$22,432.51
47830003887	2242	Avocado Lane	174	SF 52'	\$22,432.51
47830003900	2246	Avocado Lane	175	SF 52'	\$22,432.51
47830003926	2250	Avocado Lane	176	SF 52'	\$22,432.51
47830003942	2254	Avocado Lane	177	SF 52'	\$22,432.51
47830003968	2258	Avocado Lane	178	SF 52'	\$22,432.51
47830003984	2262	Avocado Lane	179	SF 52'	\$22,432.51
47830004006	2266	Avocado Lane	180	SF 52'	\$22,432.51
47830004022	2270	Avocado Lane	181	SF 52'	\$22,432.51
47830004048	2274	Avocado Lane	182	SF 52'	\$22,432.51
47830004064	2278	Avocado Lane	183	SF 52'	\$22,432.51
47830004080	2282	Avocado Lane	184	SF 52'	\$22,432.51
47830004103	2290	Avocado Lane	185	SF 52'	\$22,432.51
47830004129	2294	Avocado Lane	186	SF 52'	\$22,432.51
47830004145	2298	Avocado Lane	187	SF 52'	\$22,432.51
47830004161	2302	Avocado Lane	188	SF 52'	\$22,432.51
47830004187	2306	Avocado Lane	189	SF 52'	\$22,432.51
47830004200	2310	Avocado Lane	190	SF 52'	\$22,432.51
47830004226	2314	Avocado Lane	191	SF 52'	\$22,432.51
47830004242	2318	Avocado Lane	192	SF 52'	\$22,432.51
47830004268	2322	Avocado Lane	193	SF 52'	\$22,432.51
47830004284	2326	Avocado Lane	194	SF 52'	\$22,432.51
47830004307	2341	Feather Brook Lane	195	SF 52'	\$22,432.51
47830004323	2345	Feather Brook Lane	196	SF 52'	\$22,432.51
47830004349	2349	Feather Brook Lane	197	SF 52'	\$22,432.51
47830004365	2353	Feather Brook Lane	198	SF 52'	\$22,432.51
47830004381	2359	Dragonfruit Way	199	SF 35'	\$15,702.76
47830004404	2355	Dragonfruit Way	200	SF 35'	\$15,702.76
47830004420	2351	Dragonfruit Way	201	SF 35'	\$15,702.76
47830004446	2347	Dragonfruit Way	202	SF 35'	\$15,702.76
47830004462	2343	Dragonfruit Way	203	SF 35'	\$15,702.76
47830004488	2339	Dragonfruit Way	204	SF 35'	\$15,702.76
47830004501	2335	Dragonfruit Way	205	SF 35'	\$15,702.76

Exhibit "A"

Series 2023 Bond					
Assessments					
Apportionment per					
Parcel ID	Street Number	Street Name	Lot Number	Product Type	Unit
47830004527	2331	Dragonfruit Way	206	SF 35'	\$15,702.76
47830004543	2327	Dragonfruit Way	207	SF 35'	\$15,702.76
47830004569	2323	Dragonfruit Way	208	SF 35'	\$15,702.76
47830004585	2319	Dragonfruit Way	209	SF 35'	\$15,702.76
47830004608	2315	Dragonfruit Way	210	SF 35'	\$15,702.76
47830004624	2311	Dragonfruit Way	211	SF 35'	\$15,702.76
47830004640	2307	Dragonfruit Way	212	SF 35'	\$15,702.76
47830004666	2303	Dragonfruit Way	213	SF 35'	\$15,702.76
47830004682	2299	Dragonfruit Way	214	SF 35'	\$15,702.76
47830004705	2295	Dragonfruit Way	215	SF 35'	\$15,702.76
47830004721	2291	Dragonfruit Way	216	SF 35'	\$15,702.76
47830004747	2287	Dragonfruit Way	217	SF 35'	\$15,702.76
47830004763	2283	Dragonfruit Way	218	SF 35'	\$15,702.76
47830004789	2279	Dragonfruit Way	219	SF 35'	\$15,702.76
47830004802	2275	Dragonfruit Way	220	SF 35'	\$15,702.76
47830004828	2267	Dragonfruit Way	221	SF 35'	\$15,702.76
47830004844	2255	Dragonfruit Way	222	SF 35'	\$15,702.76
47830004860	2247	Dragonfruit Way	223	SF 35'	\$15,702.76
47830004886	2243	Dragonfruit Way	224	SF 35'	\$15,702.76
47830004909	2239	Dragonfruit Way	225	SF 35'	\$15,702.76
47830004925	2235	Dragonfruit Way	226	SF 35'	\$15,702.76
47830004941	2231	Dragonfruit Way	227	SF 35'	\$15,702.76
47830004967	2227	Dragonfruit Way	228	SF 35'	\$15,702.76
47830004983	2223	Dragonfruit Way	229	SF 35'	\$15,702.76
47830005005	2219	Dragonfruit Way	230	SF 35'	\$15,702.76
47830005021	2215	Dragonfruit Way	231	SF 35'	\$15,702.76
47830005047	2211	Dragonfruit Way	232	SF 35'	\$15,702.76
47830005063	2207	Dragonfruit Way	233	SF 35'	\$15,702.76
47830005089	2203	Dragonfruit Way	234	SF 35'	\$15,702.76
TBD	2346	Avocado Lane	235	SF 52'	\$22,432.51
TBD	2350	Avocado Lane	236	SF 52'	\$22,432.51
TBD	2354	Avocado Lane	237	SF 52'	\$22,432.51
TBD	2358	Avocado Lane	238	SF 52'	\$22,432.51
TBD	2362	Avocado Lane	239	SF 52'	\$22,432.51
TBD	2366	Avocado Lane	240	SF 52'	\$22,432.51
TBD	2370	Avocado Lane	241	SF 52'	\$22,432.51
TBD	2374	Avocado Lane	242	SF 52'	\$22,432.51
TBD	2394	Avocado Lane	243	SF 52'	\$22,432.51
TBD	2402	Avocado Lane	244	SF 52'	\$22,432.51
TBD	2406	Avocado Lane	245	SF 52'	\$22,432.51
TBD	2410	Avocado Lane	246	SF 52'	\$22,432.51

Exhibit "A"

					Series 2023 Bond Assessments Apportionment per Unit
Parcel ID	Street Number	Street Name	Lot Number	Product Type	Unit
TBD	2414	Avocado Lane	247	SF 52'	\$22,432.51
TBD	2418	Avocado Lane	248	SF 52'	\$22,432.51
TBD	2422	Avocado Lane	249	SF 52'	\$22,432.51
TBD	2426	Avocado Lane	250	SF 52'	\$22,432.51
TBD	2430	Avocado Lane	251	SF 52'	\$22,432.51
TBD	2434	Avocado Lane	252	SF 52'	\$22,432.51
TBD	2438	Avocado Lane	253	SF 52'	\$22,432.51
TBD	2442	Avocado Lane	254	SF 52'	\$22,432.51
TBD	2427	Dragonfruit Way	255	SF 52'	\$22,432.51
TBD	2421	Dragonfruit Way	256	SF 52'	\$22,432.51
TBD	2417	Dragonfruit Way	257	SF 52'	\$22,432.51
TBD	2413	Dragonfruit Way	258	SF 52'	\$22,432.51
TBD	2409	Dragonfruit Way	259	SF 52'	\$22,432.51
TBD	2405	Dragonfruit Way	260	SF 52'	\$22,432.51
TBD	2401	Dragonfruit Way	261	SF 52'	\$22,432.51
TBD	2397	Dragonfruit Way	262	SF 52'	\$22,432.51
TBD	2393	Dragonfruit Way	263	SF 52'	\$22,432.51
TBD	2389	Dragonfruit Way	264	SF 52'	\$22,432.51
TBD	2385	Dragonfruit Way	265	SF 52'	\$22,432.51
TBD	2381	Dragonfruit Way	266	SF 52'	\$22,432.51
TBD	2352	Feather Brook Lane	267	SF 52'	\$22,432.51
TBD	2348	Feather Brook Lane	268	SF 52'	\$22,432.51
TBD	2344	Feather Brook Lane	269	SF 52'	\$22,432.51
TBD	2340	Feather Brook Lane	270	SF 52'	\$22,432.51
TBD	2336	Feather Brook Lane	271	SF 52'	\$22,432.51
TBD	2332	Feather Brook Lane	272	SF 52'	\$22,432.51
TBD	2328	Feather Brook Lane	273	SF 52'	\$22,432.51
TBD	1941	Papaya Lane	274	TH	\$8,973.00
TBD	1945	Papaya Lane	275	TH	\$8,973.00
TBD	1949	Papaya Lane	276	TH	\$8,973.00
TBD	1953	Papaya Lane	277	TH	\$8,973.00
TBD	1957	Papaya Lane	278	TH	\$8,973.00
TBD	1961	Papaya Lane	279	TH	\$8,973.00
TBD	1965	Papaya Lane	280	TH	\$8,973.00
TBD	1969	Papaya Lane	281	TH	\$8,973.00
TBD	1973	Papaya Lane	282	TH	\$8,973.00
TBD	1977	Papaya Lane	283	TH	\$8,973.00
TBD	1981	Papaya Lane	284	TH	\$8,973.00
TBD	1985	Papaya Lane	285	TH	\$8,973.00
TBD	1989	Papaya Lane	286	TH	\$8,973.00
TBD	1993	Papaya Lane	287	TH	\$8,973.00

Exhibit "A"

					Series 2023 Bond Assessments Apportionment per Unit
Parcel ID	Street Number	Street Name	Lot Number	Product Type	Unit
TBD	1997	Papaya Lane	288	TH	\$8,973.00
TBD	2001	Papaya Lane	289	TH	\$8,973.00
TBD	2005	Papaya Lane	290	TH	\$8,973.00
TBD	2009	Papaya Lane	291	TH	\$8,973.00
TBD	2013	Papaya Lane	292	TH	\$8,973.00
TBD	2017	Papaya Lane	293	TH	\$8,973.00
TBD	2021	Papaya Lane	294	TH	\$8,973.00
TBD	2025	Papaya Lane	295	TH	\$8,973.00
TBD	2029	Papaya Lane	296	TH	\$8,973.00
TBD	2033	Papaya Lane	297	TH	\$8,973.00
TBD	2037	Papaya Lane	298	TH	\$8,973.00
TBD	2041	Papaya Lane	299	TH	\$8,973.00
TBD	2045	Papaya Lane	300	TH	\$8,973.00
TBD	2049	Papaya Lane	301	TH	\$8,973.00
TBD	2053	Papaya Lane	302	TH	\$8,973.00
TBD	2057	Papaya Lane	303	TH	\$8,973.00
TBD	2102	Passionfruit Way	304	TH	\$8,973.00
TBD	2106	Passionfruit Way	305	TH	\$8,973.00
TBD	2110	Passionfruit Way	306	TH	\$8,973.00
TBD	2114	Passionfruit Way	307	TH	\$8,973.00
TBD	2118	Passionfruit Way	308	TH	\$8,973.00
TBD	2122	Passionfruit Way	309	TH	\$8,973.00
TBD	2126	Passionfruit Way	310	TH	\$8,973.00
TBD	2130	Passionfruit Way	311	TH	\$8,973.00
TBD	2134	Passionfruit Way	312	TH	\$8,973.00
TBD	2138	Passionfruit Way	313	TH	\$8,973.00
TBD	2142	Passionfruit Way	314	TH	\$8,973.00
TBD	2146	Passionfruit Way	315	TH	\$8,973.00
TBD	2150	Passionfruit Way	316	TH	\$8,973.00
TBD	2154	Passionfruit Way	317	TH	\$8,973.00
TBD	2158	Passionfruit Way	318	TH	\$8,973.00
TBD	2162	Passionfruit Way	319	TH	\$8,973.00
TBD	2166	Passionfruit Way	320	TH	\$8,973.00
TBD	2170	Passionfruit Way	321	TH	\$8,973.00
TBD	2174	Passionfruit Way	322	TH	\$8,973.00
TBD	2178	Passionfruit Way	323	TH	\$8,973.00
TBD	2182	Passionfruit Way	324	TH	\$8,973.00
TBD	2186	Passionfruit Way	325	TH	\$8,973.00
TBD	2190	Passionfruit Way	326	TH	\$8,973.00
TBD	2194	Passionfruit Way	327	TH	\$8,973.00
TBD	2180	Huckleberry Lane	328	TH	\$8,973.00

Exhibit "A"

					Series 2023 Bond Assessments Apportionment per Unit
Parcel ID	Street Number	Street Name	Lot Number	Product Type	Unit
TBD	2176	Huckleberry Lane	329	TH	\$8,973.00
TBD	2172	Huckleberry Lane	330	TH	\$8,973.00
TBD	2168	Huckleberry Lane	331	TH	\$8,973.00
TBD	2164	Huckleberry Lane	332	TH	\$8,973.00
TBD	2160	Huckleberry Lane	333	TH	\$8,973.00
TBD	2156	Huckleberry Lane	334	TH	\$8,973.00
TBD	2152	Huckleberry Lane	335	TH	\$8,973.00
TBD	2148	Huckleberry Lane	336	TH	\$8,973.00
TBD	2144	Huckleberry Lane	337	TH	\$8,973.00
TBD	2140	Huckleberry Lane	338	TH	\$8,973.00
TBD	2136	Huckleberry Lane	339	TH	\$8,973.00
TBD	2132	Huckleberry Lane	340	TH	\$8,973.00
TBD	2128	Huckleberry Lane	341	TH	\$8,973.00
TBD	2124	Huckleberry Lane	342	TH	\$8,973.00
TBD	2120	Huckleberry Lane	343	TH	\$8,973.00
TBD	2116	Huckleberry Lane	344	TH	\$8,973.00
TBD	2112	Huckleberry Lane	345	TH	\$8,973.00
TBD	2108	Huckleberry Lane	346	TH	\$8,973.00
TBD	2104	Huckleberry Lane	347	TH	\$8,973.00
TBD	2018	Dewberry Lane	348	TH	\$8,973.00
TBD	2022	Dewberry Lane	349	TH	\$8,973.00
TBD	2026	Dewberry Lane	350	TH	\$8,973.00
TBD	2030	Dewberry Lane	351	TH	\$8,973.00
TBD	2034	Dewberry Lane	352	TH	\$8,973.00
TBD	2038	Dewberry Lane	353	TH	\$8,973.00
TBD	2042	Dewberry Lane	354	TH	\$8,973.00
TBD	2046	Dewberry Lane	355	TH	\$8,973.00
TBD	2050	Dewberry Lane	356	TH	\$8,973.00
TBD	2054	Dewberry Lane	357	TH	\$8,973.00
TBD	2060	Dewberry Lane	358	TH	\$8,973.00
TBD	2064	Dewberry Lane	359	TH	\$8,973.00
TBD	2068	Dewberry Lane	360	TH	\$8,973.00
TBD	2072	Dewberry Lane	361	TH	\$8,973.00
TBD	2076	Dewberry Lane	362	TH	\$8,973.00
TBD	2080	Dewberry Lane	363	TH	\$8,973.00
TBD	2084	Dewberry Lane	364	TH	\$8,973.00
TBD	2088	Dewberry Lane	365	TH	\$8,973.00
TBD	2092	Dewberry Lane	366	TH	\$8,973.00
TBD	2096	Dewberry Lane	367	TH	\$8,973.00
TBD	2035	Poppyseed Way	368	TH	\$8,973.00
TBD	2031	Poppyseed Way	369	TH	\$8,973.00

Exhibit "A"

					Series 2023 Bond Assessments Apportionment per Unit
Parcel ID	Street Number	Street Name	Lot Number	Product Type	Unit
TBD	2027	Poppyseed Way	370	TH	\$8,973.00
TBD	2023	Poppyseed Way	371	TH	\$8,973.00
TBD	2019	Poppyseed Way	372	TH	\$8,973.00
TBD	2015	Poppyseed Way	373	TH	\$8,973.00
TBD	2011	Poppyseed Way	374	TH	\$8,973.00
TBD	2007	Poppyseed Way	375	TH	\$8,973.00
TBD	2003	Poppyseed Way	376	TH	\$8,973.00
TBD	1999	Poppyseed Way	377	TH	\$8,973.00
TBD	1995	Poppyseed Way	378	TH	\$8,973.00
TBD	1991	Poppyseed Way	379	TH	\$8,973.00
TBD	1987	Poppyseed Way	380	TH	\$8,973.00
TBD	1983	Poppyseed Way	381	TH	\$8,973.00
TBD	1979	Poppyseed Way	382	TH	\$8,973.00
TBD	1975	Poppyseed Way	383	TH	\$8,973.00
TBD	1971	Poppyseed Way	384	TH	\$8,973.00
TBD	1967	Poppyseed Way	385	TH	\$8,973.00
TBD	1963	Poppyseed Way	386	TH	\$8,973.00
TBD	1959	Poppyseed Way	387	TH	\$8,973.00
TBD	1955	Poppyseed Way	388	TH	\$8,973.00
TBD	1951	Poppyseed Way	389	TH	\$8,973.00
TBD	1947	Poppyseed Way	390	TH	\$8,973.00
TBD	1943	Poppyseed Way	391	TH	\$8,973.00
TBD	1939	Poppyseed Way	392	TH	\$8,973.00
TBD	1935	Poppyseed Way	393	TH	\$8,973.00
TBD	1931	Poppyseed Way	394	TH	\$8,973.00
TBD	1927	Poppyseed Way	395	TH	\$8,973.00
TBD	1923	Poppyseed Way	396	TH	\$8,973.00
TBD	1919	Poppyseed Way	397	TH	\$8,973.00
TBD	1915	Poppyseed Way	398	TH	\$8,973.00
TBD	1911	Poppyseed Way	399	TH	\$8,973.00
TBD	1907	Poppyseed Way	400	TH	\$8,973.00
TBD	1903	Poppyseed Way	401	TH	\$8,973.00
TBD	1897	Poppyseed Way	402	TH	\$8,973.00
TBD	1893	Poppyseed Way	403	TH	\$8,973.00
TBD	1889	Poppyseed Way	404	TH	\$8,973.00
TBD	1885	Poppyseed Way	405	TH	\$8,973.00
TBD	1881	Poppyseed Way	406	TH	\$8,973.00
TBD	1877	Poppyseed Way	407	TH	\$8,973.00
TBD	1873	Poppyseed Way	408	TH	\$8,973.00
TBD	1869	Poppyseed Way	409	TH	\$8,973.00
TBD	1865	Poppyseed Way	410	TH	\$8,973.00

Exhibit "A"

					Series 2023 Bond Assessments Apportionment per Unit
Parcel ID	Street Number	Street Name	Lot Number	Product Type	Unit
TBD	1861	Poppyseed Way	411	TH	\$8,973.00
TBD	1857	Poppyseed Way	412	TH	\$8,973.00
TBD	1853	Poppyseed Way	413	TH	\$8,973.00
TBD	1849	Poppyseed Way	414	TH	\$8,973.00
TBD	1845	Poppyseed Way	415	TH	\$8,973.00
TBD	1841	Poppyseed Way	416	TH	\$8,973.00
TBD	1837	Poppyseed Way	417	TH	\$8,973.00
TBD	1833	Poppyseed Way	418	TH	\$8,973.00
TBD	1829	Poppyseed Way	419	TH	\$8,973.00
TBD	1825	Poppyseed Way	420	TH	\$8,973.00
TBD	1821	Poppyseed Way	421	TH	\$8,973.00
TBD	1817	Poppyseed Way	422	TH	\$8,973.00
TBD	1813	Poppyseed Way	423	TH	\$8,973.00
TBD	1809	Poppyseed Way	424	TH	\$8,973.00
TBD	1805	Poppyseed Way	425	TH	\$8,973.00
TBD	1980	Papaya Lane	426	TH	\$8,973.00
TBD	1984	Papaya Lane	427	TH	\$8,973.00
TBD	1988	Papaya Lane	428	TH	\$8,973.00
TBD	1992	Papaya Lane	429	TH	\$8,973.00
TBD	1996	Papaya Lane	430	TH	\$8,973.00
TBD	2000	Papaya Lane	431	TH	\$8,973.00
TBD	2004	Papaya Lane	432	TH	\$8,973.00
TBD	2008	Papaya Lane	433	TH	\$8,973.00
TBD	2012	Papaya Lane	434	TH	\$8,973.00
TBD	2016	Papaya Lane	435	TH	\$8,973.00
TBD	2020	Papaya Lane	436	TH	\$8,973.00
TBD	2024	Papaya Lane	437	TH	\$8,973.00
TBD	2028	Papaya Lane	438	TH	\$8,973.00
TBD	2032	Papaya Lane	439	TH	\$8,973.00
TBD	2036	Papaya Lane	440	TH	\$8,973.00
TBD	2040	Papaya Lane	441	TH	\$8,973.00
TBD	2044	Papaya Lane	442	TH	\$8,973.00
TBD	2048	Papaya Lane	443	TH	\$8,973.00
TBD	2052	Papaya Lane	444	TH	\$8,973.00
TBD	2056	Papaya Lane	445	TH	\$8,973.00
TBD	2179	Huckleberry Lane	446	TH	\$8,973.00
TBD	2175	Huckleberry Lane	447	TH	\$8,973.00
TBD	2171	Huckleberry Lane	448	TH	\$8,973.00
TBD	2167	Huckleberry Lane	449	TH	\$8,973.00
TBD	2163	Huckleberry Lane	450	TH	\$8,973.00
TBD	2159	Huckleberry Lane	451	TH	\$8,973.00

Exhibit "A"

					Series 2023 Bond Assessments Apportionment per Unit
Parcel ID	Street Number	Street Name	Lot Number	Product Type	Unit
TBD	2155	Huckleberry Lane	452	TH	\$8,973.00
TBD	2151	Huckleberry Lane	453	TH	\$8,973.00
TBD	2147	Huckleberry Lane	454	TH	\$8,973.00
TBD	2143	Huckleberry Lane	455	TH	\$8,973.00
TBD	2139	Huckleberry Lane	456	TH	\$8,973.00
TBD	2135	Huckleberry Lane	457	TH	\$8,973.00
TBD	2131	Huckleberry Lane	458	TH	\$8,973.00
TBD	2127	Huckleberry Lane	459	TH	\$8,973.00
TBD	2123	Huckleberry Lane	460	TH	\$8,973.00
TBD	2119	Huckleberry Lane	461	TH	\$8,973.00
TBD	2115	Huckleberry Lane	462	TH	\$8,973.00
TBD	2111	Huckleberry Lane	463	TH	\$8,973.00
TBD	2107	Huckleberry Lane	464	TH	\$8,973.00
TBD	2103	Huckleberry Lane	465	TH	\$8,973.00
TBD	1951	Dewberry Lane	466	TH	\$8,973.00
TBD	1955	Dewberry Lane	467	TH	\$8,973.00
TBD	1959	Dewberry Lane	468	TH	\$8,973.00
TBD	1963	Dewberry Lane	469	TH	\$8,973.00
TBD	1967	Dewberry Lane	470	TH	\$8,973.00
TBD	1971	Dewberry Lane	471	TH	\$8,973.00
TBD	1975	Dewberry Lane	472	TH	\$8,973.00
TBD	1979	Dewberry Lane	473	TH	\$8,973.00
TBD	1983	Dewberry Lane	474	TH	\$8,973.00
TBD	1987	Dewberry Lane	475	TH	\$8,973.00
TBD	1991	Dewberry Lane	476	TH	\$8,973.00
TBD	1995	Dewberry Lane	477	TH	\$8,973.00
TBD	1999	Dewberry Lane	478	TH	\$8,973.00
TBD	2003	Dewberry Lane	479	TH	\$8,973.00
TBD	2007	Dewberry Lane	480	TH	\$8,973.00
TBD	2011	Dewberry Lane	481	TH	\$8,973.00
TBD	2015	Dewberry Lane	482	TH	\$8,973.00
TBD	2019	Dewberry Lane	483	TH	\$8,973.00
TBD	2023	Dewberry Lane	484	TH	\$8,973.00
TBD	2027	Dewberry Lane	485	TH	\$8,973.00
TBD	2031	Dewberry Lane	486	TH	\$8,973.00
TBD	2035	Dewberry Lane	487	TH	\$8,973.00
TBD	2039	Dewberry Lane	488	TH	\$8,973.00
TBD	2043	Dewberry Lane	489	TH	\$8,973.00
TBD	2059	Dewberry Lane	490	TH	\$8,973.00
TBD	2063	Dewberry Lane	491	TH	\$8,973.00
TBD	2067	Dewberry Lane	492	TH	\$8,973.00

Exhibit "A"

					Series 2023 Bond Assessments Apportionment per Unit
Parcel ID	Street Number	Street Name	Lot Number	Product Type	Unit
TBD	2071	Dewberry Lane	493	TH	\$8,973.00
TBD	2075	Dewberry Lane	494	TH	\$8,973.00
TBD	2079	Dewberry Lane	495	TH	\$8,973.00
TBD	2083	Dewberry Lane	496	TH	\$8,973.00
TBD	2087	Dewberry Lane	497	TH	\$8,973.00
TBD	2091	Dewberry Lane	498	TH	\$8,973.00
TBD	2095	Dewberry Lane	499	TH	\$8,973.00
TBD	1986	Poppyseed Way	500	TH	\$8,973.00
TBD	1982	Poppyseed Way	501	TH	\$8,973.00
TBD	1978	Poppyseed Way	502	TH	\$8,973.00
TBD	1974	Poppyseed Way	503	TH	\$8,973.00
TBD	1970	Poppyseed Way	504	TH	\$8,973.00
TBD	1966	Poppyseed Way	505	TH	\$8,973.00
TBD	1962	Poppyseed Way	506	TH	\$8,973.00
TBD	1958	Poppyseed Way	507	TH	\$8,973.00
TBD	1920	Poppyseed Way	508	TH	\$8,973.00
TBD	1916	Poppyseed Way	509	TH	\$8,973.00
TBD	1912	Poppyseed Way	510	TH	\$8,973.00
TBD	1908	Poppyseed Way	511	TH	\$8,973.00
TBD	1904	Poppyseed Way	512	TH	\$8,973.00
TBD	1898	Poppyseed Way	513	TH	\$8,973.00
TBD	1894	Poppyseed Way	514	TH	\$8,973.00
TBD	1890	Poppyseed Way	515	TH	\$8,973.00
TBD	1886	Poppyseed Way	516	TH	\$8,973.00
TBD	1882	Poppyseed Way	517	TH	\$8,973.00
TBD	1878	Poppyseed Way	518	TH	\$8,973.00
TBD	1874	Poppyseed Way	519	TH	\$8,973.00
TBD	1870	Poppyseed Way	520	TH	\$8,973.00
TBD	1866	Poppyseed Way	521	TH	\$8,973.00
TBD	1862	Poppyseed Way	522	TH	\$8,973.00
TBD	1858	Poppyseed Way	523	TH	\$8,973.00
TBD	1854	Poppyseed Way	524	TH	\$8,973.00
TBD	1850	Poppyseed Way	525	TH	\$8,973.00
TBD	1846	Poppyseed Way	526	TH	\$8,973.00
TBD	1842	Poppyseed Way	527	TH	\$8,973.00
TBD	1910	Papaya Lane	528	TH	\$8,973.00
TBD	1914	Papaya Lane	529	TH	\$8,973.00
TBD	1918	Papaya Lane	530	TH	\$8,973.00
TBD	1922	Papaya Lane	531	TH	\$8,973.00
TBD	1926	Papaya Lane	532	TH	\$8,973.00
TBD	1930	Papaya Lane	533	TH	\$8,973.00

Exhibit "A"

Parcel ID	Street Number	Street Name	Lot Number	Product Type	Series 2023 Bond Assessments Apportionment per Unit
TBD	1934	Papaya Lane		534 TH	\$8,973.00
TBD	1938	Papaya Lane		535 TH	\$8,973.00
TBD	1942	Papaya Lane		536 TH	\$8,973.00
TBD	1946	Papaya Lane		537 TH	\$8,973.00
Total					\$7,645,000.00

ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT

Revised Master Special Assessment Methodology Report

May 13, 2022



Provided by:

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1.0 Introduction

1.1 Purpose

This Revised Master Special Assessment Methodology Report (the “Revised Report”) was developed to provide a revision to the Master Special Assessment Methodology Report (the “Original Report”) dated February 15, 2017 and to provide a revised master financing plan and a revised master special assessment methodology for the Orange Blossom Groves Community Development District (the “District”), located in unincorporated Collier County, Florida, as related to funding the costs of public infrastructure improvements (the “Capital Improvement Program”) contemplated to be provided by the District.

1.2 Scope of the Revised Report

This Revised Report presents the projections for financing the District’s revised Capital Improvement Program in the First Supplemental Engineer’s Report of Barraco and Associates, Inc. dated March 28, 2022 (the “Supplemental Engineer’s Report”), as well as describes the revised method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Capital Improvement Program.

1.3 Special Benefits and General Benefits

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

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the Capital Improvement Program. However, these benefits are only incidental since the Capital Improvement Program is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the Capital Improvement Program and do not depend upon the Capital Improvement Program to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special

benefits which District properties receive compared to those lying outside of the District's boundaries.

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

1.4 Organization of the Revised Report

Section Two describes the revised development program as proposed by the Current Developer, as defined below.

Section Three provides a summary of the revised Capital Improvement Program as determined by the District Engineer.

Section Four discusses the revised master financing program for the District.

Section Five introduces the revised master special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District will serve the Orange Blossom Groves development (the "Development" or "Orange Blossom Groves"), a master planned, residential development located in unincorporated Collier County, Florida. The land within the District currently consists of approximately 90 +/- acres and is generally located south of Oil Well Road and east of Valencia Golf & Country Club.

2.2 The Development Program

Originally, the development of Orange Blossom Groves was anticipated to be conducted by RP Orange Blossom Owner, LLC or its associates (the "Original Developer"), however, in December of 2021, the land within the District was purchased by Lennar Homes,

LLC which became not only the sole landowner, but also the new developer, as the development of land within the District is now projected to be conducted by Lennar Homes, LLC or its associates (the “Current Developer”).

Based upon the information provided by the Current Developer, the most current, revised development plan envisions a total of 537 residential dwelling units, while the original development envisioned the development of a total of 235 residential dwelling units, although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the original and revised development plans for the District. The development of Orange Blossom Groves is currently planned to be conducted in several phases over a multi-year period.

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

3.2 Capital Improvement Program

The revised Capital Improvement Program needed to serve the Development is projected to consist of drainage and surface water management, water and sewer, landscape buffers and security, and irrigation.

The public infrastructure improvements included in the Capital Improvement Program will comprise an interrelated system of improvements, which means all of the improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total costs of the revised Capital Improvement Program are estimated at \$10,747,200. Table 2 in the *Appendix* illustrates the specific components of the revised Capital Improvement Program and their costs.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Current Developer 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 Current Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund the costs of the Capital Improvement Program as described in Section 3.2 in one financing transaction, the District would have to issue approximately \$14,485,000 in par amount of special assessment bonds (the "Bonds").

Please note that the purpose of this Revised Report is to allocate the benefit of the Capital Improvement Program to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Capital Improvement Program. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed revised master financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$14,485,000 to finance the revised Capital Improvement Program costs estimated at \$10,747,200. The Bonds as projected under this revised 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 May 1 or November 1.

In order to finance the improvement costs, the District would need to borrow more funds and incur indebtedness in the total amount of \$14,485,000. 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 Revised 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 infrastructure improvements which are part of the revised Capital Improvement Program outlined in *Section 3.2* and described in more detail by the District Engineer in the Supplemental Engineer's Report. These public infrastructure improvements lead to special and general benefits, with special benefits accruing to properties within the boundaries of the District and general benefits accruing to areas outside the District and being only incidental in nature. The debt incurred in financing the public infrastructure will be paid off by assessing properties that derive special and peculiar benefits from the Capital Improvement Program. All properties that receive special benefits from the Capital Improvement Program will be assessed for their fair share of the debt issued in order to finance the Capital Improvement Program.

5.2 Benefit Allocation

The current, revised development plan envisions the development of a total of 537 residential dwelling units, although unit numbers and land use types may change throughout the development period.

The public infrastructure improvements included in the revised Capital Improvement Program will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and such improvements will be interrelated such that they will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each public infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Capital Improvement Program have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the 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 for the improvement or debt allocated to the parcel.

Similarly to the Original Report, the benefit associated with the revised Capital Improvement Program of the District is proposed to be allocated to the different product types within the District 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 land uses currently contemplated to be developed within the District based on the relative density of development and the intensity of use of infrastructure, the total ERU counts for each land use category, and the share of the benefit received by each land use.

This Revised Report proposes to assign each SF 52' unit an ERU weight of 1.00 (the base weight), each TH unit an ERU weight of 0.73, and each SF 35' unit an ERU weight of 0.85. The rationale behind different ERU weights is supported by the fact that generally and on average smaller units, such as TH units or units built on narrower lots, will use and benefit from the Capital Improvement Program less than larger units, such as units built on wider lots, as for instance, generally and on average smaller units produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. 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 Capital Improvement Program. 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 Capital Improvement Program.

Table 5 in the *Appendix* presents the apportionment of the assessments associated with the Bonds (the “Bond Assessments”) in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

5.3 Assigning Bond Assessments

As the land in the District is not yet platted for its intended final use and the precise location of the different products by lot or parcel is unknown, the Bond Assessments will initially be levied on all of the land in the District on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$14,485,000 will be preliminarily levied on approximately 90 +/- gross acres at a rate of \$160,944.44 per acre.

When the land is platted, Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments from unplatted gross acres to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the District.

Further, to the extent that any parcel of land which has not been platted is sold to another developer or builder, the Bond Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

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

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement 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 public infrastructure improvements which are part of the Capital Improvement Program make the land in the District developable and saleable and when implemented jointly as parts of the Capital Improvement Program, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

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

A reasonable estimate of the proportion of special and peculiar benefits received from the public infrastructure improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the Capital Improvement Program by different land uses.

Accordingly, no acre or parcel of property within the District will be lienied for the payment of the Bond Assessments 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 Current 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 on a per ERU basis never exceed the initially allocated assessment as contemplated in the adopted assessment methodology. Bond Assessments per ERU preliminarily equal \$32,681.29 (\$14,485,000 in Bond Assessments divided by 443.22 ERUs) and may change based on the final bond sizing. If such

changes occur, the methodology 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 ERUs.

As the land in the District is platted, the Bond Assessments are assigned to platted parcels based on the figures in Table 5 in the *Appendix*. If as a result of platting and apportionment of the Bond Assessments to the platted parcels, the Bond Assessments per ERU for land that remains unplatted remain equal to \$32,681.29, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Bond Assessments to the platted parcels the Bond Assessments per ERU for land that remains unplatted equal less than \$32,681.29 (either as a result of a larger number of units, different units or both), then the per ERU Bond Assessments for all parcels within the District will be lowered if that state persists at the conclusion of platting of all land within the District.

If, in contrast, as a result of platting and apportionment of the Bond Assessments to the platted parcels, the Bond Assessments per ERU for land that remains unplatted¹ equal more than \$32,681.29 (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 Bond Assessments plus accrued interest will be collected from the owner of the property which platting caused the increase of assessment per ERU to occur, in accordance with the assessment resolution and/or a true-up agreement to be entered into between the District and the Current Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Bond Assessments per ERU and \$32,681.29, multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up

¹ For example, if the first platting includes 100 SF 35’ lots, which equates to a total allocation of \$2,777,909.39 in Bond Assessments, then the remaining land in the District would be required to absorb \$11,707,090.61 in Bond Assessments. If the remaining unplatted land instead of being able to absorb 264 TH, 50 SF 50’ and 123 SF 52’ lots would only be able to absorb 264 TH, 45 SF 50’ and 123 SF 52’ lots, which equates to a total allocation of \$11,568,195.14 in Bond Assessments, then a true-up, payable by the owner of land which did not develop an additional 5 SF 35’ lots would be due in the amount of an estimated \$138,895.47 in Bond Assessments plus applicable accrued interest to the extent described in this Section.

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 applicable series of Bonds secured by the Bond Assessments).

In addition to platting of property within the District, any planned sale of an unplatted parcel to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Bond Assessments per ERU for land that remains unplatted within the District remains equal to \$32,681.29. The test will be based upon the development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

Note that, in the event that the Capital Improvement Program 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 Bond Assessments.

5.7 Preliminary Assessment Roll

Based on the per gross acre assessment proposed in Section 5.2, the Bond Assessments of \$14,485,000 is proposed to be levied over the parcels listed below. Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.

Parcel No.	Owner Name1	Address1	Address2	City State ZIP	Assessment
00210650004	KLLB AIV LLC	111 WEST 33RD ST	SUITE 1910	NEW YORK, NY 10120	\$3,144,168
00210660201	KLLB AIV LLC	111 WEST 33RD ST	SUITE 1910	NEW YORK, NY 10120	\$6,371,795
00210660308	KLLB AIV LLC	111 WEST 33RD ST	SUITE 1910	NEW YORK, NY 10120	\$4,702,609
00210660007	KLLB AIV LLC	111 WEST 33RD ST	SUITE 1910	NEW YORK, NY 10120	\$266,428
Total					\$14,485,000

5.8 Additional Items Regarding Bond Assessments Imposition and Allocation

This revised master assessment allocation methodology is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein.

All such liens shall be within the benefit limits established herein and using the allocation Methodology described herein, and shall be described in one or more supplemental reports.

As noted herein, the Capital Improvement Program functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund improvements within any benefitted property within the District, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

As set forth in any supplemental report, and for any particular bond issuance, the land developer may opt to “buy down” the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. 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 Bond Assessment will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

No Bond Assessments are allocated herein to any public or private amenities or other common areas planned for the development. Such amenities and common areas will be owned and operated by the District and/or master homeowners’ association. If owned by a homeowners’ association, the amenities will be considered a common element for the exclusive benefit of property owners. Alternatively, if owned by the District, the amenities will be available for use by the public, subject to the District’s rules and policies. Accordingly, any benefit to the amenities and common areas flows directly to the benefit of all property in the District. As such, no Bond Assessments will be assigned to the amenities and common areas.

In the event that the Capital Improvement Program is not completed, required contributions are not made, additional benefitted lands are added to the District and/or assessment area(s), or under certain other circumstances, the District may elect to reallocate the special assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Capital Improvement Program. Certain financing, development and engineering data was provided by members of District Staff and/or the Current 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 Revised 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

Orange Blossom Groves

Community Development District

Development Plan

Product Type	Original Number of Units	Revised Number of Units
TH	0	264
SF 35'	0	150
SF 52'	0	123
SF 62'	80	0
SF 72'	155	0
Total	235	537

Table 2

Orange Blossom Groves

Community Development District

Revised Capital Improvement Program

Improvement	Cost
Drainage and Surface Water Management	\$3,637,000.00
Water	\$1,006,000.00
Sewer	\$1,327,000.00
Landscape Buffers and Security	\$1,886,000.00
Irrigation	\$319,000.00
Professional Fees/Miscellaneous	\$781,000.00
Contingency	\$1,791,200.00
Total	\$10,747,200.00

Table 3

Orange Blossom Groves

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$14,485,000.00
Total Sources	\$14,485,000.00

Uses

Project Fund Deposits:	
Project Fund	\$10,747,200.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$1,167,294.05
Capitalized Interest Fund	\$2,027,900.00
Delivery Date Expenses:	
Costs of Issuance	\$539,700.00
Rounding	\$2,905.95
Total Uses	\$14,485,000.00

Table 4

Orange Blossom Groves

Community Development District

Benefit Allocation

Product Type	Revised Number of Units	ERU Weight	Total ERU	Percent Share of Total
TH	264	0.73	192.72	43.4818%
SF 35'	150	0.85	127.50	28.7668%
SF 52'	123	1.00	123.00	27.7515%
Total	537		443.22	100.0000%

Table 5

Orange Blossom Groves

Community Development District

Bond Assessments Apportionment

Product Type	Revised Number of Units	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Debt Service per Unit*
TH	264	\$6,298,337.62	\$23,857.34	\$2,078.46
SF 35'	150	\$4,166,864.09	\$27,779.09	\$2,420.13
SF 52'	123	\$4,019,798.29	\$32,681.29	\$2,847.21
Total	537	\$14,485,000.00		

* Included costs of collection and assumes payment in March

EXHIBIT C
Maturities and Coupon of Series 2023 Bonds

Orange Blossom Groves Community Development District
Special Assessment Bonds, Series 2023 (2023 Project)

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term 1:	06/15/2030	910,000	4.250%	4.270%	99.870
Term 2:	06/15/2043	2,800,000	5.250%	5.250%	100.000
Term 3:	06/15/2053	3,935,000	5.375%	5.450%	98.885
		7,645,000			

EXHIBIT D
Sources and Uses of Funds for Series 2023 Bonds

Orange Blossom Groves Community Development District
Special Assessment Bonds, Series 2023 (2023 Project)

Sources:

Bond Proceeds:	
Par Amount	7,645,000.00
Original Issue Discount	-45,058.25
	<hr/>
	7,599,941.75

Uses:

Other Fund Deposits:	
Debt Service Reserve Fund (50% MADS)	255,518.76
Capitalized Interest Fund (thru 6/15/23)	119,154.38
	<hr/>
	374,673.14
Delivery Date Expenses:	
Cost of Issuance	209,210.00
Underwriter's Discount	152,900.00
	<hr/>
	362,110.00
Other Uses of Funds:	
Construction Fund	6,863,158.61
	<hr/>
	7,599,941.75

EXHIBIT E
Annual Debt Service Payment Due on Series 2023 Bonds

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/15/2023			119,154.38	119,154.38	
12/15/2023			198,590.63	198,590.63	317,745.01
06/15/2024	115,000	4.250%	198,590.63	313,590.63	
12/15/2024			196,146.88	196,146.88	509,737.51
06/15/2025	120,000	4.250%	196,146.88	316,146.88	
12/15/2025			193,596.88	193,596.88	509,743.76
06/15/2026	125,000	4.250%	193,596.88	318,596.88	
12/15/2026			190,940.63	190,940.63	509,537.51
06/15/2027	130,000	4.250%	190,940.63	320,940.63	
12/15/2027			188,178.13	188,178.13	509,118.76
06/15/2028	135,000	4.250%	188,178.13	323,178.13	
12/15/2028			185,309.38	185,309.38	508,487.51
06/15/2029	140,000	4.250%	185,309.38	325,309.38	
12/15/2029			182,334.38	182,334.38	507,643.76
06/15/2030	145,000	4.250%	182,334.38	327,334.38	
12/15/2030			179,253.13	179,253.13	506,587.51
06/15/2031	155,000	5.250%	179,253.13	334,253.13	
12/15/2031			175,184.38	175,184.38	509,437.51
06/15/2032	165,000	5.250%	175,184.38	340,184.38	
12/15/2032			170,853.13	170,853.13	511,037.51
06/15/2033	170,000	5.250%	170,853.13	340,853.13	
12/15/2033			166,390.63	166,390.63	507,243.76
06/15/2034	180,000	5.250%	166,390.63	346,390.63	
12/15/2034			161,665.63	161,665.63	508,056.26
06/15/2035	190,000	5.250%	161,665.63	351,665.63	
12/15/2035			156,678.13	156,678.13	508,343.76
06/15/2036	200,000	5.250%	156,678.13	356,678.13	
12/15/2036			151,428.13	151,428.13	508,106.26
06/15/2037	210,000	5.250%	151,428.13	361,428.13	
12/15/2037			145,915.63	145,915.63	507,343.76
06/15/2038	225,000	5.250%	145,915.63	370,915.63	
12/15/2038			140,009.38	140,009.38	510,925.01
06/15/2039	235,000	5.250%	140,009.38	375,009.38	
12/15/2039			133,840.63	133,840.63	508,850.01
06/15/2040	245,000	5.250%	133,840.63	378,840.63	
12/15/2040			127,409.38	127,409.38	506,250.01
06/15/2041	260,000	5.250%	127,409.38	387,409.38	
12/15/2041			120,584.38	120,584.38	507,993.76
06/15/2042	275,000	5.250%	120,584.38	395,584.38	
12/15/2042			113,365.63	113,365.63	508,950.01
06/15/2043	290,000	5.250%	113,365.63	403,365.63	
12/15/2043			105,753.13	105,753.13	509,118.76
06/15/2044	305,000	5.375%	105,753.13	410,753.13	
12/15/2044			97,556.25	97,556.25	508,309.38
06/15/2045	320,000	5.375%	97,556.25	417,556.25	
12/15/2045			88,956.25	88,956.25	506,512.50
06/15/2046	340,000	5.375%	88,956.25	428,956.25	
12/15/2046			79,818.75	79,818.75	508,775.00
06/15/2047	360,000	5.375%	79,818.75	439,818.75	
12/15/2047			70,143.75	70,143.75	509,962.50
06/15/2048	380,000	5.375%	70,143.75	450,143.75	
12/15/2048			59,931.25	59,931.25	510,075.00
06/15/2049	400,000	5.375%	59,931.25	459,931.25	
12/15/2049			49,181.25	49,181.25	509,112.50
06/15/2050	420,000	5.375%	49,181.25	469,181.25	

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/15/2050			37,893.75	37,893.75	507,075.00
06/15/2051	445,000	5.375%	37,893.75	482,893.75	
12/15/2051			25,934.38	25,934.38	508,828.13
06/15/2052	470,000	5.375%	25,934.38	495,934.38	
12/15/2052			13,303.13	13,303.13	509,237.51
06/15/2053	495,000	5.375%	13,303.13	508,303.13	
12/15/2053					508,303.13
	7,645,000		7,931,448.36	15,576,448.36	15,576,448.36

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2022**

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2022**

	General Fund	Total Governmental Funds
ASSETS		
Cash	\$ 4,369	\$ 4,369
Due from Developer	25,294	25,294
Total assets	\$ 29,663	\$ 29,663
LIABILITIES		
Liabilities:		
Accounts payable	\$ 18,340	\$ 18,340
Developer advance	11,250	11,250
Total liabilities	29,590	29,590
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	25,294	25,294
Total deferred inflows of resources	25,294	25,294
FUND BALANCES		
Unassigned	(25,221)	(25,221)
Total fund balances	(25,221)	(25,221)
Total liabilities, deferred inflows of resources and fund balances	\$ 29,663	\$ 29,663

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Developer contribution	\$ -	\$ -	88,506	0%
Total revenues	<u>-</u>	<u>-</u>	<u>88,506</u>	<u>0%</u>
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	12,000	48,000	25%
Legal	218	218	15,000	1%
Engineering	-	-	3,500	0%
Audit	-	-	5,700	0%
Arbitrage rebate calculation**	-	-	750	0%
Dissemination agent*	-	-	1,000	0%
Trustee*	-	-	4,000	0%
Telephone	17	50	200	25%
Postage	18	54	500	11%
Printing & reproduction	42	125	500	25%
Legal advertising	-	826	1,500	55%
Annual special district fee	-	175	175	100%
Insurance	-	5,988	6,266	96%
Contingencies/bank charges	268	310	500	62%
ADA website compliance	-	-	210	0%
Website maintenance	-	-	705	0%
Total professional & administrative	<u>4,563</u>	<u>19,746</u>	<u>88,506</u>	<u>22%</u>
Excess/(deficiency) of revenues over/(under) expenditures	(4,563)	(19,746)	-	
Fund balances - beginning	<u>(20,658)</u>	<u>(5,475)</u>	-	
Fund balances - ending	<u>\$ (25,221)</u>	<u>\$ (25,221)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**These items will be realized the year after the issuance of bonds.

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Orange Blossom Groves Community Development District held a Regular Meeting on December 9, 2022, at 12:00 p.m., at the Hampton Inn - Naples I-75, 2630 Northbrook Plaza Drive, Naples, Florida 34119.

Present were:

Barry Ernst	Vice Chair
Tommy Dean	Assistant Secretary
Fernanda Martinho	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Wes Haber (via telephone)	District Counsel
Carl Barraco (via telephone)	District Engineer
Steve Sanford (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 12:00 p.m.

Supervisors Ernst, Martinho, and Dean were present, in person. Supervisors Edwards and Smith were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisor Scott Edwards [SEAT 2] *(the following will be provided in a separate package)*

This item was deferred.

- 39 A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- 40 B. Membership, Obligations and Responsibilities
- 41 C. Chapter 190, Florida Statutes
- 42 D. Financial Disclosure Forms
 - 43 I. Form 1: Statement of Financial Interests
 - 44 II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - 45 III. Form 1F: Final Statement of Financial Interests
- 46 E. Form 8B: Memorandum of Voting Conflict

47

48 **FOURTH ORDER OF BUSINESS** **Ratification of Resolution 2023-02,**
 49 **Designating Certain Officers of the District,**
 50 **and Providing for an Effective Date**
 51

52 Mr. Adams presented Resolution 2023-02. Ratification of Resolution 2023-02 is
 53 necessary because some names were transposed, with regard to their positions, on the
 54 Resolution that was executed. The following slate was nominated and adopted at the last
 55 meeting:

56	Chair	Scott Edwards
57	Vice Chair	Barry Ernst
58	Secretary	Chesley Adams, Jr.
59	Assistant Secretary	Fernanda Martinho
60	Assistant Secretary	Thomas Dean
61	Assistant Secretary	Russell Smith
62	Assistant Secretary	Craig Wrathell

63 No other nominations were made. Prior appointments by the Board for Treasurer and
 64 Assistant Treasurer remain unaffected by this Resolution.

65

66 **On MOTION by Mr. Ernst and seconded by Mr. Dean, with all in favor,**
 67 **Resolution 2023-02, Designating Certain Officers of the District, as nominated,**
 68 **and Providing for an Effective Date, was ratified.**

69

70

71 **FIFTH ORDER OF BUSINESS** **Consideration of FMSbonds, Inc.**
72 **Agreement for Underwriter Services &**
73 **Rule G-17 Disclosure**
74

75 Mr. Adams presented the FMSbonds, Inc., Agreement for Underwriter Services & Rule
76 G-17 Disclosure. The Underwriter's fee would be 2% of the par amount of the bonds.
77

78 **On MOTION by Mr. Ernst and seconded by Mr. Dean, with all in favor, the**
79 **FMSbonds, Inc. Agreement for Underwriter Services & Rule G-17 Disclosure,**
80 **was approved.**
81

82
83 **SIXTH ORDER OF BUSINESS** **Presentation of First Supplemental**
84 **Engineer's Report (for informational**
85 **purposes)**
86

87 This item was included for informational purposes.

88 Mr. Adams noted that the Reports included in the agenda package for the Sixth and the
89 Seventh Orders of Business were previously presented and approved at the May meeting.
90

91 **SEVENTH ORDER OF BUSINESS** **Presentation of Revised Master Special**
92 **Assessment Methodology Report (for**
93 **informational purposes)**
94

95 This item was included for informational purposes.

96 **▪ Presentation of Supplemental Special Assessment Methodology Report**

97 Mr. Adams distributed and presented a Supplemental Special Assessment Methodology
98 Report dated December 9, 2022. He discussed the Development Program, CIP, Financing
99 Program, Assessment Methodology, lienability tests, True-up Mechanism and the Appendix
100 Tables, and noted the following:

- 101 ➤ The estimated total costs of the 2023 project are \$10,747,200.
102 ➤ The number of residential units remains unchanged at 537.
103 ➤ The Series 2023 Bonds are projected to finance \$6,453,875; the balance of the project
104 costs, in the estimated amount of \$4,293,325, are expected to be funded by the Developer as a
105 Developer Contribution under the Completion Agreement between the CDD and the Developer.

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On MOTION by Mr. Ernst and seconded by Mr. Dean, with all in favor, the Supplemental Special Assessment Methodology Report dated December 9, 2022, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Authorizing the Issuance of Not Exceeding \$8,000,000 Orange Blossom Groves Community Development District Special Assessment Bonds, Series 2023 (2023 Project) (the “2023 Bonds”) to Finance Certain Public Infrastructure Within the District; Determining the Need for a Negotiated Limited Offering of the 2023 Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of the 2023 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to the 2023 Bonds; Approving the Form and Authorizing the Execution and Delivery of a Master Trust Indenture; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture Governing the 2023 Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, And Appointing A Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer’s Report; Providing for the Registration of the 2023 Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials To Do All Things Deemed Necessary in Connection with the Issuance,

149 **Sale and Delivery of the 2023 Bonds; and**
150 **Providing for Severability, Conflicts and an**
151 **Effective Date**
152

153 Mr. Sanford presented Resolution 2023-03, which accomplishes the following:

- 154 ➤ Sets certain parameters in connection with the sale of the bonds.
155 ➤ Eliminates the need for a special meeting by authorizing the Chair or Vice Chair to
156 execute the Bond Purchase Contract (BPC).
157 ➤ Authorizes issuance of not to exceed \$8,000,000 aggregate principal amount of bonds.
158 ➤ Authorizes the Underwriter's compensation.

159 **Mr. Sanford rejoined the meeting after being disconnected briefly.**

160 Mr. Sanford discussed the Exhibits being approved, in substantially final form, as part of
161 Resolution 2023-03, and noted that the Resolution authorizes modifications to the Engineer's
162 and Methodology Reports without the need to call a special meeting.
163

164 **On MOTION by Mr. Ernst and seconded by Mr. Dean, with all in favor,**
165 **Resolution 2023-03, Authorizing the Issuance of Not Exceeding \$8,000,000**
166 **Orange Blossom Groves Community Development District Special Assessment**
167 **Bonds, Series 2023 (2023 Project) (the "2023 Bonds") to Finance Certain Public**
168 **Infrastructure Within the District; Determining the Need for a Negotiated**
169 **Limited Offering of the 2023 Bonds and Providing for a Delegated Award of**
170 **Such Bonds; Appointing the Underwriter for the Limited Offering of the 2023**
171 **Bonds; Approving the Form of and Authorizing the Execution and Delivery of a**
172 **Bond Purchase Contract with Respect to the 2023 Bonds; Approving the Form**
173 **and Authorizing the Execution and Delivery of a Master Trust Indenture;**
174 **Approving the Form of and Authorizing the Execution and Delivery of a First**
175 **Supplemental Trust Indenture Governing the 2023 Bonds; Approving the Form**
176 **of and Authorizing the Distribution of a Preliminary Limited Offering**
177 **Memorandum; Approving the Execution and Delivery of a Final Limited**
178 **Offering Memorandum; Approving the Form of and Authorizing the Execution**
179 **of a Continuing Disclosure Agreement, And Appointing A Dissemination Agent;**
180 **Approving the Application of Bond Proceeds; Authorizing Certain Modifications**
181 **to the Assessment Methodology Report and Engineer's Report; Providing for**
182 **the Registration of the 2023 Bonds Pursuant to the DTC Book-Entry Only**
183 **System; Authorizing the Proper Officials To Do All Things Deemed Necessary in**
184 **Connection with the Issuance, Sale and Delivery of the 2023 Bonds; and**
185 **Providing for Severability, Conflicts and an Effective Date, was adopted.**
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NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2022

Mr. Adams presented the Unaudited Financial Statements as of October 31, 2022.
The financials were accepted.

TENTH ORDER OF BUSINESS

Approval of Minutes

Mr. Adams presented the following:

A. November 11, 2022 Landowners’ Meeting

On MOTION by Mr. Ernst and seconded by Mr. Dean, with all in favor, the November 11, 2022 Landowners’ Meeting Minutes, as presented, were approved.

B. November 11, 2022 Regular Meeting

On MOTION by Mr. Ernst and seconded by Mr. Dean, with all in favor, the November 11, 2022 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

Mr. Haber stated one more meeting will be necessary before closing on the bonds; at that meeting final numbers will be provided and a Supplemental Assessment Resolution will adopt the final version of the Supplemental Assessment Methodology Report and other items specific to the bond issuance. A Resolution will be included to approve various documents related to the Landowner and Developer. Following the pre-closing and closing, bonds will be issued and bond proceeds will be made available to proceed with the project.

B. District Engineer: *Barraco and Associates, Inc.*

There was no report.

C. District Manager: *Wrathell, Hunt & Associates, LLC*

222 • **NEXT MEETING DATE: January 13, 2023 at 12:00 P.M.**

223 ○ **QUORUM CHECK**

224 The next meeting will be held on January 13, 2023.

225

226 **TWELFTH ORDER OF BUSINESS**

Board Members' Comments/Requests

227

228 There were no Board Members' comments or requests.

229

230 **THIRTEENTH ORDER OF BUSINESS**

Audience Comments

231

232 There were no audience comments.

233

234 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

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236 There being nothing further to discuss, the meeting adjourned.

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238 **On MOTION by Ms. Martinho and seconded by Mr. Dean, with all in favor, the**
239 **meeting adjourned at 12:18 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE****LOCATION***Hampton Inn - Naples I-75, 2630 Northbrook Plaza Dr., Naples, Florida 34119*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 14, 2022 CANCELED	Regular Meeting	12:00 PM
November 11, 2022	Landowners' Meeting & Regular Meeting	12:00 PM
December 9, 2022	Regular Meeting	12:00 PM
January 13, 2023 CANCELED	Regular Meeting	12:00 PM
February 10, 2023 CANCELED	Regular Meeting	12:00 PM
February 24, 2022	Special Meeting	12:00 PM
March 10, 2023	Regular Meeting	12:00 PM
April 14, 2023	Regular Meeting	12:00 PM
May 12, 2023	Regular Meeting	12:00 PM
June 9, 2023	Regular Meeting	12:00 PM
July 14, 2023	Regular Meeting	12:00 PM
August 11, 2023	Regular Meeting	12:00 PM
September 8, 2023	Public Hearing & Regular Meeting	12:00 PM

CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903