

VIDA'S WAY

**COMMUNITY DEVELOPMENT
DISTRICT**

August 7, 2025

**BOARD OF SUPERVISORS
PUBLIC HEARINGS AND
REGULAR MEETING
AGENDA**

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

**AGENDA
LETTER**

Vida's Way Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

July 31, 2025

Board of Supervisors
Vida's Way Community Development District

Dear Board Members:

The Board of Supervisors of the Vida's Way Community Development District will hold Public Hearings and a Regular Meeting on August 7, 2025 at 11:00 a.m., at the Hilton Garden Inn Tampa/Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2025-07, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date
4. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
5. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2025-09, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

ATTENDEES:

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

Note: Meeting Location

6. Consideration of Fiscal Year 2025/2026 Deficit Funding Agreement
7. Consideration of Agreement By and Between the Vida's Way Community Development District Pulte Home Company, LLC Regarding the Direct Collection of Special Assessments for Fiscal Year 2025-2026
8. Consideration of Resolution 2025-10, Electing Officer(s) of the District and Providing for an Effective Date [Jordan Lansford]
9. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
10. Ratification Items
 - A. Brandon Industries, Inc., Order Number 1031048 [Pet Station Install]
 - B. Bill of Sale and General Assignment [Phase 1A & Phase 1B Landscape and Hardscape Improvements]
 - C. District Engineer's Certificate [Phase 1A & Phase 1B Landscape & Hardscape Improvements]
 - D. Pine Lake Services, LLC, Addendum to Proposal for Landscape Installation Services [Entrance and Common Areas]
 - E. Steadfast Alliance Estimate [Midge Fly Control, Fish Stocking]
 - F. Steadfast Environmental, LLC, First Amendment to Agreement for Pond Maintenance Services
11. Acceptance of Unaudited Financial Statements as of June 30, 2025
12. Approval of May 1, 2025 Regular Meeting Minutes
13. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Clearview Land Design P.L.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 11 Registered Voters as of April 15, 2025
 - NEXT MEETING DATE: September 4, 2025 at 11:00 AM

○ QUORUM CHECK

SEAT 1	RAY APONTE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	BRADY LEFERE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	JENNA WALTERS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	CONNOR GALLAGHER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MELISA SGRO	☐ IN PERSON	☐ PHONE	☐ NO

14. Board Members' Comments/Requests

15. Public Comments

16. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802.

Sincerely,


Kristen Suit
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 943 865 3730

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

3

RESOLUTION 2025-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT
RELATING TO THE AMENDMENT OF THE BUDGET FOR THE
FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING
SEPTEMBER 30, 2025; AND PROVIDING FOR AN EFFECTIVE
DATE**

WHEREAS, on May 2, 2024, the Board of Supervisors ("Board") of the Vida's Way Community Development District ("District"), adopted a Budget for Fiscal Year 2024/2025; and

WHEREAS, the Board desires to amend the previously adopted budget for Fiscal Year 2024/2025.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE VIDA'S WAY COMMUNITY DEVELOPMENT
DISTRICT:**

Section 1. The Fiscal Year 2024/2025 Budget is hereby amended in accordance with Exhibit "A" attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2025 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 7th day of August, 2025.

ATTEST:

**VIDA'S WAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2025**

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
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**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Amended Budget FY 2025	Change	Amended Budget FY 2025
REVENUES			
Landowner contribution	\$ 574,466	\$ (70,712)	\$ 503,754
Total revenues	574,466	(70,712)	503,754
EXPENDITURES			
Professional & administrative			
Supervisors	-	-	-
Management/accounting/recording**	48,000	-	48,000
Legal	25,000	-	25,000
Engineering	2,000	-	2,000
Audit	5,500	-	5,500
Arbitrage rebate calculation*	500	-	500
Dissemination agent*	1,000	-	1,000
Trustee*	5,500	-	5,500
Telephone	200	-	200
Postage	500	-	500
Printing & binding	500	-	500
Legal advertising	1,750	-	1,750
Annual special district fee	175	-	175
Insurance	5,500	-	5,500
Contingencies/bank charges	750	-	750
Website hosting & maintenance	705	-	705
Website ADA compliance	210	-	210
Total professional & administrative	97,790	-	97,790
Field operations			
Landscape maintenance	156,464	-	156,464
Mulch	51,000	-	51,000
Annuals	18,500	-	18,500
Irrigation repairs	5,000	-	5,000
Landscape replacement	5,000	-	5,000
Pressure cleaning	5,000	-	5,000
Holiday decorations	5,000	-	5,000
General repairs/supplies	10,000	-	10,000
Pond & conservation areas	40,000	-	40,000
Fountains repairs/maintenance	5,000	-	5,000
Utilites			
Electric- common area	15,000	-	15,000
Irrigation water- common area	5,000	-	5,000
Streetlights	85,000	-	85,000
Total field operations	405,964	-	405,964
Total expenditures	503,754	-	503,754

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Amended Budget FY 2025	Change	Amended Budget FY 2025
Excess/(deficiency) of revenues over/(under) expenditures	70,712	(70,712)	-
Fund balance - beginning (unaudited)	-	-	-
Fund balance - ending (projected)			
Assigned			
Future projects	70,712	(70,712)	-
Unassigned	-	-	-
Fund balance - ending	<u>\$ 70,712</u>	<u>\$ (70,712)</u>	<u>\$ -</u>

*These items will be realized when bonds are issued.

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

Total Number of Units	683
Platted Units	-
Professional & admin amount per unit	\$143.18
Field operations and Reserve amount per unit	<u>\$594.38</u>
Total amount per unit	<u>\$737.56</u>

Note: If the \$737.56 amount per unit was assessed as an on-roll assessment placed on the county tax bill, this would equate to a \$784.64 assessment; including property appraiser & tax collector fees with 4% discount.

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2025**

	Proposed Budget FY 2025
REVENUES	
Assessment levy: off-roll	\$ 374,558
Total revenues	<u>374,558</u>
EXPENDITURES	
Debt service	
Principal	85,000
Interest	149,154
Cost of issuance	199,785
Total expenditures	<u>433,939</u>
Excess/(deficiency) of revenues over/(under) expenditures	(59,381)
OTHER FINANCING SOURCES/(USES)	
Bond proceeds	526,913
Original issue discount	(25,050)
Underwriter's Discount	(114,800)
Total other financing sources/(uses)	<u>387,063</u>
Net increase/(decrease) in fund balance	<u>327,682</u>
Fund balance:	
Beginning fund balance (unaudited)	-
Ending fund balance (projected)	<u>327,682</u>
Use of fund balance:	
Debt service reserve account balance (required)	(187,279)
Interest expense - November 1, 2025	(140,288)
Projected fund balance surplus/(deficit) as of September 30, 2025	<u>\$ 115</u>

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/25	85,000.00	4.150%	149,153.81	234,153.81	5,655,000.00
11/01/25			140,287.50	140,287.50	5,655,000.00
05/01/26	95,000.00	4.150%	140,287.50	235,287.50	5,560,000.00
11/01/26			138,316.25	138,316.25	5,560,000.00
05/01/27	100,000.00	4.150%	138,316.25	238,316.25	5,460,000.00
11/01/27			136,241.25	136,241.25	5,460,000.00
05/01/28	100,000.00	4.150%	136,241.25	236,241.25	5,360,000.00
11/01/28			134,166.25	134,166.25	5,360,000.00
05/01/29	105,000.00	4.150%	134,166.25	239,166.25	5,255,000.00
11/01/29			131,987.50	131,987.50	5,255,000.00
05/01/30	110,000.00	4.150%	131,987.50	241,987.50	5,145,000.00
11/01/30			129,705.00	129,705.00	5,145,000.00
05/01/31	115,000.00	4.150%	129,705.00	244,705.00	5,030,000.00
11/01/31			127,318.75	127,318.75	5,030,000.00
05/01/32	120,000.00	4.875%	127,318.75	247,318.75	4,910,000.00
11/01/32			124,393.75	124,393.75	4,910,000.00
05/01/33	125,000.00	4.875%	124,393.75	249,393.75	4,785,000.00
11/01/33			121,346.88	121,346.88	4,785,000.00
05/01/34	135,000.00	4.875%	121,346.88	256,346.88	4,650,000.00
11/01/34			118,056.25	118,056.25	4,650,000.00
05/01/35	140,000.00	4.875%	118,056.25	258,056.25	4,510,000.00
11/01/35			114,643.75	114,643.75	4,510,000.00
05/01/36	145,000.00	4.875%	114,643.75	259,643.75	4,365,000.00
11/01/36			111,109.38	111,109.38	4,365,000.00
05/01/37	155,000.00	4.875%	111,109.38	266,109.38	4,210,000.00
11/01/37			107,331.25	107,331.25	4,210,000.00
05/01/38	160,000.00	4.875%	107,331.25	267,331.25	4,050,000.00
11/01/38			103,431.25	103,431.25	4,050,000.00
05/01/39	170,000.00	4.875%	103,431.25	273,431.25	3,880,000.00
11/01/39			99,287.50	99,287.50	3,880,000.00
05/01/40	180,000.00	4.875%	99,287.50	279,287.50	3,700,000.00
11/01/40			94,900.00	94,900.00	3,700,000.00
05/01/41	185,000.00	4.875%	94,900.00	279,900.00	3,515,000.00
11/01/41			90,390.63	90,390.63	3,515,000.00
05/01/42	195,000.00	4.875%	90,390.63	285,390.63	3,320,000.00
11/01/42			85,637.50	85,637.50	3,320,000.00
05/01/43	205,000.00	4.875%	85,637.50	290,637.50	3,115,000.00
11/01/43			80,640.63	80,640.63	3,115,000.00
05/01/44	215,000.00	4.875%	80,640.63	295,640.63	2,900,000.00
11/01/44			75,400.00	75,400.00	2,900,000.00
05/01/45	225,000.00	5.200%	75,400.00	300,400.00	2,675,000.00
11/01/45			69,550.00	69,550.00	2,675,000.00
05/01/46	240,000.00	5.200%	69,550.00	309,550.00	2,435,000.00
11/01/46			63,310.00	63,310.00	2,435,000.00
05/01/47	250,000.00	5.200%	63,310.00	313,310.00	2,185,000.00
11/01/47			56,810.00	56,810.00	2,185,000.00
05/01/48	265,000.00	5.200%	56,810.00	321,810.00	1,920,000.00
11/01/48			49,920.00	49,920.00	1,920,000.00

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	280,000.00	5.200%	49,920.00	329,920.00	1,640,000.00
11/01/49			42,640.00	42,640.00	1,640,000.00
05/01/50	295,000.00	5.200%	42,640.00	337,640.00	1,345,000.00
11/01/50			34,970.00	34,970.00	1,345,000.00
05/01/51	310,000.00	5.200%	34,970.00	344,970.00	1,035,000.00
11/01/51			26,910.00	26,910.00	1,035,000.00
05/01/52	325,000.00	5.200%	26,910.00	351,910.00	710,000.00
11/01/52			18,460.00	18,460.00	710,000.00
05/01/53	345,000.00	5.200%	18,460.00	363,460.00	365,000.00
11/01/53			9,490.00	9,490.00	365,000.00
05/01/54	365,000.00	5.200%	9,490.00	374,490.00	-
11/01/54			-	-	-
Total	5,740,000.00		5,422,456.35	11,162,456.35	

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

Off-Roll Assessments

Assessment Area One

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2025 O&M Assessment per Unit</u>	<u>FY 2025 DS Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>
SF 40'	99	dev contri	\$ 998.82	\$ 998.82	n/a
SF 50'	132	dev contri	1,248.53	1,248.53	n/a
SF 60'	74	dev contri	1,498.23	1,498.23	n/a
Total	305				

Future Assessment Areas

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2025 O&M Assessment per Unit</u>	<u>FY 2025 DS Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>
SF 40'	73	dev contri	\$ -	\$ -	n/a
SF 50'	183	dev contri	-	-	n/a
SF 60'	122	dev contri	-	-	n/a
Total	378				

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

4A

Serial Number
25-01418P

Business Observer

Published Weekly
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearings to Consider the Adoption of Policies

in the matter of Vida's Way CDD Notice of Public Hearing on August 7, 2025 at 11:00 a.m.

in the Court, was published in said newspaper by print in the

See Attached

issues of 7/11/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

11th day of July, 2025 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Vida's Way Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: August 7, 2025
TIME: 11:00 a.m.
LOCATION: Hilton Garden Inn Tampa-Wesley Chapel
36640 Silver Maple Parkway
Wesley Chapel, Florida 33544

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapter 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total Units/Acre	EAU/ERU Factor	Proposed Annual O&M Assessment*
Single Family	305	1.0	\$1,217.51
Unplatted Land	209.2	Per Acre	\$459.00

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Pasco County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.5032(4), Florida Statutes, the noticed amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased above the noticed amount or another criterion within Section 197.5032(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property; if any, by sending out a bill no later than November of this year. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wadell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://vidawayredd.net>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 711, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2025-08
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Vida's Way Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Vida's Way Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST, 2025.

ATTEST:

**VIDA'S WAY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A: FY 2026 Budget

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
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**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 337,748
Allowable discounts (4%)	-				(13,510)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	324,238
Assessment levy: off-roll	-	-	-	-	56,888
Landowner contribution	574,466	47,192	457,670	504,862	336,583
Total revenues	574,466	47,192	457,670	504,862	717,709
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	22,000	26,000	48,000	48,000
Legal	25,000	4,222	20,778	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	417	583	1,000	2,000
EMMA software service	-	-	-	-	1,500
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	145	355	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	-	1,750	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,250	250	5,500	6,000
Contingencies/bank charges	750	1,558	-	1,558	750
Meeting room rental	-	-	-	-	2,000
Tax collector	-	-	-	-	6,755
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	97,790	34,117	64,481	98,598	109,545

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
Field operations					
Landscape maintenance	156,464	37,280	119,184	156,464	256,464
Mulch	51,000	-	51,000	51,000	81,000
Annuals	18,500	-	18,500	18,500	36,000
Irrigation repairs	5,000	-	5,000	5,000	5,000
Landscape replacement	5,000	-	5,000	5,000	5,000
Pressure cleaning	5,000	-	5,000	5,000	5,000
Holiday decorations	5,000	-	5,000	5,000	5,000
General repairs/supplies	10,000	630	9,370	10,000	10,000
Pond & conservation areas	40,000	830	39,170	40,000	12,000
Fountains repairs/maintenance	5,000	-	5,000	5,000	22,000
Electric - common areas/irrigation meters	15,000	481	14,519	15,000	15,000
Irrigation water	5,000	-	5,000	5,000	5,000
Streetlights	85,000	-	85,000	85,000	135,000
Property insurance	-	-	-	-	15,000
Property appraiser	-	-	-	-	700
Total field operations	<u>405,964</u>	<u>39,221</u>	<u>366,743</u>	<u>405,964</u>	<u>608,164</u>
Total expenditures	<u>503,754</u>	<u>73,338</u>	<u>431,224</u>	<u>504,562</u>	<u>717,709</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(26,146)	26,446	300	-
Fund balance - beginning (unaudited)	-	(300)	(26,446)	(300)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(26,446)	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (26,446)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
EMMA software service	1,500
Trustee	5,500
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,750
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,000
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Meeting room rental	2,000
Tax collector	6,755
Website hosting & maintenance	705
Website ADA compliance	210

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Landscape maintenance	256,464
Mulch	81,000
Annuals	36,000
Irrigation repairs	5,000
Landscape replacement	5,000
Pressure cleaning	5,000
Holiday decorations	5,000
General repairs/supplies	10,000
Pond & conservation areas	12,000
Fountains repairs/maintenance	22,000
Electric - common areas/irrigation meters	15,000
Irrigation water	5,000
Streetlights	135,000
Property insurance	15,000
Property appraiser	700
Total expenditures	<u><u>\$ 717,709</u></u>

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ -				\$ 398,465
Allowable discounts (4%)	-				(15,939)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	382,526
Assessment levy: off-roll	374,558	295,339	79,219	374,558	-
Interest	-	3,078	-	3,078	-
Total revenues	374,558	298,417	79,219	377,636	382,526
EXPENDITURES					
Debt service					
Principal	85,000	-	85,000	85,000	95,000
Interest	149,154	-	149,154	149,154	280,575
Tax collector	-	-	-	-	7,969
Cost of issuance	199,785	199,785	-	199,785	-
Underwriter's discount	114,800	114,800	-	114,800	-
Total expenditures	548,739	314,585	234,154	548,739	383,544
Excess/(deficiency) of revenues over/(under) expenditures	(174,181)	(16,168)	(154,935)	(171,103)	(1,018)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	526,913	526,913	-	526,913	-
Original issue discount	(25,050)	(25,050)	-	(25,050)	-
Transfers in	-	12,362	-	12,362	-
Total other financing sources/(uses)	501,863	514,225	-	514,225	-
Net increase/(decrease) in fund balance	327,682	498,057	(154,935)	343,122	(1,018)
Fund balance:					
Beginning fund balance (unaudited)	-	(12,362)	485,695	(12,362)	330,760
Ending fund balance (projected)	<u>\$327,682</u>	<u>\$485,695</u>	<u>\$ 330,760</u>	<u>\$ 330,760</u>	329,742
Use of fund balance:					
Debt service reserve account balance (required)					(187,279)
Interest expense - November 1, 2026					(140,288)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 2,175</u>

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			140,287.50	140,287.50	5,655,000.00
05/01/26	95,000.00	4.150%	140,287.50	235,287.50	5,560,000.00
11/01/26			138,316.25	138,316.25	5,560,000.00
05/01/27	100,000.00	4.150%	138,316.25	238,316.25	5,460,000.00
11/01/27			136,241.25	136,241.25	5,460,000.00
05/01/28	100,000.00	4.150%	136,241.25	236,241.25	5,360,000.00
11/01/28			134,166.25	134,166.25	5,360,000.00
05/01/29	105,000.00	4.150%	134,166.25	239,166.25	5,255,000.00
11/01/29			131,987.50	131,987.50	5,255,000.00
05/01/30	110,000.00	4.150%	131,987.50	241,987.50	5,145,000.00
11/01/30			129,705.00	129,705.00	5,145,000.00
05/01/31	115,000.00	4.150%	129,705.00	244,705.00	5,030,000.00
11/01/31			127,318.75	127,318.75	5,030,000.00
05/01/32	120,000.00	4.875%	127,318.75	247,318.75	4,910,000.00
11/01/32			124,393.75	124,393.75	4,910,000.00
05/01/33	125,000.00	4.875%	124,393.75	249,393.75	4,785,000.00
11/01/33			121,346.88	121,346.88	4,785,000.00
05/01/34	135,000.00	4.875%	121,346.88	256,346.88	4,650,000.00
11/01/34			118,056.25	118,056.25	4,650,000.00
05/01/35	140,000.00	4.875%	118,056.25	258,056.25	4,510,000.00
11/01/35			114,643.75	114,643.75	4,510,000.00
05/01/36	145,000.00	4.875%	114,643.75	259,643.75	4,365,000.00
11/01/36			111,109.38	111,109.38	4,365,000.00
05/01/37	155,000.00	4.875%	111,109.38	266,109.38	4,210,000.00
11/01/37			107,331.25	107,331.25	4,210,000.00
05/01/38	160,000.00	4.875%	107,331.25	267,331.25	4,050,000.00
11/01/38			103,431.25	103,431.25	4,050,000.00
05/01/39	170,000.00	4.875%	103,431.25	273,431.25	3,880,000.00
11/01/39			99,287.50	99,287.50	3,880,000.00
05/01/40	180,000.00	4.875%	99,287.50	279,287.50	3,700,000.00
11/01/40			94,900.00	94,900.00	3,700,000.00
05/01/41	185,000.00	4.875%	94,900.00	279,900.00	3,515,000.00
11/01/41			90,390.63	90,390.63	3,515,000.00
05/01/42	195,000.00	4.875%	90,390.63	285,390.63	3,320,000.00
11/01/42			85,637.50	85,637.50	3,320,000.00
05/01/43	205,000.00	4.875%	85,637.50	290,637.50	3,115,000.00
11/01/43			80,640.63	80,640.63	3,115,000.00
05/01/44	215,000.00	4.875%	80,640.63	295,640.63	2,900,000.00
11/01/44			75,400.00	75,400.00	2,900,000.00
05/01/45	225,000.00	5.200%	75,400.00	300,400.00	2,675,000.00
11/01/45			69,550.00	69,550.00	2,675,000.00
05/01/46	240,000.00	5.200%	69,550.00	309,550.00	2,435,000.00
11/01/46			63,310.00	63,310.00	2,435,000.00
05/01/47	250,000.00	5.200%	63,310.00	313,310.00	2,185,000.00
11/01/47			56,810.00	56,810.00	2,185,000.00
05/01/48	265,000.00	5.200%	56,810.00	321,810.00	1,920,000.00
11/01/48			49,920.00	49,920.00	1,920,000.00

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	280,000.00	5.200%	49,920.00	329,920.00	1,640,000.00
11/01/49			42,640.00	42,640.00	1,640,000.00
05/01/50	295,000.00	5.200%	42,640.00	337,640.00	1,345,000.00
11/01/50			34,970.00	34,970.00	1,345,000.00
05/01/51	310,000.00	5.200%	34,970.00	344,970.00	1,035,000.00
11/01/51			26,910.00	26,910.00	1,035,000.00
05/01/52	325,000.00	5.200%	26,910.00	351,910.00	710,000.00
11/01/52			18,460.00	18,460.00	710,000.00
05/01/53	345,000.00	5.200%	18,460.00	363,460.00	365,000.00
11/01/53			9,490.00	9,490.00	365,000.00
05/01/54	365,000.00	5.200%	9,490.00	374,490.00	-
Total	5,655,000.00		5,273,302.50	10,928,302.50	

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments					
		FY 2026 O&M	FY 2026 DS	FY 2026 Total	FY 2025
Product/Parcel	Units	Assessment	Assessment	Assessment	Total
		per Unit	per Unit	per Unit	Assessment
					per Unit
SF 40'	99	\$ 1,107.37	\$ 1,062.57	\$ 2,169.94	\$ 998.82
SF 50'	132	1,107.37	1,328.22	2,435.59	\$ 1,248.53
SF 60'	74	1,107.37	1,593.86	2,701.23	\$ 1,498.23
Total	305				

Off-Roll Assessments					
		FY 2026 O&M	FY 2026 DS	FY 2026 Total	FY 2025
Product/Parcel	Units	Assessment	Assessment	Assessment	Total
		per Unit	per Unit	per Unit	Assessment
					per Unit
SF 40'	73	\$ 150.50	\$ -	\$ 150.50	n/a
SF 50'	183	150.50	-	150.50	n/a
SF 60'	122	150.50	-	150.50	n/a
Total	378				

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

5A

Serial Number
25-01418P

Business Observer

Published Weekly
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearings to Consider the Adoption of Policies

in the matter of Vida's Way CDD Notice of Public Hearing on August 7, 2025 at 11:00 a.m.

in the Court, was published in said newspaper by print in the
issues of 7/11/2025

See Attached

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

11th day of July, 2025 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Vida's Way Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: August 7, 2025
TIME: 11:00 a.m.
LOCATION: Hilton Garden Inn Tampa-Wesley Chapel
36640 Silver Maple Parkway
Wesley Chapel, Florida 33544

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapter 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total Units/Acre	EAU/ERU Factor	Proposed Annual O&M Assessment*
Single Family	305	1.0	\$1,217.51
Unplatted Land	209.2	Per Acre	\$459.00

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Pasco County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.5032(4), Florida Statutes, the noticed amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased above the noticed amount or another criterion within Section 197.5032(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property; if any, by sending out a bill no later than November of this year. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wadell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://vidawayredd.net>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 711, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

5B

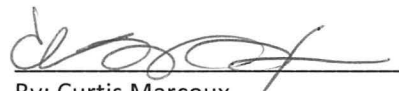
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

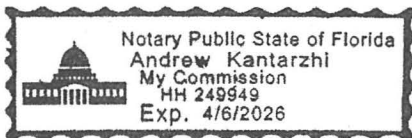
BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt & Associates, LLC, and, in the course of that employment, serve as and/or assist the Financial Analyst for the Vida's Way Community Development District ("**District**"). Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on July 8, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in the letters or list, if any, included in **Exhibit A** and in the manner identified in **Exhibit A**.
4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

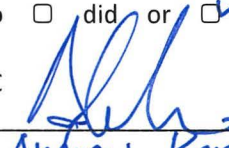
FURTHER AFFIANT SAYETH NOT.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 8th day of July 2025, by Curtis Marcoux, for Wrathell Hunt & Associates, LLC, who ☒ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



NOTARY PUBLIC


Print Name: Andrew Kantarzhi

Notary Public, State of Florida

Commission No.: HH 249949

My Commission Expires: 04/06/26

EXHIBIT A: Copies of Forms of Mailed Notices, including Addresses

Vida's Way
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 8, 2025

VIA FIRST CLASS U.S. MAIL
PULTE HOME COMPANY LLC
2662 S FAULKENBURG RD
RIVERVIEW, FL 33578
PARCEL ID: See "Exhibit B"

RE: Vida's Way Community Development District
FY 2026 Budget and O&M Assessments

Dear Property Owner:

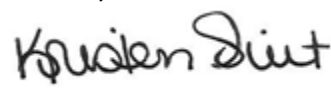
Pursuant to Florida law, the Vida's Way Community Development District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

DATE: August 7, 2025
TIME: 11:00 a.m.
LOCATION: Hilton Garden Inn Tampa-Wesley Chapel
26640 Silver Maple Parkway
Wesley Chapel, Florida 33544

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

All affected property owners have the right to appear and comment at the public hearings and meeting and may file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the District's Board of Supervisors with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,



Kristen Suit
District Manager

EXHIBIT A
Summary of O&M Assessments – FY 2026

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$467,364** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “**EAU/ERU**”) basis for platted lots. Your property is classified as 265 Single Family & 209.2 Acres.

3. **Schedule of O&M Assessments:**

Land Use	Total Units/Acre	EAU/ERU Factor	Proposed Annual O&M Assessment*
Single Family	305	1.0	\$1,217.51
Unplatted Land	209.2	Per Acre	\$459.00

**includes collection costs and early payment discounts*

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the noticed amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased above the noticed amount or another criterion within Section 197.3632(4) is met. To the extent your property classification changes between the above listed land uses, the above noticed maximum amounts would apply to your property.

4. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Pasco County (“**County**”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill no later than November of this year. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

EXHIBIT: B

[illegible]

[illegible]

[illegible]

[illegible]

Vida's Way
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 8, 2025

VIA FIRST CLASS U.S. MAIL

XXX

XXX

XXX

PARCEL ID:

RE: Vida's Way Community Development District
 FY 2026 Budget and O&M Assessments

Dear Property Owner:

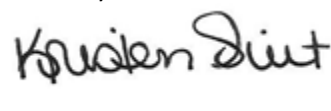
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TIME: 11:00 a.m.
LOCATION: Hilton Garden Inn Tampa-Wesley Chapel
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 Wesley Chapel, Florida 33544

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Sincerely,



Kristen Suit
District Manager

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2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “**EAU/ERU**”) basis for platted lots. Your property is classified as a Single Family.

3. **Schedule of O&M Assessments:**

Land Use	Total Units/Acre	EAU/ERU Factor	Proposed Annual O&M Assessment*
Single Family	305	1.0	\$1,217.51
Unplatted Land	209.2	Per Acre	\$459.00

**includes collection costs and early payment discounts*

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the noticed amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased above the noticed amount or another criterion within Section 197.3632(4) is met. To the extent your property classification changes between the above listed land uses, the above noticed maximum amounts would apply to your property.

4. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Pasco County (“**County**”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill no later than November of this year. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

PARCELID	NAME1	ADDRESS1	CITY	STATE	ZIP
01-26-20-0010-00000-0500	AHMED MUHAMMAD & HUSSAIN SANA ASHIQ	6624 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0370	ARCENALES MARYBEL & GABRIEL	6734 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0340	BOLARINWA MOROLAKE OLUSOLAPE & OLUFEMI EMMANUEL	6691 DEPUE DR	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0660	BOWEN RYAN & FOLEY MARIETTA	6673 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0800	BROOKS PATRICK JR	6795 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0300	CALLAWAY ANTONIO & DELYSIA	6659 DEPUE DR	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0330	CARTER MAREK ALLEN & MATTHEWS AISHA ANAIS	6683 DEPUE DR	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0610	CHEERA SUYESHA & MANGA PRADEEP	6625 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0630	CORDON EMILY MARIE & MARROQUIN CARLOS ALFONZO CORDON	6643 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0790	DEAN RYAN JAMES	6787 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0380	GATLA ABHINAV KUMAR & SOMA ANUSHA	6726 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0310	GOODWIN CHRISTOPHER SCOTT & ETTA GREESON	32338 CONCHSHELL SAIL ST	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0620	GUBBALA RAVI KUMAR	6637 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0350	GUZMAN RAMIRO VASQUEZ & MUNOZ CARMEN CASTILLO	6699 DEPUE DR	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0510	HESS EMILY & REISS CHRISTOPHER	6612 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-2820	HORVATH JEFFREY J	6823 DEPUE DR	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0290	JACKSON LAKEYIA D & PAULING CHRISTOPHER J	6647 DEPUE DR	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0320	KELLY JEFFREY R & LUGO STEPHANIE	6675 DEPUE DR	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-2830	LAM BENJAMIN GIA	6811 DEPUE DR	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0770	LI JOHN & ZHANG NANCY	6765 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0640	LOPEZ-COLON ADRIANNA M	6655 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0680	MACDONALD MICHAEL & GEIGEL NATASHA	6695 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0690	OLIVEIRA PEDRO HABESCH & LUIZIANA RIBEIRO	136 LINDEN DR	BASKING RIDGE	NJ	07920
01-26-20-0010-00000-0520	PAEZ GABRIEL R & CUNILLERA SASHA	6600 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0720	PATEL CHANDAN & KUMARI CHANDNI	6733 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0170	PHILIP SHIBY & JOSEPH IDICULLA	6564 DEPUE DR	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0740	PUNSHI VIKRAM & RAGHUPATHY PRIYA	6747 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0360	RECINOS NORMAN EDGAR & BRENDA VERONICA	6748 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0400	ROBINSON MARSHA & DAMION DC & BROWN FRANCINE K	6708 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0390	SAJDAK JENNIFER & TREVOR	6714 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0780	SANDERS PAUL E & RHIAN E	6773 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0700	SHEARIN ZACHARY G & MACKENZIE ROSE	6711 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0710	SOBREVEGA KATELYNN MARIE & JOHN	6725 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0530	STICKLES LOGAN JOSEPH & CROMER PAIGE LEIGH	6557 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0140	SUAREZ KEVIN ROBERT & ASHLEY	6600 DEPUE DR	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-2390	UPPARI VINAY KUMAR & ROKKAM SREE VIDYA	33266 BINDING TIES LN	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0200	WHISENANT REBECCA A & COPPOLA KYLE P	6583 DEPUE DR	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0410	WILLIS ADRIAN A DAVID & TRACEY ANDREA L	6702 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-2870	YOUNG BRYAN & KARLIE	6862 DEPUE DR	WESLEY CHAPEL	FL	33545
01-26-20-0010-00000-0750	ZHYVYKH STANISLAV & ZHYVYKH VLADYSLAVA	6753 MICHAEL FAVOR WAY	WESLEY CHAPEL	FL	33545

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

5C

RESOLUTION 2025-09
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIDA’S WAY COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Vida’s Way Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Pasco County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VIDA’S WAY COMMUNITY DEVELOPMENT DISTRICT:

1. **FUNDING.** The District’s Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B (“Assessment Roll”)**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
 - b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be

collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on **December 1, 2025**; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026.

ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on **December 1, 2025**; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026.

iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in

future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST, 2025.

ATTEST:

**VIDA'S WAY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

6

**VIDA’S WAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 DEFICIT FUNDING AGREEMENT**

This Agreement (“**Agreement**”) is made and entered into this 7th day of August 2025, by and between:

Vida’s Way Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and with an address of c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**”), and

Pulte Home Company, LLC, a Michigan limited liability company and the developer of the lands in the District (“**Developer**”) with a mailing address of 2662 South Falkenburg Road, Riverview, Florida 33578.

RECITALS

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

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently is developing the majority of all real property (“**Property**”) within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for Fiscal Year 2025/2026, which year begins on October 1, 2025, and concludes on September 30, 2026; and

WHEREAS, this general fund budget, which the parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property owned by the Developer, that will benefit from the activities, operations and services set forth in the Fiscal Year 2025/2026 budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying additional assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit A**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit A** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect additional non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit A**;

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

1. **FUNDING.** The Developer agrees to make available to the District the monies (“**Funding Obligation**”) necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developer’s consent to such amendments to incorporate them herein), within thirty (30) days of written request by the District. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A**. The funds shall be placed in the District’s general checking account. These payments are made by the Developer in lieu of taxes, fees, or additional assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District’s right to levy additional assessments in the event of a funding deficit.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

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

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

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

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys’ fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of

the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

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

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

10. **EFFECTIVE DATE.** The Agreement shall be effective as of October 1, 2025.

[SIGNATURES ON NEXT PAGE]

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

**VIDA’S WAY COMMUNITY DEVELOPMENT
DISTRICT**

Chair/Vice Chair, Board of Supervisors

PULTE HOME COMPANY, LLC

By: _____
Its: _____

Exhibit A: Fiscal Year 2025/2026 General Fund Budget

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

7

**AGREEMENT BY AND BETWEEN THE VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT AND
PULTE HOME COMPANY, LLC REGARDING THE DIRECT COLLECTION OF SPECIAL ASSESSMENTS
FOR FISCAL YEAR 2025-2026**

This **AGREEMENT** is made and entered into as of this 7th day of August 2025, by and between:

VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Pasco County, Florida (hereinafter "**District**"), and

PULTE HOME COMPANY, LLC, a Michigan limited liability company and the owner of a portion of the property located within the boundaries of the District (hereinafter, the "**Property Owner**"). For purposes of this agreement, Property Owner's property is more particularly described in **Exhibit "A"** attached hereto (the "**Property**").

RECITALS

WHEREAS, the District was established by an ordinance adopted by the Board of County Commissioners of Pasco County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

WHEREAS, pursuant to sections 190.021 and 190.022, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District ("**O&M Assessments**"), and, regardless of imposition method, and pursuant to sections 190.021, 190.022, and 190.026, and Chapters 170 and 197, *Florida Statutes*, the District may collect such O&M Assessments by direct bill or on the tax roll; and

WHEREAS, Property Owner agrees that the O&M Assessments, which were imposed on the lands within the District, including the Property, have been validly imposed and constitute valid, legal and binding liens upon the lands within the District; and

WHEREAS, pursuant to section 197.3632, *Florida Statutes*, the District intends to utilize the uniform method of levying, collecting and enforcing the O&M Assessments, and previously levied debt services assessments, if any (together, the “**Special Assessments**”), against the Property once platted and collect such Special Assessments on the Pasco County tax roll for platted lots; and

WHEREAS, the District and Property Owner desire to arrange for the direct collection of the District’s Special Assessments prior to platting of the Property; and

WHEREAS, Property Owner desires to provide for the direct payment of Special Assessments.

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

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

2. **VALIDITY OF SPECIAL ASSESSMENTS.** Property Owner agrees that the Special Assessments have been validly imposed and constitute valid, legal and binding liens upon the lands within the District. Property Owner hereby waives and relinquishes any rights it may have to challenge, object to or otherwise fail to pay such Series Assessments.

3. **COVENANT TO PAY.** Property Owner agrees to pay the O&M Assessments and its previously levied debt service assessments attributable to the Property, regardless of whether Property Owner owns the Property at the time of such payment. Nothing herein shall prohibit Property Owner from prorating or otherwise collecting these Special Assessments from subsequent purchasers of the Property. The District shall send a bill to Property Owner on or about November 1, 2025, indicating the exact amount of the O&M Assessments and its previously levied debt service being certified for collection in Fiscal Year 2025/2026. If Property Owner does not pay such invoice in full prior to December 1, 2025, then to the extent permitted by law, Property Owner may pay the Special Assessments in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026, and 25% due no later than May 1, 2026. The District’s decision to collect Special Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Special Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

4. **ENFORCEMENT.** This Agreement shall serve as an alternative method for collection of the Special Assessments. This Agreement shall not affect the District's ability to collect and enforce its Special Assessments by any other method authorized by Florida law. Property Owner acknowledges that the failure to pay the Special Assessments may result in the initiation of a foreclosure action, or, at the District's sole discretion, delinquent assessments may be certified for collection on a future Pasco County tax bill. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025/2026, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the Special Assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate legal proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

5. **NOTICE.** All notices, payments and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

If to Property Owner: Pulte Home Company, LLC
2662 Falkenburg Road
Riverview, Florida 33578
Attn: _____

If to the District: Vida's Way Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager

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

6. **AMENDMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

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

8. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

9. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Property Owner.

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

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

12. **APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

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

14. **EFFECTIVE DATE.** The Agreement shall take effect as of October 1, 2025.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

VIDA’S WAY COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By: _____
Its: _____

PULTE HOME COMPANY, LLC
a Michigan limited liability company

Witness

By: _____
Name: _____
Title: _____

EXHIBIT A: Description of the Property

EXHIBIT A

DEPUE RANCH PARCEL

DESCRIPTION: A parcel of land lying in Section 1, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Northeast corner of said Section 1, run thence along the East boundary of said Section 1, the following two (2) courses: 1) S.00°13'19"W., a distance of 2671.74 feet to the East 1/4 corner of said Section 1; 2) S.00°13'20"W., a distance of 1326.49 feet to the Southeast corner of the North 1/2 of the Southeast 1/4 of said Section 1; thence along the South boundary of said North 1/2 of the Southeast 1/4 of Section 1, N.89°48'20"W., a distance of 2409.53 feet; thence N.00°11'40"E., a distance of 3.36 feet; thence N.13°50'12"E., a distance of 72.55 feet; thence N.84°08'07"E., a distance of 84.77 feet; thence N.06°58'23"W., a distance of 72.96 feet; thence N.32°00'26"E., a distance of 102.34 feet; thence S.88°12'58"E., a distance of 66.43 feet; thence N.36°13'42"E., a distance of 78.74 feet; thence N.16°02'27"W., a distance of 71.19 feet; thence N.24°52'59"W., a distance of 17.63 feet; thence N.28°20'26"W., a distance of 97.48 feet; thence N.72°05'29"W., a distance of 95.58 feet; thence S.85°03'43"W., a distance of 120.00 feet; thence N.34°25'59"W., a distance of 59.58 feet; thence N.06°28'04"W., a distance of 56.59 feet; thence N.08°53'07"E., a distance of 33.04 feet; thence N.03°11'14"W., a distance of 26.71 feet; thence N.05°24'09"E., a distance of 53.85 feet; thence N.27°55'19"E., a distance of 47.10 feet; thence S.89°44'17"E., a distance of 60.82 feet; thence N.69°12'31"E., a distance of 72.56 feet; thence N.78°47'40"E., a distance of 54.06 feet; thence N.50°38'27"E., a distance of 69.63 feet; thence N.59°36'55"E., a distance of 402.62 feet; thence Westerly, 1937.01 feet along the arc of a non-tangent curve to the left having a radius of 3265.00 feet and a central angle of 33°59'30" (chord bearing N.73°00'15"W., 1908.73 feet) to a point of tangency; thence S.90°00'00"W., a distance of 1047.11 feet to a point of curvature; thence Southwesterly, 40.17 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 92°03'46" (chord bearing S.43°58'07"W., 35.99 feet); thence N.89°19'03"W., a distance of 142.15 feet to a point of non-tangent curvature; thence Northwesterly, 38.48 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 88°10'52" (chord bearing N.45°54'34"W., 34.79 feet); thence N.00°40'10"W., a distance of 70.00 feet to a point of non-tangent curvature; thence Northeasterly, 39.27 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.45°00'00"E., 35.36 feet) to a point tangency; thence N.00°00'00"E., a distance of 2305.21 feet to a point on the North boundary of aforesaid Section 1, said point also being the Southwest corner of Watergrass Parkway (142' Public Right of Way), according to the plat of WATERGRASS PARCELS B5 & B6, recorded in Plat Book 68, Page 60, of the Public Records of Pasco County, Florida; thence along said North boundary of Section 1, the following two (2) courses: 1) S.89°57'02"E., a distance of 2260.60 feet to the North 1/4 corner of said Section 1; 2) S.89°57'06"E., a distance of 2655.17 feet to the **POINT OF BEGINNING**.

Containing 356.057 acres, more or less.

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICER(S) OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Vida's Way Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District's Board of Supervisors desires to elect certain Officer(s) of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following is/are elected as Officer(s) of the District effective August 7, 2025:

Jordan Lansford is elected Assistant Secretary

SECTION 2. The following prior appointments by the Board remain unaffected by this Resolution:

Brady Lefere is Chair

Ray Aponte is Vice Chair

Jenna Walters is Assistant Secretary

Connor Gallagher is Assistant Secretary

Melisa Sgro is Assistant Secretary

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 7th day of August, 2025.

ATTEST:

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

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VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS A

Brandon Industries, Inc.
PO Box 2230
McKinney, TX 75070
(972) 542-3000

Quote

Order Number: 1031048

Order Date: 7/23/2025

Salesperson: Tristin Kosco

Customer Number: 20-WHAASSOCIATES

Sold To:
Vida's Way CDD
ATTN: KRISTEN SUIT
P.O. Box 810036
BOCA RATON, FL 33481

Ship To:
Brandon Industries
1201 Tech Blvd
STE 108
TAMPA, FL 33619

Confirm To:

Customer P.O.	Ship VIA	F.O.B.	Terms
Vidas Way Pet Station Install			No Terms

Item Code	Ordered	Price	Amount
/INSTALL FL			300.00
Installation Labor Florida			
Pet Station Install			

Approved: _____ Date: _____

Freight amount shown is only valid for 2 weeks from original quote date.
Quote Prices shown are only valid for 30 days from original quote date.

Net Order:	300.00
Less Discount:	0.00
Sales Tax:	0.00
Order Total:	300.00

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS B

BILL OF SALE AND GENERAL ASSIGNMENT
[PHASE 1A & PHASE 1B LANDSCAPE AND HARDSCAPE IMPROVEMENTS]

THIS BILL OF SALE AND GENERAL ASSIGNMENT is made to be effective as of the 10 day of July, 2025, by and between **Pulte Home Company, LLC**, a Michigan limited liability company, with an address of 2662 Falkenburg Road, Riverview, Florida 33578 ("**Grantor**"), and for good and valuable consideration, to it paid by the **Vida's Way Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

BACKGROUND STATEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following property (together, "**Property**") as described below to have and to hold for Grantee's own use and benefit forever:

- a) All of the improvements and work product identified in **Exhibit A**; and
- b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, fees, deposits, guaranties, warranties, affidavits, lien waivers, claims, bonds (maintenance or otherwise), indemnification, and agreements given heretofore and with respect to the construction or composition of all of the improvements described in **Exhibit A**.

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

3. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

WHEREFORE, the foregoing Bill of Sale and General Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

PULTE HOME COMPANY, LLC

By: [Signature]
Name: JAMES TAYLOR

[Signature]
Name: RAY APOITE
Title: Director of Land Development

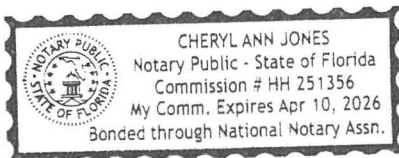
By: [Signature]
Name: Chase Morin

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of JULY, 2025, by RAY APOITE as DIRECTOR OF LAND DEVELOPMENT of _____, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)



Name: CHERYL ANN JONES
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Exhibit A

Grantor hereby transfers, grants, conveys, and assigns to Grantee the following improvements, work product, and other interests (hereafter, collectively, the “**Property**”), to have and to hold all of said Property for its own use, and benefit forever:

1. ***The following Property located at the intersection of Watergrass Parkway and Vida’s Way Boulevard and on or within Tract A-1 (Right-of-Way & Utility Easement), identified on the plat known as Vida’s Way Legacy Phase 1A, as recorded at Plat Book 95, Pages 1-9, of the Official Records of Pasco County, Florida:***
 - a. The monument entryway hardscape elements, including but not limited to, the entry sign posts, beams and panels, composed of materials that include but are not limited to stone, aluminum, concrete, and block; and
 - b. The entryway fountain, composed of materials that include but are not limited to concrete, steel, LED lighting, and stone; and
 - c. The windmill, composed of materials that include but are not limited to, steel, aluminum, and cedarwood; and
 - d. All landscape and irrigation elements including but not limited to, all landscape and irrigation elements associated with the monument entryway, entryway fountain, and windmill, all plants, trees, shrubbery, and other landscaping and plantings, pumps, lines, spray heads, related system components, and all associated lighting, including but not limited to, electrical service poles, service laterals, lights, and photocell control.
2. ***The following Property located at the intersection of Wells Road and Depue Drive and on or within Tract B-3 (Right-of-Way & Utility Easement), identified on the plat known as Vida’s Way Legacy Phase 1A, as recorded at Plat Book 95, Pages 1-9, of the Official Records of Pasco County, Florida:***
 - a. The monument entryway hardscape elements, including but not limited to, the entry sign, posts, beams and panels, composed of materials that include but are not limited to concrete, stone, and aluminum; and
 - b. All landscape and irrigation elements including but not limited to, all landscape and irrigation elements associated with the monument entryway, all plants, trees, shrubbery, and other landscaping and plantings, pumps, lines, spray heads, related system components, and all associated lighting, including but not limited to, electrical service poles, service laterals, lights, and photocell control.

3. ***The following Property located on or within Tract B-1 (Drainage, Landscape Area, Public Access Easement, & Open Space), Tract B-2 (Landscape Area, Public Access Easement, & Open Space), and Tract B-4 (Drainage, Landscape Area, Wetland Conservation, Public Access Easement, & Open Space), identified on the plat known as Vida's Way Legacy Phase 1A, as recorded at Plat Book 95, Pages 1-9, of the Official Records of Pasco County, Florida:***
 - a. All landscape and irrigation elements including but not limited to, all plants, trees, shrubbery, and other landscaping and plantings, pumps, lines, spray heads, and related system components.
4. ***The following Property located on or within Tract A-1 (Right-of-Way & Utility Easement), Tract B-1 (Drainage & Access), and Tract B-2 (Drainage, Landscape, & Access), identified on the plat known as Vida's Way Legacy Phase 1B, as recorded at Plat Book 95, Pages 27-32, of the Official Records of Pasco County, Florida:***
 - a. All landscape and irrigation elements including but not limited to, all plants, trees, shrubbery, and other landscaping and plantings, pumps, lines, spray heads, and related system components.

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS C

**DISTRICT ENGINEER'S CERTIFICATE
[PHASE 1A & PHASE 1B LANDSCAPE & HARDSCAPE IMPROVEMENTS]**

JUNE 26, 2025

Board of Supervisors
Vida's Way Community Development District

Re: Acquisition of Improvements

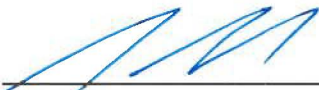
Ladies and Gentlemen:

The undersigned is a representative of CLEARVIEW LAND DESIGN, P.L. ("**District Engineer**"), as District Engineer for the Vida's Way Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from Pulte Home Company, LLC ("**Developer**") as to certain public infrastructure improvements ("**Improvements**") as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Improvements are within the scope of the District's capital improvement plan as set forth in the District's *Engineer's Report*, dated February 16, 2025, as supplemented by the Supplemental Engineer's Report dated August 1, 2025, (**together "Engineer's Report"**), and specially benefit property within the District as further described in the Engineer's Report.
3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.
4. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.
5. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

[signature next page]

CLEARVIEW LAND DESIGN, P.L.


JORDAN SCHRADER, P.E.
Florida Registration No. 74798
District Engineer

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 20 day of June, 2025, by
Jordan Schrader as District Engineer of
Clearview Land Design, P.L., a Florida corporation, and with authority to execute the foregoing
on behalf of the entit(ies) identified above, and who appeared before me this day in person, and
who is either personally known to me, or produced _____ as identification.



KAYLA WITKOWSKI
Notary Public
State of Florida
Comm# HM431287
Expires 8/8/2027

(NOTARY SEAL)

Kayla Witkowski
NOTARY PUBLIC, STATE OF Florida
Name: Kayla Witkowski
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

EXHIBIT A

DESCRIPTION OF IMPROVEMENTS

1. ***The following Improvements located at the intersection of Watergrass Parkway and Vida's Way Boulevard and on or within Tract A-1 (Right-of-Way & Utility Easement), identified on the plat known as Vida's Way Legacy Phase 1A, as recorded at Plat Book 95, Pages 1-9, of the Official Records of Pasco County, Florida:***
 - a. The monument entryway hardscape elements, including but not limited to, the entry sign posts, beams and panels, composed of materials that include but are not limited to stone, aluminum, concrete, and block; and
 - b. The entryway fountain, composed of materials that include but are not limited to concrete, steel, LED lighting, and stone; and
 - c. The windmill, composed of materials that include but are not limited to, steel, aluminum, and cedarwood; and
 - d. All landscape and irrigation elements including but not limited to, all landscape and irrigation elements associated with the monument entryway, entryway fountain, and windmill, all plants, trees, shrubbery, and other landscaping and plantings, pumps, lines, spray heads, related system components, and all associated lighting, including but not limited to, electrical service poles, service laterals, lights, and photocell control.
2. ***The following Improvements located at the intersection of Wells Road and Depue Drive and on or within Tract B-3 (Right-of-Way & Utility Easement), identified on the plat known as Vida's Way Legacy Phase 1A, as recorded at Plat Book 95, Pages 1-9, of the Official Records of Pasco County, Florida:***
 - a. The monument entryway hardscape elements, including but not limited to, the entry sign, posts, beams and panels, composed of materials that include but are not limited to concrete, stone, and aluminum; and
 - b. All landscape and irrigation elements including but not limited to, all landscape and irrigation elements associated with the monument entryway, all plants, trees, shrubbery, and other landscaping and plantings, pumps, lines, spray heads, related system components, and all associated lighting, including but not limited to, electrical service poles, service laterals, lights, and photocell control.

3. ***The following Improvements located on or within Tract B-1 (Drainage, Landscape Area, Public Access Easement, & Open Space), Tract B-2 (Landscape Area, Public Access Easement, & Open Space), and Tract B-4 (Drainage, Landscape Area, Wetland Conservation, Public Access Easement, & Open Space), identified on the plat known as Vida's Way Legacy Phase 1A, as recorded at Plat Book 95, Pages 1-9, of the Official Records of Pasco County, Florida:***
 - a. All landscape and irrigation elements including but not limited to, all plants, trees, shrubbery, and other landscaping and plantings, pumps, lines, spray heads, and related system components.
4. ***The following Improvements located on or within Tract A-1 (Right-of-Way & Utility Easement), Tract B-1 (Drainage & Access), and Tract B-2 (Drainage, Landscape, & Access), identified on the plat known as Vida's Way Legacy Phase 1B, as recorded at Plat Book 95, Pages 27-32, of the Official Records of Pasco County, Florida:***
 - a. All landscape and irrigation elements including but not limited to, all plants, trees, shrubbery, and other landscaping and plantings, pumps, lines, spray heads, and related system components.

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS D

ADDENDUM TO PROPOSAL BETWEEN THE VIDA’S WAY COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) AND PINE LAKE SERVICES, LLC (“CONTRACTOR”) FOR LANDSCAPE INSTALLATION SERVICES

District:	Vida’s Way Community Development District	Contractor:	Pine Lake Services, LLC
Mailing Address:	2300 Glades Road, Suite 410W Boca Raton, Florida 33431	Mailing Address:	12980 Tarpoen springs Road, Odessa, Florida 33556
Phone:	(561) 571-0010	Phone:	(813) 948-4736

The following provisions govern proposal, dated May 16, 2025, submitted by the Contractor, and attached hereto as **Exhibit A** (hereinafter referred to as the “Proposal,” and as modified by this Addendum, the “Agreement”) for landscape installation services:

1. Compensation due from the District for the services shall total \$4,500 due upon completion and acceptance of the services identified in Exhibit A. Payment shall be made, and invoices shall be rendered in accordance with Florida’s Prompt Payment Act, sections 218.70 through 218.80, *Florida Statutes*.
2. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
 - a. Workers’ Compensation Insurance in accordance with the laws of the State of Florida.
 - b. Commercial General Liability Insurance covering the Contractor’s legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors’ operation.
 - c. If any automobiles are to be used on the District’s property, Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants, agents, and supervisors shall be named as additional insureds (for all coverages except workers’ compensation coverage). The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

3. The Contractor and the District agree that this Agreement shall be effective upon the execution of this Agreement and shall terminate upon completion of services, provided that the terms shall survive termination, including without limitation the provisions related to indemnification and warranty.
4. To the extent that the Contractor provides any materials or workmanship under this Agreement to the District, the Contractor warrants to the District that the materials that are furnished under this Agreement shall be new, and that the workmanship and materials shall be of good quality, and free from faults and defects. If any such workmanship or materials are found to be defective, deficient, or not in accordance with the Agreement, and without intending to limit any other remedies, the Contractor shall correct, remove, and replace such workmanship or materials promptly at the Contractor’s expense after receipt of a written notice from the District. To the extent that manufacturers’ warranties are available, such manufacturers’ warranties shall extend for the duration of their respective terms, and the Contractor hereby assigns all manufacturers’ warranties, if any, to the District, and shall provide evidence of the same. None of the warranties set forth herein shall cover abuse or abnormal damage occurring after completion of the services and not as a result of the acts or omissions of Contractor (or manufacturers, as applicable). In addition to all manufacturers’ warranties for materials purchased for purposes of this Agreement, which Contractor shall assign to the District, the Services, all labor, and materials provided by

the Contractor pursuant to this Agreement shall be warranted for workmanship for a period of ninety (90) days after final completion and acceptance by the District.

5. Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. Contractor shall defend, indemnify, and hold harmless the District and the District's officers, staff, representatives, and agents, from any and all liabilities, damages, claims, losses, costs, or harm of any kind, including, but not limited to, reasonable attorney's fees, paralegal fees and expert witness fees and costs, to the extent caused, wholly or in part, by any acts or omissions of the Contractor and persons employed or utilized by the Contractor in the performance of the Agreement.
6. In all matters relating to the Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of the Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity.
7. In performing its obligations under the Agreement, Contractor and each of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor shall comply with, and all services rendered shall comply with, all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury, or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment, and other property.
8. Contractor agrees that nothing in the Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
9. The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 30 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
10. Contractor understands and agrees that all documents of any kind provided to the District in connection with the Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Kristen Suit** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010; SUITK@WHHASSOCIATES.COM; OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

11. The Contractor shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. To the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes.

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

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

12. The Contractor agrees to comply with Section 20.055(5), Florida Statutes, to cooperate with the inspector general in any investigation, audit, inspection, review or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.
13. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.
14. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:
 - A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
 - B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
 - C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
 - D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
 - E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").

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

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any

affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

15. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Proposal, this Addendum controls.

PINE LAKE SERVICES, LLC



By: John Amarosa
Its: COO
Date: May 5, 2025

VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT

Brady Lefere  Digitally signed by
Brady Lefere

Chair/Vice Chair, Board of Supervisors
Date: May 21, 2025

Exhibit A: Proposal

EXHIBIT A

Proposal



Proposal #5978

Vida's Way Flowers 5.14.25 entrance and common areas

Date 5/16/2025
Customer Melisa Sgro | Pulte |
Property Vidas Way HOA | | ,

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Plant Material Install

Plant Material Install

Items	Quantity	Unit
Annual 4.5"	1,500.00	EA
Plant Material Install:		\$4,500.00
PROJECT TOTAL:		\$4,500.00

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until

the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.

Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of

the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

By 

John Amarosa

Date 5/16/2025

Pine Lake Services, LLC

By _____

Melisa Sgro

Date _____

Pulte

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS E



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
6/5/2025	7/5/2025	

BILL TO

Vida's Way CDD
c/o Wrathall Hunt & Associates
LLC
2300 Glades Road, Suite 410W
Boca Raton FL 33431

SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
One time application of aquatic insecticide / larvicide applications for midge fly control and maintenance within pond 1 at Vida's Way CDD. Total area to be treated = 2 AC			
SKEETER is a natural oil-based surfactant, sitting on the top of the water. As adults attempt to emerge and breed, they become coated in oil, preventing flight. Following this, they are set upon by nematodes in the product, resulting in death within 24 hours. The product will be dispersed by technician at regular intervals along the pond bank. 30 day efficacy.	1.00	320.00	320.00
Fish stocking of pond 1 at Vida's Way CDD.			
Steadfast will stock approximately 750 bluegill (Lepomis macrochirus) across one pond. The pond will be stocked according to acreage (~375 fish/acre).	1.00	1,960.00	1,960.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 2,280.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this 12th day of June, 2025.

Signature: Brady Letten

Printed Name and Title: Brady Letten - Owner

Representing (Name of Firm): Vida's Way CDD

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS F

FIRST AMENDMENT TO AGREEMENT FOR POND MAINTENANCE SERVICES

THIS FIRST AMENDMENT ("**First Amendment**") is made and entered into as of June 6/23/2025 2025, by and between:

VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"); and

STEADFAST ENVIRONMENTAL, LLC, a Florida limited liability company, with a mailing address of 30345 Commerce Drive, Suite 102, San Antonio, Florida 33576 ("**Contractor**," and together with the District, "**Parties**").

RECITALS

WHEREAS, the Parties previously entered into that certain *Agreement for Pond Maintenance Services*, dated January 8, 2025 ("**Agreement**"); and

WHEREAS, pursuant to Section 9 of the Agreement, the Parties desire to amend the Agreement in order to provide for additional services and increase the monthly compensation due to the Contractor ("**First Amendment**"); and

WHEREAS, each of the Parties hereto has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each Party has satisfied all conditions precedent to the execution of this First Amendment so that this constitutes a legal and binding obligation of each Party hereto.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this First Amendment.

SECTION 2. The Contractor shall provide pond maintenance services to District ponds located in Phase 1B, as more specifically detailed in the Proposal submitted by the Contractor, attached hereto as **Exhibit A**.

SECTION 3. The District shall increase the compensation to the Contractor to **Seven Hundred Twenty-Three Dollars (\$723.00)** per month, as more specifically detailed in the attached **Exhibit A**.

SECTION 4. Except as specifically amended above in Sections 2 and 3, the Agreement shall remain in full force and effect, unaltered by this First Amendment.

SECTION 5. The invalidity or unenforceability of any one or more provisions of this First Amendment shall not affect the validity or enforceability of the remaining portions of this First Amendment or any part of this First Amendment not held to be invalid or unenforceable.

IN WITNESS WHEREOF, the Parties hereto have signed this First Amendment on the day and year first written above.

ATTEST:

**VIDA'S WAY COMMUNITY DEVELOPMENT
DISTRICT**

DocuSigned by:

3123EE7550B14E4...
Secretary/Assistant Secretary

DocuSigned by:

9549596DC71D4FB...
Chair/Vice Chair, Board of Supervisors

WITNESS:

**STEADFAST ENVIRONMENTAL, LLC, a
Florida limited liability company**



Print Name: _____

By: 
Its: MG _____

EXHIBIT A Proposal



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
6/10/2025	7/10/2025	

BILL TO

Vida's Way CDD
c/o Wrathall Hunt & Associates
LLC
2300 Glades Road, Suite 410W
Boca Raton FL 33431

SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
Addendum to the Routine Aquatic Maintenance program at Vida's Way CDD.			
Add ponds 5-8 in phase 1B to the existing treatment area.			
Additional 4328 lf; 10,154 lf total.	12.00	308.00	3,696.00
Additional 4.44 ac ; 15.78 ac total.			
Additional \$308 per month; \$723 total.			
Monthly visit would remain at 2.			

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 3,696.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

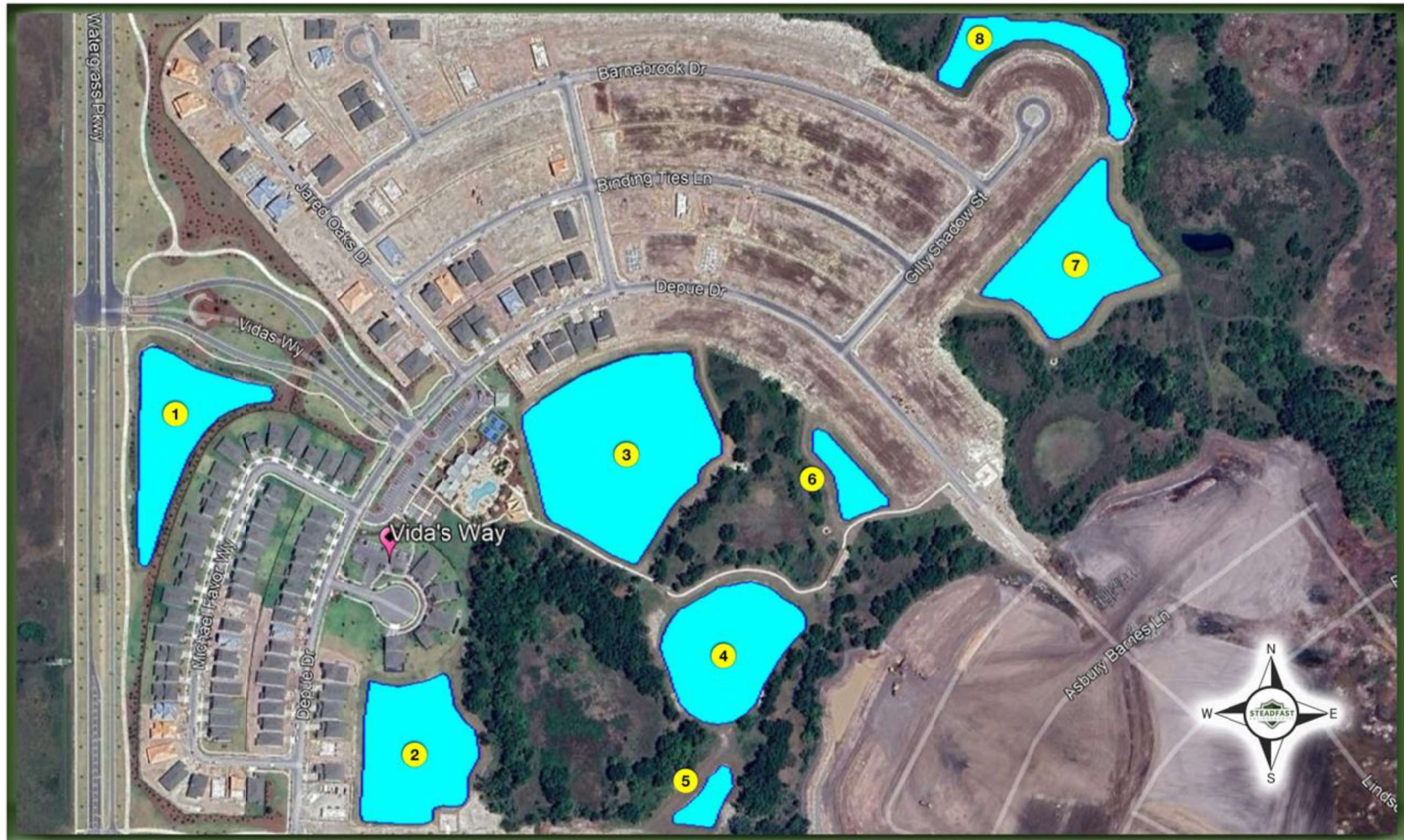
Representing (Name of Firm): _____



VIDA'S WAY CDD

33247 Legacy Lands Ln, Wesley Chapel, FL 33545

Gate Code:



VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025**

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 29,039	\$ -	\$ -	\$ 29,039
Investments				
Revenue	-	71,725	-	71,725
Reserve	-	192,313	-	192,313
Interest	-	89	-	89
Due from Landowner	130,407	71,978	-	202,385
Prepaid expense	2,095	-	-	2,095
Total assets	<u>\$ 161,541</u>	<u>\$336,105</u>	<u>\$ -</u>	<u>\$ 497,646</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 74,356	\$ -	\$ -	\$ 74,356
Landowner advance	13,500	-	-	13,500
Total liabilities	<u>87,856</u>	<u>-</u>	<u>-</u>	<u>87,856</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	130,407	71,978	-	202,385
Total deferred inflows of resources	<u>130,407</u>	<u>71,978</u>	<u>-</u>	<u>202,385</u>
Fund balances:				
Restricted for:				
Debt service	-	264,127	-	264,127
Unassigned	(56,722)	-	-	(56,722)
Total fund balances	<u>(56,722)</u>	<u>264,127</u>	<u>-</u>	<u>207,405</u>
Total liabilities, deferred inflows of resources and fund balances	<u>161,541</u>	<u>336,105</u>	<u>-</u>	<u>497,646</u>
Total liabilities and fund balances	<u>\$ 161,541</u>	<u>\$336,105</u>	<u>\$ -</u>	<u>\$ 497,646</u>

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 96,202	\$ 143,394	\$ 574,466	25%
Total revenues	<u>96,202</u>	<u>143,394</u>	<u>574,466</u>	25%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	34,000	48,000	71%
Legal	5,012	12,568	25,000	50%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	83	667	1,000	67%
Trustee*	-	-	5,500	0%
Telephone	17	150	200	75%
Postage	-	293	500	59%
Printing & binding	41	375	500	75%
Legal advertising	-	289	1,750	17%
Annual special district fee	-	175	175	100%
Insurance	-	10,195	5,500	185%
Contingencies/bank charges	360	2,279	750	304%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>9,513</u>	<u>60,991</u>	<u>97,790</u>	62%
Operations and Maintenance				
Management & administration				
Grounds/building maintenance				
General maintenance	-	1,260	-	N/A
Landscape contract	-	82,094	156,464	52%
Mulch	-	-	51,000	0%
Annuals	-	-	18,500	0%
Irrigation repairs	2,364	6,081	5,000	122%
Landscaping replacement	9,600	9,600	5,000	192%
Pressure washing	-	-	5,000	0%
Holiday decorations	-	-	5,000	0%
General Repairs/ Supplies	-	-	10,000	0%
Pond & Conservation Areas	1,765	6,125	40,000	15%
Fountains Repairs Maintenance	-	-	5,000	0%
Utilities				
Electric - common area	10,078	30,167	15,000	201%
Irrigation water - common area	-	-	5,000	0%
Electric - street lights	-	2,748	85,000	3%
Total field operations	<u>23,807</u>	<u>138,075</u>	<u>405,964</u>	34%

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
Other fees & charges				
Property appraiser	-	750	-	N/A
Total other fees & charges	-	750	-	N/A
Total expenditures	33,320	199,816	503,754	40%
Excess/(deficiency) of revenues over/(under) expenditures	62,882	(56,422)	70,712	
Fund balances - beginning	(119,604)	(300)	-	
Fund balances - ending	<u>\$ (56,722)</u>	<u>\$ (56,722)</u>	<u>\$ 70,712</u>	

*These items will be realized when bonds are issued

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

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Assessment levy: on-roll - net	\$ -	\$ 280,919
Assessment levy: off-roll	1,623	21,661
Interest	934	8,422
Total revenues	<u>2,557</u>	<u>311,002</u>
EXPENDITURES		
Debt service		
Principal	-	85,000
Cost of issuance	-	199,785
Interest	-	149,153
Underwriter's discount	-	114,800
Original issue discount	-	25,050
Total expenditures	<u>-</u>	<u>573,788</u>
Excess/(deficiency) of revenues over/(under) expenditures	2,557	(262,786)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	526,913
Transfer in	-	12,362
Total other financing sources	<u>-</u>	<u>539,275</u>
Net change in fund balances	2,557	276,489
Fund balances - beginning	261,570	(12,362)
Fund balances - ending	<u>\$ 264,127</u>	<u>\$ 264,127</u>

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 24,007
Total revenues	<u>-</u>	<u>24,007</u>
EXPENDITURES		
Construction costs - Developer	<u>-</u>	<u>5,224,731</u>
Total expenditures	<u>-</u>	<u>5,224,731</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(5,200,724)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	5,213,086
Transfer out	<u>-</u>	<u>(12,362)</u>
Total other financing sources/(uses)	<u>-</u>	<u>5,200,724</u>
Net change in fund balances	-	-
Fund balances - beginning	<u>-</u>	<u>-</u>
Fund balances - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
VIDA’S WAY COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Vida’s Way Community Development District held a Regular Meeting on May 1, 2025 at 11:00 a.m., at the Hilton Garden Inn Tampa/Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

Present:

Brady Lefere	Chair
Melisa Sgro	Assistant Secretary
Jenna Walters	Assistant Secretary

Also present:

Kristen Suit	District Manager
Ryan Dugan (via telephone)	District Counsel
Kate John (via telephone)	Kutak Rock LLP
Jordan Schrader (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:01 a.m. Supervisors Lefere, Walters and Sgro were present. Supervisors Aponte and Gallagher were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2025-03,
Approving a Proposed Budget for Fiscal
Year 2025/2026 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date**

Ms. Suit presented Resolution 2025-03. Before the meeting, the proposed Fiscal Year 2026 budget was revised to include a Landowner contribution. With the changes, the projected Total Revenue will be \$789,093, comprised of on-roll revenues of \$356,487, off-roll revenues of \$96,023 and a Landowner contribution of \$336,583. The Fiscal Year 2026 budget might be slightly less than in the updated version because the “Tax Collector” expense should decrease

with some revenues transitioning to a Landowner contribution. Ms. Suit reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026, as amended as discussed, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 7, 2025 at 11:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an effective Date

The following change was made to the Fiscal Year 2026 Meeting Schedule:

DATE: Delete January 2026 meeting

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Ratifying, Confirming, and Approving the Sale of the Vida's Way Community Development District Special Assessment

Bonds, Series 2024 (Assessment Area One); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary , Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Vida's Way Community Development Special Assessment Bonds, Series 2024 (Assessment Area One); Determining such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2025-06.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-06, Ratifying, Confirming, and Approving the Sale of the Vida's Way Community Development District Special Assessment Bonds, Series 2024 (Assessment Area One); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary , Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Vida's Way Community Development Special Assessment Bonds, Series 2024 (Assessment Area One); Determining such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services

A. Affidavit of Publication

B. RFQ Package

These items were included for informational purposes.

C. Respondents:

Ms. Suit discussed the response received from the respondents.

I. Alliant Engineering, Inc.

II. Clearview Land Design, P.L.

D. Competitive Selection Criteria/Ranking

Each Board Member completed the Competitive Selection Criteria. Ms. Suit tallied and the scores and arrived at the following average scores and ranking:

128 #1 Clearview Land Design, P.L. 94.66 Points
129 #2 Alliant Engineering, Inc. 89.00 Points

130 E. Award of Contract

131 On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, ranking
132 Clearview Land Design, P.L., as the #1 ranked respondent to the RFQ for
133 Engineering Services, awarding the Engineering Services Contract to Clearview
134 Land Design, P.L., and authorizing Staff to engage Clearview Land Design, P.L.,
135 was approved.

136
137
138 EIGHTH ORDER OF BUSINESS

Ratification Items

- 139
140 A. Vida's Way Legacy Community Associates, Inc. Assignment of Plat Dedication
141 B. Quit Claim Deed (Phase 1A, Tract P-1) from CDD to Vida's Way Legacy Community
142 Association, Inc.
143 C. Pulte Home Company, LLC Phase 1A & 1B Acquisition Package
144 D. Pasco County Property Appraiser Interlocal Agreement Regarding Non-Ad Valorem
145 Special Assessments
146 E. Pasco County Tax Collector Interlocal Agreement Regarding Non-Ad Valorem Special
147 Assessments
148 F. Bandu, LLC Agreement for Monument Fountain Cleaning and Maintenance Services
149 G. Architectural Fountains Agreement for Fountain Maintenance Services
150 H. Steadfast Environmental, LLC Agreement for Pond Maintenance Services
151 I. SR Landscaping, LLC
152 I. Agreement for Landscape Maintenance Services
153 II. First Amendment to Agreement for Landscape Maintenance Services
154 J. Withlacoochee River Electric Cooperative, Inc. Street/Outdoor Lighting
155 Agreement/Invoice [New Lighting]

156 On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor,
157 Ratification Items 8A through 8J, as listed, were ratified.

158
159
160 NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of March 31, 2025

161
162
163 On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the
164 Unaudited Financial Statements as of March 31, 2025, were accepted.

TENTH ORDER OF BUSINESS

Approval of October 3, 2024 Regular Meeting Minutes

On MOTION by Mr. Aponte and seconded by Ms. Sgro, with all in favor, the October 3, 2024 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

There was no report.

B. District Engineer (Interim): Clearview Land Design P.L.

There was no report.

“(Interim)” will be removed going forward.

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

• UPCOMING MEETINGS

➤ June 5, 2025 at 11:00 AM [Regular Meeting]

➤ July 3, 2025 at 11:00 AM [Regular Meeting]

➤ August 7, 2025 at 11:00 AM [Adoption of FY2026 Proposed Budget]

○ QUORUM CHECK

The June 5 and July 3, 2025 meetings will be canceled.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the meeting adjourned at 11:13 a.m.

201
202
203
204

Secretary/Assistant Secretary

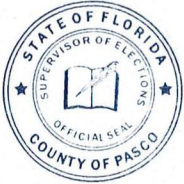
Chair/Vice Chair

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 23, 2025

Daphne Gillyard
Director of Administrative Services
2300 Glades Rd Suite 410W
Boca Raton FL 33431

Dear Daphne Gillyard:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2025.

• Avalon Park West Community Development District	988
• Del Webb River Reserve Community Development District	0
• Harvest Hills Community Development District	0
• Heritage Pines Community Development District	1,943
• KD52 Community Development District No. 1	0
• KD52 Community Development District No. 2	0
• Kenton Community Development District	1
• Magnolia Island Community Development District	0
• Parkview at Long Lake Ranch Community Development District	390
• Pasadena Ridge Community Development District	0
• Preserve at Legends Pointe Community Development District	0
• PTC Community Development District	2
• Riverwood Estates Community Development District	19
• Silverado Community Development District	752
• Summerstone Community Development District	601
• Towns at Woodsdale Community Development District	70
• TSR Community Development District	4,873
• Vidas Way Community Development District	11
• Westwood of Pasco Community Development District	76
• Whispering Pines Community Development District	285
• Woodcreek Community Development District	133

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

VIDA’S WAY COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION <i>Hampton Inn & Suites by Hilton-Tampa/Wesley Chapel</i> <i>2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544</i> ¹ <i>Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2024	Regular Meeting	11:00 AM
November 7, 2024 CANCELED	Regular Meeting	11:00 AM
December 5, 2024 CANCELED	Regular Meeting	11:00 AM
February 6, 2025 CANCELED	Regular Meeting	11:00 AM
March 6, 2025 CANCELED	Regular Meeting	11:00 AM
April 3, 2025 CANCELED	Regular Meeting	11:00 AM
May 1, 2025 ¹	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	11:00 AM
June 5, 2025 ¹ CANCELED	Regular Meeting	11:00 AM
July 3, 2025 ¹ CANCELED	Regular Meeting	11:00 AM
August 7, 2025 ¹	Public Hearings & Regular Meeting <i>Adoption of FY2026 Budget</i>	11:00 AM
September 4, 2025 ¹	Regular Meeting	11:00 AM