

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

November 6, 2025

BOARD OF SUPERVISORS

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
<https://vidaswaycdd.net/>

October 30, 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 a Regular Meeting on November 6, 2025 at 11:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, Board Room, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Presentation of Second Supplemental Engineer's Report *(for informational purposes)*
4. Presentation of Final Second Supplemental Special Assessment Methodology Report *(for informational purposes)*
5. Consideration of Resolution 2026-02, Making Certain Findings; Approving the Engineer's Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Levying and Allocating Assessments Securing Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date
6. Consideration of Supplemental Notice of Series 2025 Assessments
7. Consideration of Amended and Restated Disclosure of Public Finance
8. Ratification Items
 - A. Champa Bay Services LLC Holiday Lighting Proposal
 - B. FMSBonds, Inc. Rule G-17 Disclosure Letter
 - C. Pine Lake Services, LLC Items
 - I. Invoice 8441 [One-Time Potassium Turf Treatment]
 - II. Proposal #7109 [Seasonal Mulch Application]

ATTENDEES:

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

Note: Meeting Location

- III. Proposal #7067 [Dead/Missing Plant Replacements]
 - D. Pulte Home Company, LLC Easement Agreement
 - E. Steadfast Alliance Invoices
 - I. #SA-13639 [Pond 1 Fish Stocking]
 - II. #SA 16522 [Midge Fly Fogging]
 - 9. Acceptance of Unaudited Financial Statements as of September 30, 2025
 - 10. Approval of October 2, 2025 Regular Meeting Minutes
 - 11. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Clearview Land Design P.L.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - UPCOMING MEETINGS
 - December 4, 2025 at 11:00 AM
 - February 5, 2026 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 |
- 12. Board Members' Comments/Requests
 - 13. Public Comments
 - 14. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802 or Jordan Lansford at (813) 728-6062.

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

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**SECOND SUPPLEMENTAL ENGINEER'S REPORT FOR THE
VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT**
October 2, 2025

1. PURPOSE:

This report supplements the District's *Master Engineer's Report*, dated February 16, 2024 ("**Master Report**") for the purpose of describing the second phase of the District's CIP¹ to be known as the "**2025 Project**" a/k/a "**Assessment Area Two**."

2. 2025 PROJECT:

The District's 2025 Project includes the portion of the CIP that is necessary for the development of what is known as "Phase 2A" and "Phase 2B" ("**Assessment Area Two**") of the District. A legal description for Assessment Area Two is shown in **Exhibit A**.

a. Product Mix:

The Product Table below shows the product types that will be part of the 2025 Project:

Product Table:

Phase	SF 50	SF 60	Total
Phase 2A	75	19	94
Phase 2B	80	40	120
TOTAL	155	59	214

b. List of 2025 Project Improvements:

The various improvements that are part of the overall CIP – including those that are part of the 2025 Project – are described in detail in the Master Report, and those descriptions are incorporated herein. The 2025 Project includes, generally stated, the following items relating to Assessment Area Two: stormwater management, utilities, perimeter roadways/hardscape/landscape/irrigation, conservation, the differential cost of undergrounding electrical conduit, and soft costs.

c. Permit Status:

The status of the applicable permits necessary for the 2025 Project is as shown below. All permits and approvals necessary for the development of the 2025 Project have been obtained.

Permit Table:

Phase	Permit	Status
Master Permits	MPUD Zoning, Master Utility Plans & FDEP 404	Approved
Master Stormwater	Pasco Mass Grading & SWFWMD ERP	Approved
Phases 2A & 2B	Pasco PDP/CP, Pasco Utilities, FDEP Utilities & SWFWMD ERP	Approved

¹ All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Master Report.

d. Estimated Costs plus Ownership & Maintenance:

The table below shows the costs that are necessary for delivery of the Assessment Area Two lots for the 2025 Project, which includes the roads, utilities, and other improvements specific to Assessment Area Two as well as "master" improvements that may be outside of those phases such as offsite roads and utilities, etc.

Estimated Costs & O&M Table:

Improvement	2025 Project Estimated Cost	Operation & Maintenance Entity
Stormwater Management System	\$2,500,000.00	CDD
Residential Roadways	\$2,400,000.00	CDD
Water, Wastewater & Reclaim Systems	\$3,500,000.00	County
Incremental Cost of Undergrounding of Conduit	\$50,000.00	CDD
Hardscaping, Landscaping, and Irrigation	\$1,500,000.00	CDD
Offsite Improvements (Wells Road)	\$2,500,000.00	County
Professional Services (±8%)	\$996,000.00	N/A
Contingency (10%)	\$1,344,600.00	As above
TOTAL:	\$14,790,600.00	

- The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
- The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
- The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, subject to the approval of the District's bond counsel.
- Impact fee credits may be available from master roadway and utility improvements. The developer and the District will enter into an acquisition agreement whereby the developer may elect to keep any such credits, provided that consideration is provided to the District in the form of improvements, land, a prepayment of debt assessments, or other consideration.

While the delivery of the 2025 Project will necessarily involve the installation of certain "master" improvements, the District's 2025 Project is a part of the entire CIP, which functions as a system of improvements that includes the entire CIP for Vida' Way CDD. Accordingly, the 2025 Project lots only receive a pro-rated benefit from the overall CIP based on "ERU" factors as established under the District's assessment reports.

3. CONCLUSION:

The 2025 Project will be designed in accordance with current governmental regulations and requirements. The 2025 Project will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- The estimated costs to the 2025 Project as set forth herein are reasonable based on prices currently being experienced in the jurisdiction in which the District is located.
- All of the improvements comprising the CIP are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes.

- The 2025 Project is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the 2024 Project, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and

As described above, this report identifies the benefits from the 2025 Project to the lands within the District. The general public, property owners, and property outside the District will benefit from the provisions of the District's CIP; however, these are incidental to the District's 2025 Project, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enable properties within its boundaries to be developed.

The 2025 Project will be owned by the District or other governmental units and such 2025 Project is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the 2025 Project is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The 2024 Project, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. The District will pay the lesser of the cost of the components of the 2025 Project or the fair market value.

Please note that the 2025 Project as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the 2025 Project, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.



Jordan A. Schrader, P.E.
Date: 10/2/2025

Exhibit A

VIDA'S WAY LEGACY PHASE 2A & 2B PLATS LEGAL DESCRIPTION

PHASE 2A PLAT DESCRIPTION:

DESCRIPTION: A portion of the lands described in Official Records Book 10863, Page 3903, of the Public Records of Pasco County, Florida, lying in Section 1, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the North 1/4 corner of said Section 1, run thence along the East Boundary of the Northwest 1/4 of aforesaid Section 1, S.00°15'11" W., a distance of 1648.01 feet to the POINT OF BEGINNING to a point on the Southerly boundary of VIDA'S WAY LEGACY PHASE 1B, according to the plat thereof, as recorded in Plat Book 95, pages 27 through 32, of the Public Records of Pasco County, Florida; thence along said Southerly boundary the following three (3) courses: 1) N.58°00'00" E., a distance of 267.23 feet; 2) N.48°36'00" E., a distance of 50.00 feet; 3) N.63°36'00" E., a distance of 870.35 feet; thence S.43°16'59" E., a distance of 629.21 feet; thence Southwesterly, 134.02 feet along the arc of a non-tangent curve to the right having a radius of 175.00 feet and a central angle of 43°52'43" (chord bearing S.58°56'22" W., 130.77 feet); thence Southwesterly, 101.34 feet along the arc of a reverse curve to the left having a radius of 225.00 feet and a central angle of 25°48'23" (chord bearing S.67°58'32" W., 100.49 feet); thence S.24°29'22" E., a distance of 25.47 feet; thence S.38°14'23" E., a distance of 25.02 feet; thence Southerly, 31.52 feet along the arc of a non-tangent curve to the left having a radius of 20.00 feet and a central angle of 90°17'04" (chord bearing S.08°53'32" W., 28.35 feet); thence S.53°45'08" W., a distance of 50.00 feet; thence S.36°15'00" E., a distance of 18.00 feet; thence S.53°45'00" W., a distance of 242.00 feet; thence S.36°15'00" E., a distance of 32.00 feet; thence S.53°45'00" W., a distance of 171.00 feet; thence S.36°15'00" E., a distance of 60.00 feet; thence S.51°54'13" W., a distance of 165.74 feet; thence N.61°55'00" W., a distance of 62.19 feet; thence S.27°38'00" W., a distance of 121.00 feet; thence Northwesterly, 76.40 feet along the arc of a non-tangent curve to the left having a radius of 3838.00 feet and a central angle of 01°08'26" (chord bearing N.62°56'13" W., 76.40 feet); thence S.30°54'56" W., a distance of 50.15 feet; thence Westerly, 31.65 feet along the arc of a non-tangent curve to the left having a radius of 20.00 feet and a central angle of 90°41'03" (chord bearing S.71°05'32" W., 28.45 feet); thence S.25°45'00" W., a distance of 202.02 feet; thence Southerly, 31.16 feet along the arc of a tangent curve to the left having a radius of 20.00 feet and a central angle of 89°16'37" (chord bearing S.18°53'19" E., 28.11 feet); thence S.25°09'51" W., a distance of 50.01 feet; thence Westerly, 31.67 feet along the arc of a non-tangent curve to the left having a radius of 20.00 feet and a central angle of 90°44'30" (chord bearing S.71°07'15" W., 28.47 feet); thence S.25°45'00" W., a distance of 121.01 feet; thence Southerly, 31.15 feet along the arc of a tangent curve to the left having a radius of 20.00 feet and a central angle of 89°13'53" (chord bearing S.18°51'57" E., 28.09 feet); thence S.26°31'07" W., a distance of 70.00 feet to a point on the Southerly boundary of said Official Records Book 10863, page 3903 of the Official Records of Pasco County, Florida; thence along said Southerly boundary, Westerly, 896.12 feet along the arc of a non-tangent curve to the left having a radius of 3265.00 feet and a central angle of 15°43'32" (chord bearing N.71°20'39" W., 893.31 feet) to the Southeast corner of VIDA'S WAY LEGACY PHASE 1A, according to the Plat thereof, as recorded in Plat Book 95, pages 1 through 9, of the Public Records of Pasco County, Florida; thence along the Easterly boundary thereof the following five (5) courses, 1) N.30°00'00" E., a distance of 152.77 feet; 2) N.34°00'00" W., a distance of 24.00 feet; 3) N.45°00'00" E., a distance of 61.00 feet; 4) N.02°00'00" E., a distance of 330.00 feet; 5) N.41°00'00" E., a distance of 260.00 feet to the Southernmost corner of aforesaid VIDA'S WAY LEGACY PHASE 1B; thence along the Southerly boundary of said VIDA'S WAY LEGACY PHASE 1B, N.58°00'00" E., a distance of 163.54 feet to the POINT OF BEGINNING.

Containing 35.492 acres, more or less.

PHASE 2B PLAT DESCRIPTION:

DESCRIPTION:

A portion of the lands described in Official Records Book 10863, Page 3903, of the Public Records of Pasco County, Florida, lying in Section 1, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the North 1/4 corner of said Section 1, run thence along the East Boundary of the Northwest 1/4 of aforesaid Section 1, S.00°15'11"W., a distance of 2541.37 feet; thence S.89°44'49"E., a distance of 498.19 feet to a point on the Easterly boundary of VIDA'S WAY LEGACY PHASE 2A, according to the plat thereof, as recorded in Plat Book __, Pages __ through __, of the Public Records of Pasco County, Florida, said point also being the POINT OF BEGINNING; thence along said Easterly boundary the following seventeen (17) courses: 1) Easterly, 31.67 feet along the arc of a tangent curve to the right having a radius of 20.00 feet and a central angle of 90°44'30" (chord bearing N.71°07'15"E., 28.47 feet); 2) N.25°09'51"E., a distance of 50.01 feet; 3) Northerly, 31.16 feet along the arc of a non-tangent curve to the right having a radius of 20.00 feet and a central angle of 89°16'37" (chord bearing N.18°53'19"W., 28.11 feet); 4) N.25°45'00"E., a distance of 202.02 feet; 5) Easterly, 31.65 feet along the arc of a tangent curve to the right having a radius of 20.00 feet and a central angle of 90°41'03" (chord bearing N.71°05'32"E., 28.45 feet); 6) N.30°54'56"E., a distance of 50.15 feet; 7) Southeasterly, 76.40 feet along the arc of a non-tangent curve to the right having a radius of 3838.00 feet and a central angle of 01°08'26" (chord bearing S.62°56'13"E., 76.40 feet); 8) N.27°38'00"E., a distance of 121.00 feet; 9) S.61°55'00"E., a distance of 62.19 feet; 10) N.51°54'13"E., a distance of 165.74 feet; 11) N.36°15'00"W., a distance of 60.00 feet; 12) N.53°45'00"E., a distance of 171.00 feet; 13) N.36°15'00"W., a distance of 32.00 feet; 14) N.53°45'00"E., a distance of 242.00 feet; 15) N.36°15'00"W., a distance of 18.00 feet; 16) N.53°45'08"E., a distance of 50.00 feet; 17) Northerly, 31.52 feet along the arc of a non-tangent curve to the right having a radius of 20.00 feet and a central angle of 90°17'04" (chord bearing N.08°53'32"E., 28.35 feet); thence Northeasterly, 81.99 feet along the arc of a compound curve to the right having a radius of 175.00 feet and a central angle of 26°50'40" (chord bearing N.67°27'24"E., 81.24 feet); thence Northeasterly, 149.72 feet along the arc of a reverse curve to the left having a radius of 225.00 feet and a central angle of 38°07'31" (chord bearing N.61°48'58"E., 146.97 feet); thence S.50°29'44"E., a distance of 333.63 feet; thence S.24°37'19"E., a distance of 151.41 feet; thence S.54°07'14"E., a distance of 159.73 feet; thence S.34°14'00"W., a distance of 164.80 feet; thence S.55°46'00"E., a distance of 171.00 feet; thence S.34°14'00"W., a distance of 135.00 feet; thence N.55°46'00"W., a distance of 60.00 feet; thence S.34°14'00"W., a distance of 70.00 feet; thence N.55°46'00"W., a distance of 61.00 feet; thence S.34°14'00"W., a distance of 121.00 feet; thence Southerly, 31.42 feet along the arc of a tangent curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.10°46'00"E., 28.28 feet); thence S.34°14'00"W., a distance of 50.00 feet; thence Westerly, 31.42 feet along the arc of a non-tangent curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.79°14'00"W., 28.28 feet); thence S.34°14'00"W., a distance of 242.00 feet; thence Southerly, 31.42 feet along the arc of a tangent curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.10°46'00"E., 28.28 feet); thence S.34°14'00"W., a distance of 50.00 feet; thence Westerly, 31.42 feet along the arc of a non-tangent curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.79°14'00"W., 28.28 feet); thence S.34°14'00"W., a distance of 202.00 feet; thence Southerly, 31.42 feet along the arc of a tangent curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.10°46'00"E., 28.28 feet); thence S.34°14'00"W., a distance of 50.00 feet; thence N.55°46'00"W., a distance of 23.50 feet; thence S.34°14'00"W., a distance of 192.16 feet; thence S.50°00'00"E., a distance of 188.64 feet; thence Southeasterly, 605.10 feet along the arc of a tangent curve to the right having a radius of 2535.00 feet and a central angle of 13°40'35" (chord bearing S.43°09'43"E., 603.66 feet); thence S.53°40'35"W., a distance of 70.00 feet; thence Southeasterly, 142.99 feet along the arc of a non-tangent curve to the right

having a radius of 2465.00 feet and a central angle of 03°19'25" (chord bearing S.34°39'43"E., 142.97 feet); thence S.33°00'00"E., a distance of 92.08 feet to a point on the Southerly boundary of aforesaid lands described in Official Records Book 10863, Page 3903 of the Public Records of Pasco County, Florida; thence along the Southerly and Southwesterly boundary the following twenty-five (25) courses: 1) N.89°48'20"W., a distance of 1609.37 feet; 2) N.00°11'40"E., a distance of 3.36 feet; 3) N.13°50'12"E., a distance of 72.55 feet; 4) N.84°08'07"E., a distance of 84.77 feet; 5) N.06°58'23"W., a distance of 72.96 feet; 6) N.32°00'26"E., a distance of 102.34 feet; 7) S.88°12'58"E., a distance of 66.43 feet; 8) N.36°13'42"E., a distance of 78.74 feet; 9) N.16°02'27"W., a distance of 71.19 feet; 10) N.24°52'59"W., a distance of 17.63 feet; 11) N.28°20'26"W., a distance of 97.48 feet; 12) N.72°05'29"W., a distance of 95.58 feet; 13) S.85°03'43"W., a distance of 120.00 feet; 14) N.34°25'59"W., a distance of 59.58 feet; 15) N.06°28'04"W., a distance of 56.59 feet; 16) N.08°53'07"E., a distance of 33.04 feet; 17) N.03°11'14"W., a distance of 26.71 feet; 18) N.05°24'09"E., a distance of 53.85 feet; 19) N.27°55'19"E., a distance of 47.10 feet; 20) S.89°44'17"E., a distance of 60.82 feet; 21) N.69°12'31"E., a distance of 72.56 feet; 22) N.78°47'40"E., a distance of 54.06 feet; 23) N.50°38'27"E., a distance of 69.63 feet; 24) N.59°36'55"E., a distance of 402.62 feet; 25) Northwesterly, 425.85 feet along the arc of a non-tangent curve to the left having a radius of 3265.00 feet and a central angle of 07°28'23" (chord bearing N.59°44'42"W., 425.55 feet); thence N.26°31'07"E., a distance of 70.00 feet; thence Northerly, 31.15 feet along the arc of a non-tangent curve to the right having a radius of 20.00 feet and a central angle of 89°13'53" (chord bearing N.18°51'57"W., 28.09 feet); thence N.25°45'00"E., a distance of 121.01 feet to the POINT OF BEGINNING.

Containing 55.684 acres, more or less.

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

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VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT

Final Second Supplemental Special Assessment Methodology Report

October 22, 2025



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Final Second Supplemental Special Assessment Methodology Report (the "Final Second Supplemental Report") was developed to supplement the Master Special Assessment Methodology Report (the "Master Report") dated February 20, 2024 and to provide a supplemental financing plan and a supplemental special assessment methodology for the Vida's Way Community Development District (the "District"), located in Pasco County, Florida. This Final Second Supplemental Report was developed in relation to funding by the District of a portion of the costs of public infrastructure improvements (the "Capital Improvement Plan" or "CIP") contemplated to be provided by the District within a designated assessment area ("Assessment Area Two").

1.2 Scope of the Final Second Supplemental Report

This Final Second Supplemental Report presents the projections for financing a portion of the District's Capital Improvement Plan (the "2025 Project") described in the Master Engineer's Report developed by Clearview Land Design, P.L. (the "District Engineer") and dated February 16, 2024 as supplemented by that certain Second Supplemental Engineer's Report for the 2025 Project dated October 2, 2025 (collectively, the "Engineer's Report"). This Final Second Supplemental Report also describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and partial funding of the 2025 Project.

1.3 Special Benefits and General Benefits

Public infrastructure improvements undertaken and funded by the District as part of the 2025 Project create special and peculiar benefits within Assessment Area Two, different in kind and degree than general benefits to the properties within its borders but outside of Assessment Area Two as well as general benefits to the public at large. However, as discussed within this Final Second Supplemental Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within Assessment Area Two within the District. The District's 2025 Project enables properties within Assessment Area Two to be developed.

There is no doubt that the general public, property owners outside of

the District, and property outside Assessment Area Two will benefit from the provision of the 2025 Project. However, these benefits are only incidental since the 2025 Project is designed solely to provide special benefits peculiar to property within Assessment Area Two of the District. Properties outside Assessment Area Two and outside of the District boundaries are not directly served by the Series 2025 Project and do not depend upon the Series 2025 Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties within Assessment Area Two receive compared to those lying outside Assessment Area Two and outside of the District's boundaries.

The 2025 Project will provide public infrastructure improvements which are all necessary in order to make the lands within Assessment Area Two developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within Assessment Area Two to increase by more than the sum of the financed cost of the individual components of the 2025 Project. Even though the exact value of the benefits provided by the 2025 Project is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

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

Section Three provides a summary of the 2025 Project as determined by the District Engineer.

Section Four discusses the supplemental financing program for the District.

Section Five discusses the supplemental special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District will serve the Vida's Way development (the "Development"), a master planned residential development located in Pasco County, Florida. The District currently consists of approximately 356.057 +/- acres and is generally located in central

east Pasco County east of future Watergrass Parkway and north of Wells Road.

2.2 The Development Program

The development of Vida's Way is anticipated to be conducted by Pulte Home Company, LLC or an affiliated entity (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan envisions a total of 683 residential dwelling units within the boundaries of the District in multiple phases, although land use types and unit numbers may change throughout the development period. Of the aforementioned residential units, 214 residential units are anticipated to be developed within Assessment Area Two. Table 1 in the *Appendix* illustrates the development plan for Assessment Area Two.

3.0 The 2025 Project

3.1 Overview

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

3.2 2025 Project

The 2025 Project needed to serve the Development relating to Assessment Area Two is projected to consist of stormwater management system, residential roadways, water, wastewater and reclaim systems, incremental cost of undergrounding of conduit, hardscaping, landscaping, irrigation, offsite improvements (Wells Road), professional services, and contingencies all as set forth in more detail in the Engineer's Report.

Even though the 2025 Project is anticipated to coincide with and support the development of the land within Assessment Area Two, all of the infrastructure included in the 2025 Project will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and all improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total costs of the 2025 Project are estimated at \$14,790,600. Table 2 in the *Appendix* illustrates the specific components of the Series 2025 Project and their costs.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or constructed and funded directly by the District. As of the time of writing of this Final Second Supplemental Report, the District will most likely acquire completed improvements from the Developer, although the District maintains the complete flexibility to either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

The District intends to issue Special Assessment Bonds, Series 2025 (Assessment Area Two) in the principal amount of \$4,180,000 (the "Series 2025 Bonds") to fund \$3,648,437.47 in 2025 Project costs, with the balance of the costs in the amount of \$11,142,162.53 anticipated to be constructed by the Developer and contributed to the District at no cost, or financed in whole, or in part, by future bonds issued by the District. The Series 2025 Bonds are secured by the special assessments levied on the property within Assessment Area Two, as described herein (the "Series 2025 Bond Assessments").

4.2 Types of Bonds Proposed

The Series 2025 Bonds as projected under this supplemental financing plan would be structured to be amortized in 30 annual installments. Interest payments on the Series 2025 Bonds would be made every May 1 and November 1, and principal payments on the Series 2025 Bonds would be made on each May 1, commencing May 1, 2027.

In order to finance a portion of the costs of the 2025 Project, the District would need to borrow more funds and incur indebtedness in the total amount of \$4,180,000. The difference is comprised of funding a debt service reserve account and paying capitalized interest and costs of issuance, including the underwriter's discount. Sources and uses of funding for the Series 2025 Bonds are presented in Table 3 in the *Appendix*.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Series 2025 Bonds provides the District with a portion of funds necessary to construct/acquire the public infrastructure improvements which are part of the 2025 Project outlined in Section 3.2 and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to properties within Assessment Area Two. General benefits accrue to areas outside of Assessment Area Two and outside of the District, but are only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties within Assessment Area Two that derive special and peculiar benefits from the 2025 Project. All properties within Assessment Area Two that receive special benefits from the 2025 Project will be assessed for their fair share of the debt issued in order to finance a portion of the 2025 Project.

5.2 Benefit Allocation

The current development plan envisions a total of 683 residential units developed within the lands currently contained within the boundaries of the District. Of the aforementioned residential units, 214 residential units are anticipated to be developed within Assessment Area Two, although unit numbers and land use types may change throughout the development period.

The public infrastructure included in the 2025 Project will comprise an interrelated system of improvements, which means that all of the improvements will serve the District but in particular Assessment Area Two and such public improvements will be interrelated such that they will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within Assessment Area Two will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within Assessment Area Two and benefit all land within Assessment Area Two.

As stated previously, the public infrastructure improvements included in the 2025 Project have a logical connection to the special and peculiar benefits received by the land within Assessment Area Two, as without such improvements, the development of the properties within Assessment Area Two would not be possible. Based upon the connection between the improvements and the special and peculiar

benefits to the land within Assessment Area Two within the District, the District can assign or allocate the District's debt through the imposition of the Series 2025 Bond Assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit to the assessable lands within Assessment Area Two cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual the Series 2025 Bond Assessments amount levied on such land. In following the Master Report, this Final Second Supplemental Report proposes to allocate the benefit associated with the 2025 Project to the different product types proposed to be developed within Assessment Area Two in proportion to their density of development and intensity of use of infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the product types contemplated to be developed within Assessment Area Two based on the densities of development and the intensities of use of the public infrastructure. Total ERU counts for each product type, and the share of the benefit received by each product type as shown in Table 4.

The rationale behind the different ERU weights is supported by the fact that generally and on average products with smaller lot sizes will use and benefit from the improvements which are part of the 2025 Project less than products with larger lot sizes. For instance, generally and on average products with smaller lot sizes will produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than products with larger lot sizes. Additionally, the value of the products with larger lot sizes is likely to appreciate by more in terms of dollars than that of the products with smaller lot sizes as a result of the implementation of the infrastructure improvements. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the District's public infrastructure improvements that are part of the 2025 Project.

Based on the ERU benefit allocation illustrated in Table 4, Table 5 in the *Appendix* presents the allocation of the costs of the 2025 Project to Assessment Area Two, with the total amount of 2025 Project costs allocated to Assessment Area Two equal to \$14,790,600. In order to facilitate the marketing of the residential units within Assessment Area Two, the Developer requested that the District limit the amounts of Series 2025 Bond Assessments to certain predetermined levels. Table 5 in the *Appendix* presents the allocation of the amount of the

2025 Project costs allocated to Assessment Area Two to the various unit types proposed to be developed in Assessment Area Two based on the ERU benefit allocation factors present in Table 4. Further, Table 5 illustrates the approximate costs that are projected to be financed with the Series 2025 Bonds, and the approximate costs of the portion of the 2025 Project to be contributed by the Developer, as the case may be. With the Series 2025 Bonds funding approximately \$3,648,437.47 in costs of the 2025 Project, the Developer is anticipated to fund improvements valued at a cost of \$11,142,162.53 which will not be funded with proceeds of the Series 2025 Bonds. Finally, Table 6 in the *Appendix* presents the apportionment of the Series 2025 Bond Assessments and also presents the annual levels of the projected annual debt service assessments per unit.

Amenities. No Series 2025 Bond Assessments are allocated herein to any private amenities or other common areas planned for the development. If owned by a homeowner's association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly benefit all platted lots in the District. If the amenities are owned by the District, then they would be governmental property not subject to the Series 2025 Special Assessments and would be open to the general public, subject to District rules and policies. As such, no Series 2025 Bond Assessments will be assigned to the amenities and common areas.

Government Property. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Series 2025 Bond Assessments without specific consent thereto. If at any time, any portion of the property contained in the District is proposed to be sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity (without consent of such governmental unit to the imposition of Series 2025 Special Assessments thereon), all future unpaid Series 2025 Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer.

New Product Types. Generally stated, the Series 2025 Bond Assessments have been established based on an ERU value per front foot for the anticipated product types as set forth in Table 5. However, as noted herein, additional or different product types may be developed throughout the development period. In such an event, the District's Assessment Consultant will determine ERU allocations, and the resulting Series 2025 Bond Assessments, for the added product types based on the underlying ERU values per front foot set

forth in Table 5, which allocation may be considered and finalized by the Board after due notice and public hearing.

5.3 Assigning Series 2025 Assessments

As the land in Assessment Area Two is not yet platted for its intended final use and the precise location of the various product types by lot or parcel is unknown, the Series 2025 Bond Assessments will initially be levied on all of the land in Assessment Area Two on an equal pro-rata gross acre basis and thus the total bonded debt attributable to Assessment Area Two within the District in the amount of \$4,180,000 will be preliminarily levied on approximately 91.176 acres at a rate of \$45,845.40 per gross acre. When the land is platted or sold within Assessment Area Two, the Series 2025 Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the Appendix. Such allocation of Series 2025 Bond Assessments from unplatted gross acres to platted parcels will reduce the amounts of Series 2025 Bond Assessments levied on unplatted gross acres within Assessment Area Two.

In the event unplatted land within Assessment Area Two is sold to a third party (the “Transferred Property”), the Series 2025 Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs assigned by the Developer, as applicable, to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Second Supplemental Report. The owner of the Transferred Property will be responsible for the total Series 2025 Bond Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. A true up payment would then be due to the District in accordance with Section 5.6, below. This total Series 2025 Bond Assessments are allocated to the Transferred Property at the time of the sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

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

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

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

The public infrastructure improvements which are part of the 2025 Project make the land in Assessment Area Two developable and saleable and when implemented jointly as parts of the 2025 Project, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of the 2025 Project, or the actual assessment levied for, the public improvement or debt allocated to the assessable lands within Assessment Area Two.

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

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

The apportionment of the Series 2025 Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within Assessment Area Two according to reasonable estimates of the special and peculiar benefits derived from the 2025 Project by different unit types.

Accordingly, no parcel of property within Assessment Area Two will be lienied for the payment of Series 2025 Bond Assessments more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned Equivalent Residential Units ("ERUs") as set forth in Table 4 in the *Appendix*

("Development Plan"). At such time as lands are to be platted (or re-platted) or site plans are to be approved (or revised), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

a. If a Proposed Plat results in the same amount of ERUs (and thus Series 2025 Bond Assessments) able to be imposed on the "Remaining Unplatted Developable Lands" (i.e., those remaining unplatted developable lands within Assessment Area Two after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Series 2025 Bond Assessments to the product types being platted (or re-platted) and the remaining property in accordance with this Report, and cause the Series 2025 Assessments to be recorded in the District's Improvement Lien Book.

b. If a Proposed Plat results in a greater amount of ERUs (and thus Series 2025 Bond Assessments) able to be imposed on the Remaining Unplatted Developable Lands as compared to what was originally contemplated under the Development Plan, then the District may undertake a pro rata reduction of Series 2025 Bond Assessments for all assessed properties within the property, may allocate additional ERUs/densities for a future bond issuance, or may otherwise address such net decrease of the Series 2025 Bond Assessments per ERU as permitted by law.

c. If a Proposed Plat results in a lower amount of ERUs (and thus Series 2025 Bond Assessments) able to be imposed on the Remaining Unplatted Developable Lands as compared to what was originally contemplated under the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat and other applicable lands as determined by the District Assessment Consultant to pay a "True-Up Payment" equal to the shortfall in Series 2025 Bond Assessments (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer and District Counsel, shall determine in their sole discretion what amount of ERUs (and thus Series 2025 Bond Assessments) are able to be imposed on the Remaining Unplatted Developable Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the development, b) the revised, overall development plan showing the number and type of units reasonably planned for the development, c) proof of the amount of entitlements for the Remaining Unplatted Developable Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the

proposed development plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient Series 2025 Bond Assessments to pay debt service on the Series 2025 Bonds and the District will conduct new proceedings under Chapters 170, 190 and 197 Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the Series 2025 Bonds to the Quarterly Redemption Date (as defined in the supplemental trust indenture relating to the Series 2025 Bonds) that occurs at least 45 days after the True-Up Payment (or the second succeeding Quarterly Redemption Date if such True-Up Payment is made within forty-five (45) calendar days before a Quarterly Redemption Date.

All Series 2025 Bond Assessments levied run with the land, and such Series 2025 Bond Assessment liens include any true-up payment. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Series 2025 Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

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

5.7 Assessment Roll

The Series 2025 Special Assessments in the principal amount of \$4,180,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, Series 2025 Bond Assessments shall be paid in no more than thirty (30) annual principal installments.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the Series 2025 Special Assessments related to the District's Series 2025 Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Final Supplemental Report. For additional information on the structure of the Series 2025 Bonds and related items, please refer to the offering statement associated with this transaction.

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

7.0 Appendix

Table 1

Vida's Way

Community Development District

Development Plan

Product Type	Assessment Area Two Number of Units
SF 50'	155
SF 60'	59
Total	214

Table 2

Vida's Way

Community Development District

Capital Improvement Plan

Improvement	Total CIP Costs
<i>Stormwater Management System</i>	\$2,500,000
<i>Residential Roadways</i>	\$2,400,000
<i>Water, Wastewater & Reclaim Systems</i>	\$3,500,000
<i>Incremental Cost of Undergrounding of Conduit</i>	\$50,000
<i>Hardscaping, Landscape & Irrigation</i>	\$1,500,000
<i>Offsite Improvements (Wells Road)</i>	\$2,500,000
<i>Professional Services</i>	\$996,000
<i>Contingency</i>	\$1,344,600
Total	\$14,790,600

Table 3

Vida's Way

Community Development District

Sources and Uses of Funds

Series 2025

Sources

Bond Proceeds:

Par Amount \$4,180,000.00

Total Sources \$4,180,000.00

Uses

Project Fund Deposits:

Project Fund \$3,648,437.47

Other Fund Deposits:

Debt Service Reserve Fund \$141,025.00

Capitalized Interest Fund \$102,532.53

Delivery Date Expenses:

Costs of Issuance \$288,005.00

Total Uses \$4,180,000.00

Table 4

Vida's Way

Community Development District

Improvements Benefit Allocation

Product Type	Assessment Area Two Number of Units	ERU Weight	Assessment Area Two Total ERU
SF 50'	155	1.00	155.00
SF 60'	59	1.20	70.80
Total	214		225.80

Table 5

Vida's Way

Community Development District

CIP Cost Allocation

Product Type	CIP Costs Allocation Based on ERU Method	CIP Project Costs Contributed by the Developer/Funded by Future Bonds	CIP Costs Financed with Series 2025 Bonds
SF 50'	\$10,152,980.51	\$7,648,517.24	\$2,504,463.28
SF 60'	\$4,637,619.49	\$3,493,645.29	\$1,143,974.19
Total	\$14,790,600.00	\$11,142,162.53	\$3,648,437.47

Table 6

Vida's Way

Community Development District

Series 2025 Bond Assessments Apportionment

Product Type	Assessment Area Two Number of Units	Total Cost Allocation	Total Series 2025 Bond Assessments Apportionment	Series 2025 Bond Assessments Apportionment per Unit	Annual Debt Service Payment per Unit*
SF 50'	155	\$2,504,463.28	\$2,869,353.41	\$18,511.96	\$1,328.84
SF 60'	59	\$1,143,974.19	\$1,310,646.59	\$22,214.35	\$1,594.61
Total	214	\$3,648,437.47	\$4,180,000.00		

* Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

Exhibit “A”

Series 2025 Bond Assessments in the amount of \$4,180,000 will be levied on the land as described below:

Exhibit A

VIDA'S WAY LEGACY PHASE 2A & 2B PLATS LEGAL DESCRIPTION

PHASE 2A PLAT DESCRIPTION:

DESCRIPTION: A portion of the lands described in Official Records Book 10863, Page 3903, of the Public Records of Pasco County, Florida, lying in Section 1, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the North 1/4 corner of said Section 1, run thence along the East Boundary of the Northwest 1/4 of aforesaid Section 1, S.00°15'11" W., a distance of 1648.01 feet to the POINT OF BEGINNING to a point on the Southerly boundary of VIDA'S WAY LEGACY PHASE 1B, according to the plat thereof, as recorded in Plat Book 95, pages 27 through 32, of the Public Records of Pasco County, Florida; thence along said Southerly boundary the following three (3) courses: 1) N.58°00'00" E., a distance of 267.23 feet; 2) N.48°36'00" E., a distance of 50.00 feet; 3) N.63°36'00" E., a distance of 870.35 feet; thence S.43°16'59" E., a distance of 629.21 feet; thence Southwesterly, 134.02 feet along the arc of a non-tangent curve to the right having a radius of 175.00 feet and a central angle of 43°52'43" (chord bearing S.58°56'22" W., 130.77 feet); thence Southwesterly, 101.34 feet along the arc of a reverse curve to the left having a radius of 225.00 feet and a central angle of 25°48'23" (chord bearing S.67°58'32" W., 100.49 feet); thence S.24°29'22" E., a distance of 25.47 feet; thence S.38°14'23" E., a distance of 25.02 feet; thence Southerly, 31.52 feet along the arc of a non-tangent curve to the left having a radius of 20.00 feet and a central angle of 90°17'04" (chord bearing S.08°53'32" W., 28.35 feet); thence S.53°45'08" W., a distance of 50.00 feet; thence S.36°15'00" E., a distance of 18.00 feet; thence S.53°45'00" W., a distance of 242.00 feet; thence S.36°15'00" E., a distance of 32.00 feet; thence S.53°45'00" W., a distance of 171.00 feet; thence S.36°15'00" E., a distance of 60.00 feet; thence S.51°54'13" W., a distance of 165.74 feet; thence N.61°55'00" W., a distance of 62.19 feet; thence S.27°38'00" W., a distance of 121.00 feet; thence Northwesterly, 76.40 feet along the arc of a non-tangent curve to the left having a radius of 3838.00 feet and a central angle of 01°08'26" (chord bearing N.62°56'13" W., 76.40 feet); thence S.30°54'56" W., a distance of 50.15 feet; thence Westerly, 31.65 feet along the arc of a non-tangent curve to the left having a radius of 20.00 feet and a central angle of 90°41'03" (chord bearing S.71°05'32" W., 28.45 feet); thence S.25°45'00" W., a distance of 202.02 feet; thence Southerly, 31.16 feet along the arc of a tangent curve to the left having a radius of 20.00 feet and a central angle of 89°16'37" (chord bearing S.18°53'19" E., 28.11 feet); thence S.25°09'51" W., a distance of 50.01 feet; thence Westerly, 31.67 feet along the arc of a non-tangent curve to the left having a radius of 20.00 feet and a central angle of 90°44'30" (chord bearing S.71°07'15" W., 28.47 feet); thence S.25°45'00" W., a distance of 121.01 feet; thence Southerly, 31.15 feet along the arc of a tangent curve to the left having a radius of 20.00 feet and a central angle of 89°13'53" (chord bearing S.18°51'57" E., 28.09 feet); thence S.26°31'07" W., a distance of 70.00 feet to a point on the Southerly boundary of said Official Records Book 10863, page 3903 of the Official Records of Pasco County, Florida; thence along said Southerly boundary, Westerly, 896.12 feet along the arc of a non-tangent curve to the left having a radius of 3265.00 feet and a central angle of 15°43'32" (chord bearing N.71°20'39" W., 893.31 feet) to the Southeast corner of VIDA'S WAY LEGACY PHASE 1A, according to the Plat thereof, as recorded in Plat Book 95, pages 1 through 9, of the Public Records of Pasco County, Florida; thence along the Easterly boundary thereof the following five (5) courses, 1) N.30°00'00" E., a distance of 152.77 feet; 2) N.34°00'00" W., a distance of 24.00 feet; 3) N.45°00'00" E., a distance of 61.00 feet; 4) N.02°00'00" E., a distance of 330.00 feet; 5) N.41°00'00" E., a distance of 260.00 feet to the Southernmost corner of aforesaid VIDA'S WAY LEGACY PHASE 1B; thence along the Southerly boundary of said VIDA'S WAY LEGACY PHASE 1B, N.58°00'00" E., a distance of 163.54 feet to the POINT OF BEGINNING.

Containing 35.492 acres, more or less.

PHASE 2B PLAT DESCRIPTION:

DESCRIPTION:

A portion of the lands described in Official Records Book 10863, Page 3903, of the Public Records of Pasco County, Florida, lying in Section 1, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the North 1/4 corner of said Section 1, run thence along the East Boundary of the Northwest 1/4 of aforesaid Section 1, S.00°15'11"W., a distance of 2541.37 feet; thence S.89°44'49"E., a distance of 498.19 feet to a point on the Easterly boundary of VIDA'S WAY LEGACY PHASE 2A, according to the plat thereof, as recorded in Plat Book __, Pages __ through __, of the Public Records of Pasco County, Florida, said point also being the POINT OF BEGINNING; thence along said Easterly boundary the following seventeen (17) courses: 1) Easterly, 31.67 feet along the arc of a tangent curve to the right having a radius of 20.00 feet and a central angle of 90°44'30" (chord bearing N.71°07'15"E., 28.47 feet); 2) N.25°09'51"E., a distance of 50.01 feet; 3) Northerly, 31.16 feet along the arc of a non-tangent curve to the right having a radius of 20.00 feet and a central angle of 89°16'37" (chord bearing N.18°53'19"W., 28.11 feet); 4) N.25°45'00"E., a distance of 202.02 feet; 5) Easterly, 31.65 feet along the arc of a tangent curve to the right having a radius of 20.00 feet and a central angle of 90°41'03" (chord bearing N.71°05'32"E., 28.45 feet); 6) N.30°54'56"E., a distance of 50.15 feet; 7) Southeasterly, 76.40 feet along the arc of a non-tangent curve to the right having a radius of 3838.00 feet and a central angle of 01°08'26" (chord bearing S.62°56'13"E., 76.40 feet); 8) N.27°38'00"E., a distance of 121.00 feet; 9) S.61°55'00"E., a distance of 62.19 feet; 10) N.51°54'13"E., a distance of 165.74 feet; 11) N.36°15'00"W., a distance of 60.00 feet; 12) N.53°45'00"E., a distance of 171.00 feet; 13) N.36°15'00"W., a distance of 32.00 feet; 14) N.53°45'00"E., a distance of 242.00 feet; 15) N.36°15'00"W., a distance of 18.00 feet; 16) N.53°45'08"E., a distance of 50.00 feet; 17) Northerly, 31.52 feet along the arc of a non-tangent curve to the right having a radius of 20.00 feet and a central angle of 90°17'04" (chord bearing N.08°53'32"E., 28.35 feet); thence Northeasterly, 81.99 feet along the arc of a compound curve to the right having a radius of 175.00 feet and a central angle of 26°50'40" (chord bearing N.67°27'24"E., 81.24 feet); thence Northeasterly, 149.72 feet along the arc of a reverse curve to the left having a radius of 225.00 feet and a central angle of 38°07'31" (chord bearing N.61°48'58"E., 146.97 feet); thence S.50°29'44"E., a distance of 333.63 feet; thence S.24°37'19"E., a distance of 151.41 feet; thence S.54°07'14"E., a distance of 159.73 feet; thence S.34°14'00"W., a distance of 164.80 feet; thence S.55°46'00"E., a distance of 171.00 feet; thence S.34°14'00"W., a distance of 135.00 feet; thence N.55°46'00"W., a distance of 60.00 feet; thence S.34°14'00"W., a distance of 70.00 feet; thence N.55°46'00"W., a distance of 61.00 feet; thence S.34°14'00"W., a distance of 121.00 feet; thence Southerly, 31.42 feet along the arc of a tangent curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.10°46'00"E., 28.28 feet); thence S.34°14'00"W., a distance of 50.00 feet; thence Westerly, 31.42 feet along the arc of a non-tangent curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.79°14'00"W., 28.28 feet); thence S.34°14'00"W., a distance of 242.00 feet; thence Southerly, 31.42 feet along the arc of a tangent curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.10°46'00"E., 28.28 feet); thence S.34°14'00"W., a distance of 50.00 feet; thence Westerly, 31.42 feet along the arc of a non-tangent curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.79°14'00"W., 28.28 feet); thence S.34°14'00"W., a distance of 202.00 feet; thence Southerly, 31.42 feet along the arc of a tangent curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.10°46'00"E., 28.28 feet); thence S.34°14'00"W., a distance of 50.00 feet; thence N.55°46'00"W., a distance of 23.50 feet; thence S.34°14'00"W., a distance of 192.16 feet; thence S.50°00'00"E., a distance of 188.64 feet; thence Southeasterly, 605.10 feet along the arc of a tangent curve to the right having a radius of 2535.00 feet and a central angle of 13°40'35" (chord bearing S.43°09'43"E., 603.66 feet); thence S.53°40'35"W., a distance of 70.00 feet; thence Southeasterly, 142.99 feet along the arc of a non-tangent curve to the right

having a radius of 2465.00 feet and a central angle of 03°19'25" (chord bearing S.34°39'43"E., 142.97 feet); thence S.33°00'00"E., a distance of 92.08 feet to a point on the Southerly boundary of aforesaid lands described in Official Records Book 10863, Page 3903 of the Public Records of Pasco County, Florida; thence along the Southerly and Southwesterly boundary the following twenty-five (25) courses: 1) N.89°48'20"W., a distance of 1609.37 feet; 2) N.00°11'40"E., a distance of 3.36 feet; 3) N.13°50'12"E., a distance of 72.55 feet; 4) N.84°08'07"E., a distance of 84.77 feet; 5) N.06°58'23"W., a distance of 72.96 feet; 6) N.32°00'26"E., a distance of 102.34 feet; 7) S.88°12'58"E., a distance of 66.43 feet; 8) N.36°13'42"E., a distance of 78.74 feet; 9) N.16°02'27"W., a distance of 71.19 feet; 10) N.24°52'59"W., a distance of 17.63 feet; 11) N.28°20'26"W., a distance of 97.48 feet; 12) N.72°05'29"W., a distance of 95.58 feet; 13) S.85°03'43"W., a distance of 120.00 feet; 14) N.34°25'59"W., a distance of 59.58 feet; 15) N.06°28'04"W., a distance of 56.59 feet; 16) N.08°53'07"E., a distance of 33.04 feet; 17) N.03°11'14"W., a distance of 26.71 feet; 18) N.05°24'09"E., a distance of 53.85 feet; 19) N.27°55'19"E., a distance of 47.10 feet; 20) S.89°44'17"E., a distance of 60.82 feet; 21) N.69°12'31"E., a distance of 72.56 feet; 22) N.78°47'40"E., a distance of 54.06 feet; 23) N.50°38'27"E., a distance of 69.63 feet; 24) N.59°36'55"E., a distance of 402.62 feet; 25) Northwesterly, 425.85 feet along the arc of a non-tangent curve to the left having a radius of 3265.00 feet and a central angle of 07°28'23" (chord bearing N.59°44'42"W., 425.55 feet); thence N.26°31'07"E., a distance of 70.00 feet; thence Northerly, 31.15 feet along the arc of a non-tangent curve to the right having a radius of 20.00 feet and a central angle of 89°13'53" (chord bearing N.18°51'57"W., 28.09 feet); thence N.25°45'00"E., a distance of 121.01 feet to the POINT OF BEGINNING.

Containing 55.684 acres, more or less.

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2026-02

SUPPLEMENTAL ASSESSMENT RESOLUTION SERIES 2025 (ASSESSMENT AREA TWO)

A RESOLUTION MAKING CERTAIN FINDINGS; APPROVING THE ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT; SETTING FORTH THE TERMS OF THE SERIES 2025 BONDS; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SERIES 2025 BONDS; LEVYING AND ALLOCATING ASSESSMENTS SECURING SERIES 2025 BONDS; ADDRESSING COLLECTION OF THE SAME; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SPECIAL ASSESSMENTS; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

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

WHEREAS, the District's Board of Supervisors ("**Board**") has previously adopted, after notice and public hearing, Resolution 2024-31, relating to the imposition, levy, collection, and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2024-31, this Resolution shall set forth the terms of bonds to be actually issued by the District and apply the adopted special assessment methodology to the actual scope of the project to be completed with such series of bonds and the terms of the bond issue; and

WHEREAS, on October 22, 2025, the District entered into a Bond Purchase Agreement whereby it agreed to sell its \$4,180,000 Vida's Way Community Development District Special Assessment Bonds, Series 2025 (Assessment Area Two) (the "**Series 2025 Bonds**"); and

WHEREAS, pursuant to and consistent with Resolution 2024-31, the District desires to set forth the particular terms of the sale of the Series 2025 Bonds and confirm the levy of special assessments securing the Series 2025 Bonds (the "**Series 2025 Assessments**").

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, *Florida Statutes*, and Resolution 2024-31.

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

(a) On May 2, 2024, the District, after due notice and public hearing, adopted Resolution 2024-31, which, among other things, equalized, approved, confirmed, and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds were issued to fund all or any portion of the District's infrastructure improvements, a supplemental resolution would be adopted to set forth the specific terms of the bonds and to certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the true-up amounts, and the application of receipt of true-up proceeds.

(b) The *Second Supplemental Engineer's Report for the Vida's Way Community Development District*, dated October 2, 2025, prepared by the District Engineer, Clearview Land Design, P.L., and attached to this Resolution as **Exhibit A** (the "**Engineer's Report**"), identifies and describes the presently expected components of the infrastructure improvements to be financed in part with the Series 2025 Bonds (the "**Series 2025 Project**") and sets forth the estimated costs of the Series 2025 Project as \$14,790,600. The District hereby confirms that the Series 2025 Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Series 2025 Bonds is hereby ratified.

(c) The *Final Second Supplemental Special Assessment Methodology Report*, dated October 22, 2025, attached to this Resolution as **Exhibit B** (the "**Supplemental Assessment Report**"), applies the adopted *Master Special Assessment Methodology Report*, dated February 20, 2024, as approved by Resolution 2024-31 (the "**Master Assessment Report**"), to the Series 2025 Project and the actual terms of the Series 2025 Bonds. The Supplemental Assessment Report is hereby approved and confirmed. The District ratifies its use in connection with the Series 2025 Bonds.

(d) The Series 2025 Project specially benefits certain developable acreage within the District as set forth in the Supplemental Assessment Report. It is reasonable, proper, just, and right to assess the portion of the costs of the Series 2025 Project financed with the Series 2025 Bonds to the specially benefitted properties within the District as set forth in Resolution 2024-31 and this Resolution.

SECTION 3. SETTING FORTH THE TERMS OF THE SERIES 2025 BONDS; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SERIES 2025 BONDS. As provided in Resolution 2024-31, this Resolution is intended to set forth the terms of the Series 2025 Bonds and the final amount of the lien of the Series 2025 Assessments securing those bonds. The Series 2025 Bonds, in an aggregate par amount of \$4,180,000, shall bear such rates of interest and mature on such dates as shown on **Exhibit C** attached hereto. The sources and

uses of funds of the Series 2025 Bonds shall be as set forth in **Exhibit D**. The debt service due on the Series 2025 Bonds is set forth on **Exhibit E** attached hereto. The lien of the Series 2025 Assessments securing the Series 2025 Bonds on those certain developable land within the District, as such land is described in **Exhibit B**, shall be the principal amount due on the Series 2025 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which the annual assessments shall be grossed up to include early payment discounts required by law and costs of collection.

SECTION 4. LEVYING AND ALLOCATING THE SERIES 2025 ASSESSMENTS SECURING THE SERIES 2025 BONDS; ADDRESSING COLLECTION OF THE SAME.

(a) The Series 2025 Assessments securing the Series 2025 Bonds shall be levied and allocated in accordance with **Exhibit B**. The Supplemental Assessment Report is consistent with the District's Master Assessment Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the Series 2025 Bonds. The estimated costs of collection of the Series 2025 Assessments for the Series 2025 Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the Series 2025 Assessments securing the Series 2025 Bonds includes certain developable acreage within the District, as further provided in the Series 2025 Assessment Roll included in the Supplemental Assessment Report, and as such land is ultimately defined and set forth in site plans or other designations of developable acreage. To the extent that land is added to the District and made subject to the master assessment lien described in the Master Assessment Report, the District may, by supplemental resolution at a regularly noticed meeting and without the need for a public hearing on reallocation, determine such land to be benefitted by the Series 2025 Project and reallocate the Series 2025 Assessments securing the Series 2025 Bonds in order to impose Series 2025 Assessments on the newly added and benefitted property.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the *Master Trust Indenture*, dated October 1, 2024, and the *Second Supplemental Trust Indenture*, dated October 1, 2025 (the "**Second Supplemental**"), the District shall for Fiscal Year 2025/2026, begin annual collection of Series 2025 Assessments for the Series 2025 Bonds debt service payments using the methods available to it by law. The Series 2025 Bonds include an amount for capitalized interest through May 1, 2026. Beginning with the first debt service payment on May 1, 2026, there shall be thirty (30) years of installments of principal and interest, as reflected on **Exhibit E**.

(d) The District hereby certifies the Series 2025 Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed for collection by Pasco County and other Florida law. The District's Board each year shall adopt a resolution addressing the manner in which the Series 2025 Assessments shall be collected for the upcoming fiscal year. The decision to collect Series 2025 Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Series 2025 Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. CALCULATION AND APPLICATION OF TRUE-UP PAYMENTS.

The terms of Resolution 2024-31 addressing true-up payments, as described in more detail in the Supplemental Assessment Report, shall be applicable to the Series 2025 Bonds.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Series 2025 Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The Series 2025 Assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcels until paid and such lien shall be coequal with the lien of all state, county, district, municipal, or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series 2025 Assessments securing the Series 2025 Bonds in the Official Records of Pasco County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 8. CONFLICTS. This Resolution is intended to supplement Resolution 2024-31, which remains in full force and effect. This Resolution and Resolution 2024-31 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

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

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

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APPROVED and **ADOPTED**, this 6th day of November, 2025.

ATTEST:

**VIDA’S WAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

- Exhibit A:** *Second Supplemental Engineer’s Report for the Vida’s Way Community Development District*, dated October 2, 2025
- Exhibit B:** *Final Second Supplemental Special Assessment Methodology Report*, dated October 22, 2025
- Exhibit C:** Maturities and Coupon of Series 2025 Bonds
- Exhibit D:** Sources and Uses of Funds for Series 2025 Bonds
- Exhibit E:** Annual Debt Service Payment Due on Series 2025 Bonds

EXHIBIT A

Second Supplemental Engineer's Report,
dated October 2, 2025

EXHIBIT B

Final Second Supplemental Special Assessment Methodology Report,
dated October 22, 2025

EXHIBIT C

Maturities and Coupon of Series 2025 Bonds

Oct 21, 2025 3:44 pm Prepared by DBC Finance

(Vidas Way AA2 CDD 2025:VW-2025) Page 2

BOND PRICING

Vida's Way Community Development District
Special Assessment Bonds, Series 2025 (Assessment Area Two)

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term 1:	05/01/2035	680,000	4.250%	4.250%	100.000
Term 2:	05/01/2045	1,195,000	5.250%	5.250%	100.000
Term 3:	05/01/2056	2,305,000	5.500%	5.500%	100.000
		4,180,000			

Dated Date	11/12/2025	
Delivery Date	11/12/2025	
First Coupon	05/01/2026	
Par Amount	4,180,000.00	
Original Issue Discount		
Production	4,180,000.00	100.000000%
Underwriter's Discount	-83,600.00	-2.000000%
Purchase Price	4,096,400.00	98.000000%
Accrued Interest		
Net Proceeds	4,096,400.00	

EXHIBIT D
Sources and Uses of Funds for Series 2025 Bonds

Oct 21, 2025 3:44 pm Prepared by DBC Finance

(Vidas Way AA2 CDD 2025:VW-2025) Page 1

SOURCES AND USES OF FUNDS

Vida's Way Community Development District
Special Assessment Bonds, Series 2025 (Assessment Area Two)

Sources:

Bond Proceeds:	
Par Amount	4,180,000.00
	<u>4,180,000.00</u>

Uses:

Other Fund Deposits:	
Debt Service Reserve Fund (50% MADS)	141,025.00
Capitalized Interest Fund (thru 5/1/26)	<u>102,532.53</u>
	243,557.53
Delivery Date Expenses:	
Cost of Issuance	204,405.00
Underwriter's Discount	<u>83,600.00</u>
	288,005.00
Other Uses of Funds:	
Construction Fund	3,648,437.47
	<u>4,180,000.00</u>

EXHIBIT E

Annual Debt Service Payment Due on Series 2025 Bonds

Oct 21, 2025 3:44 pm Prepared by DBC Finance

(Vidas Way AA2 CDD 2025:VW-2025) Page 4

BOND DEBT SERVICE

Vida's Way Community Development District
Special Assessment Bonds, Series 2025 (Assessment Area Two)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2026			102,532.53	102,532.53	
11/01/2026			109,206.25	109,206.25	211,738.78
05/01/2027	65,000	4.250%	109,206.25	174,206.25	
11/01/2027			107,825.00	107,825.00	282,031.25
05/01/2028	65,000	4.250%	107,825.00	172,825.00	
11/01/2028			106,443.75	106,443.75	279,268.75
05/01/2029	70,000	4.250%	106,443.75	176,443.75	
11/01/2029			104,956.25	104,956.25	281,400.00
05/01/2030	70,000	4.250%	104,956.25	174,956.25	
11/01/2030			103,468.75	103,468.75	278,425.00
05/01/2031	75,000	4.250%	103,468.75	178,468.75	
11/01/2031			101,875.00	101,875.00	280,343.75
05/01/2032	80,000	4.250%	101,875.00	181,875.00	
11/01/2032			100,175.00	100,175.00	282,050.00
05/01/2033	80,000	4.250%	100,175.00	180,175.00	
11/01/2033			98,475.00	98,475.00	278,650.00
05/01/2034	85,000	4.250%	98,475.00	183,475.00	
11/01/2034			96,668.75	96,668.75	280,143.75
05/01/2035	90,000	4.250%	96,668.75	186,668.75	
11/01/2035			94,756.25	94,756.25	281,425.00
05/01/2036	95,000	5.250%	94,756.25	189,756.25	
11/01/2036			92,262.50	92,262.50	282,018.75
05/01/2037	100,000	5.250%	92,262.50	192,262.50	
11/01/2037			89,637.50	89,637.50	281,900.00
05/01/2038	105,000	5.250%	89,637.50	194,637.50	
11/01/2038			86,881.25	86,881.25	281,518.75
05/01/2039	110,000	5.250%	86,881.25	196,881.25	
11/01/2039			83,993.75	83,993.75	280,875.00
05/01/2040	115,000	5.250%	83,993.75	198,993.75	
11/01/2040			80,975.00	80,975.00	279,968.75
05/01/2041	120,000	5.250%	80,975.00	200,975.00	
11/01/2041			77,825.00	77,825.00	278,800.00
05/01/2042	125,000	5.250%	77,825.00	202,825.00	
11/01/2042			74,543.75	74,543.75	277,368.75
05/01/2043	135,000	5.250%	74,543.75	209,543.75	
11/01/2043			71,000.00	71,000.00	280,543.75
05/01/2044	140,000	5.250%	71,000.00	211,000.00	
11/01/2044			67,325.00	67,325.00	278,325.00
05/01/2045	150,000	5.250%	67,325.00	217,325.00	
11/01/2045			63,387.50	63,387.50	280,712.50
05/01/2046	155,000	5.500%	63,387.50	218,387.50	
11/01/2046			59,125.00	59,125.00	277,512.50
05/01/2047	165,000	5.500%	59,125.00	224,125.00	
11/01/2047			54,587.50	54,587.50	278,712.50
05/01/2048	175,000	5.500%	54,587.50	229,587.50	
11/01/2048			49,775.00	49,775.00	279,362.50
05/01/2049	185,000	5.500%	49,775.00	234,775.00	
11/01/2049			44,687.50	44,687.50	279,462.50
05/01/2050	195,000	5.500%	44,687.50	239,687.50	
11/01/2050			39,325.00	39,325.00	279,012.50
05/01/2051	205,000	5.500%	39,325.00	244,325.00	
11/01/2051			33,687.50	33,687.50	278,012.50
05/01/2052	220,000	5.500%	33,687.50	253,687.50	
11/01/2052			27,637.50	27,637.50	281,325.00
05/01/2053	230,000	5.500%	27,637.50	257,637.50	

BOND DEBT SERVICE

Vida's Way Community Development District
Special Assessment Bonds, Series 2025 (Assessment Area Two)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2053			21,312.50	21,312.50	278,950.00
05/01/2054	245,000	5.500%	21,312.50	266,312.50	
11/01/2054			14,575.00	14,575.00	280,887.50
05/01/2055	260,000	5.500%	14,575.00	274,575.00	
11/01/2055			7,425.00	7,425.00	282,000.00
05/01/2056	270,000	5.500%	7,425.00	277,425.00	
11/01/2056					277,425.00
	4,180,000		4,430,170.03	8,610,170.03	8,610,170.03

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

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This instrument prepared by and upon
recording should be returned to:

Ryan J. Dugan, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

**VIDA’S WAY COMMUNITY DEVELOPMENT DISTRICT’S
NOTICE OF SERIES 2025 SPECIAL ASSESSMENTS**

PLEASE TAKE NOTICE that the Board of Supervisors of the Vida’s Way Community Development District (the “**District**”) in accordance with Chapters 170, 190, and 197, *Florida Statutes*, adopted Resolution Nos. 2024-26, 2024-27, 2024-31, and 2026-___ (collectively, the “**Assessment Resolutions**”), providing for, levying and setting forth the terms of non-ad valorem special assessments constituting a governmental lien on certain real property within the boundaries of the District that are specially benefitted by the improvements of the Series 2025 Project as described in the District’s adopted *Master Engineer’s Report* dated February 16, 2024, as supplemented by the *Second Supplemental Engineer’s Report for the Vida’s Way Community Development District*, dated October 2, 2025 (together, the “**Engineer’s Report**”).

To finance the costs of the Series 2025 Project, the District issued Vida’s Way Community Development District Special Assessment Bonds, Series 2025 (Assessment Area Two), which are secured by the non-ad valorem assessments levied by the Assessment Resolutions (the “**Series 2025 Assessments**”), as described in the *Master Special Assessment Methodology Report*, dated February 20, 2024, and the *Final Second Supplemental Special Assessment Methodology Report*, dated October 22, 2025 (together, the “**2025 Assessment Report**”). The legal description of the lands on which said Series 2025 Assessments are imposed is attached to this Notice as **Exhibit A**. Copies of the Engineer’s Report and the Assessment Resolutions may be obtained by contacting the District at:

Vida's Way Community Development District
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Ph.: 561-571-0010

The Series 2025 Assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and the Series 2025 Assessments constitute and will at all relevant times in the future constitute, legal, valid and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other liens, titles and claims.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that: **THE VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW. THE LIEN FOR THE SERIES 2025 ASSESSMENTS IS STATUTORY AND NO FILING IS NECESSARY IN ORDER TO PERFECT OR PROVIDE RECORD NOTICE THEREOF. THIS NOTICE IS FOR INFORMATIONAL PURPOSES. IN ADDITION TO THE MINUTES, RECORDS AND**

OTHER MATERIAL OF THE DISTRICT AVAILABLE FROM THE DISTRICT, THIS ALSO CONSTITUTES A LIEN OF RECORD FOR PURPOSES OF SECTION 197.573 OF THE FLORIDA STATUTES AND ALL OTHER APPLICABLE PROVISIONS OF THE FLORIDA STATUTES AND OTHER APPLICABLE LAW.

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IN WITNESS WHEREOF, this Notice has been executed to be effective as of the 12th day of November 2025, and recorded in the Official Records of Pasco County, Florida.

**VIDA’S WAY COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

Address: _____

Street

City, State, Zip

By: _____
Chair / Vice-Chair, Board of Supervisors

Print Name: _____

Address: _____

Street

City, State, Zip

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 12th day of November 2025, by _____, as Chair/Vice-Chair of the Board of Supervisors of the Vida’s Way Community Development District, who is ☐ personally known to me or ☐ has produced _____ as identification.

NOTARY STAMP

(official notary signature)

Printed Name: _____

Exhibit A

Legal Description

Exhibit A

VIDA'S WAY LEGACY PHASE 2A & 2B PLATS LEGAL DESCRIPTION

PHASE 2A PLAT DESCRIPTION:

DESCRIPTION: A portion of the lands described in Official Records Book 10863, Page 3903, of the Public Records of Pasco County, Florida, lying in Section 1, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the North 1/4 corner of said Section 1, run thence along the East Boundary of the Northwest 1/4 of aforesaid Section 1, S.00°15'11" W., a distance of 1648.01 feet to the POINT OF BEGINNING to a point on the Southerly boundary of VIDA'S WAY LEGACY PHASE 1B, according to the plat thereof, as recorded in Plat Book 95, pages 27 through 32, of the Public Records of Pasco County, Florida; thence along said Southerly boundary the following three (3) courses: 1) N.58°00'00" E., a distance of 267.23 feet; 2) N.48°36'00" E., a distance of 50.00 feet; 3) N.63°36'00" E., a distance of 870.35 feet; thence S.43°16'59" E., a distance of 629.21 feet; thence Southwesterly, 134.02 feet along the arc of a non-tangent curve to the right having a radius of 175.00 feet and a central angle of 43°52'43" (chord bearing S.58°56'22" W., 130.77 feet); thence Southwesterly, 101.34 feet along the arc of a reverse curve to the left having a radius of 225.00 feet and a central angle of 25°48'23" (chord bearing S.67°58'32" W., 100.49 feet); thence S.24°29'22" E., a distance of 25.47 feet; thence S.38°14'23" E., a distance of 25.02 feet; thence Southerly, 31.52 feet along the arc of a non-tangent curve to the left having a radius of 20.00 feet and a central angle of 90°17'04" (chord bearing S.08°53'32" W., 28.35 feet); thence S.53°45'08" W., a distance of 50.00 feet; thence S.36°15'00" E., a distance of 18.00 feet; thence S.53°45'00" W., a distance of 242.00 feet; thence S.36°15'00" E., a distance of 32.00 feet; thence S.53°45'00" W., a distance of 171.00 feet; thence S.36°15'00" E., a distance of 60.00 feet; thence S.51°54'13" W., a distance of 165.74 feet; thence N.61°55'00" W., a distance of 62.19 feet; thence S.27°38'00" W., a distance of 121.00 feet; thence Northwesterly, 76.40 feet along the arc of a non-tangent curve to the left having a radius of 3838.00 feet and a central angle of 01°08'26" (chord bearing N.62°56'13" W., 76.40 feet); thence S.30°54'56" W., a distance of 50.15 feet; thence Westerly, 31.65 feet along the arc of a non-tangent curve to the left having a radius of 20.00 feet and a central angle of 90°41'03" (chord bearing S.71°05'32" W., 28.45 feet); thence S.25°45'00" W., a distance of 202.02 feet; thence Southerly, 31.16 feet along the arc of a tangent curve to the left having a radius of 20.00 feet and a central angle of 89°16'37" (chord bearing S.18°53'19" E., 28.11 feet); thence S.25°09'51" W., a distance of 50.01 feet; thence Westerly, 31.67 feet along the arc of a non-tangent curve to the left having a radius of 20.00 feet and a central angle of 90°44'30" (chord bearing S.71°07'15" W., 28.47 feet); thence S.25°45'00" W., a distance of 121.01 feet; thence Southerly, 31.15 feet along the arc of a tangent curve to the left having a radius of 20.00 feet and a central angle of 89°13'53" (chord bearing S.18°51'57" E., 28.09 feet); thence S.26°31'07" W., a distance of 70.00 feet to a point on the Southerly boundary of said Official Records Book 10863, page 3903 of the Official Records of Pasco County, Florida; thence along said Southerly boundary, Westerly, 896.12 feet along the arc of a non-tangent curve to the left having a radius of 3265.00 feet and a central angle of 15°43'32" (chord bearing N.71°20'39" W., 893.31 feet) to the Southeast corner of VIDA'S WAY LEGACY PHASE 1A, according to the Plat thereof, as recorded in Plat Book 95, pages 1 through 9, of the Public Records of Pasco County, Florida; thence along the Easterly boundary thereof the following five (5) courses, 1) N.30°00'00" E., a distance of 152.77 feet; 2) N.34°00'00" W., a distance of 24.00 feet; 3) N.45°00'00" E., a distance of 61.00 feet; 4) N.02°00'00" E., a distance of 330.00 feet; 5) N.41°00'00" E., a distance of 260.00 feet to the Southernmost corner of aforesaid VIDA'S WAY LEGACY PHASE 1B; thence along the Southerly boundary of said VIDA'S WAY LEGACY PHASE 1B, N.58°00'00" E., a distance of 163.54 feet to the POINT OF BEGINNING.

Containing 35.492 acres, more or less.

PHASE 2B PLAT DESCRIPTION:

DESCRIPTION:

A portion of the lands described in Official Records Book 10863, Page 3903, of the Public Records of Pasco County, Florida, lying in Section 1, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the North 1/4 corner of said Section 1, run thence along the East Boundary of the Northwest 1/4 of aforesaid Section 1, S.00°15'11"W., a distance of 2541.37 feet; thence S.89°44'49"E., a distance of 498.19 feet to a point on the Easterly boundary of VIDA'S WAY LEGACY PHASE 2A, according to the plat thereof, as recorded in Plat Book __, Pages __ through __, of the Public Records of Pasco County, Florida, said point also being the POINT OF BEGINNING; thence along said Easterly boundary the following seventeen (17) courses: 1) Easterly, 31.67 feet along the arc of a tangent curve to the right having a radius of 20.00 feet and a central angle of 90°44'30" (chord bearing N.71°07'15"E., 28.47 feet); 2) N.25°09'51"E., a distance of 50.01 feet; 3) Northerly, 31.16 feet along the arc of a non-tangent curve to the right having a radius of 20.00 feet and a central angle of 89°16'37" (chord bearing N.18°53'19"W., 28.11 feet); 4) N.25°45'00"E., a distance of 202.02 feet; 5) Easterly, 31.65 feet along the arc of a tangent curve to the right having a radius of 20.00 feet and a central angle of 90°41'03" (chord bearing N.71°05'32"E., 28.45 feet); 6) N.30°54'56"E., a distance of 50.15 feet; 7) Southeasterly, 76.40 feet along the arc of a non-tangent curve to the right having a radius of 3838.00 feet and a central angle of 01°08'26" (chord bearing S.62°56'13"E., 76.40 feet); 8) N.27°38'00"E., a distance of 121.00 feet; 9) S.61°55'00"E., a distance of 62.19 feet; 10) N.51°54'13"E., a distance of 165.74 feet; 11) N.36°15'00"W., a distance of 60.00 feet; 12) N.53°45'00"E., a distance of 171.00 feet; 13) N.36°15'00"W., a distance of 32.00 feet; 14) N.53°45'00"E., a distance of 242.00 feet; 15) N.36°15'00"W., a distance of 18.00 feet; 16) N.53°45'08"E., a distance of 50.00 feet; 17) Northerly, 31.52 feet along the arc of a non-tangent curve to the right having a radius of 20.00 feet and a central angle of 90°17'04" (chord bearing N.08°53'32"E., 28.35 feet); thence Northeasterly, 81.99 feet along the arc of a compound curve to the right having a radius of 175.00 feet and a central angle of 26°50'40" (chord bearing N.67°27'24"E., 81.24 feet); thence Northeasterly, 149.72 feet along the arc of a reverse curve to the left having a radius of 225.00 feet and a central angle of 38°07'31" (chord bearing N.61°48'58"E., 146.97 feet); thence S.50°29'44"E., a distance of 333.63 feet; thence S.24°37'19"E., a distance of 151.41 feet; thence S.54°07'14"E., a distance of 159.73 feet; thence S.34°14'00"W., a distance of 164.80 feet; thence S.55°46'00"E., a distance of 171.00 feet; thence S.34°14'00"W., a distance of 135.00 feet; thence N.55°46'00"W., a distance of 60.00 feet; thence S.34°14'00"W., a distance of 70.00 feet; thence N.55°46'00"W., a distance of 61.00 feet; thence S.34°14'00"W., a distance of 121.00 feet; thence Southerly, 31.42 feet along the arc of a tangent curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.10°46'00"E., 28.28 feet); thence S.34°14'00"W., a distance of 50.00 feet; thence Westerly, 31.42 feet along the arc of a non-tangent curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.79°14'00"W., 28.28 feet); thence S.34°14'00"W., a distance of 242.00 feet; thence Southerly, 31.42 feet along the arc of a tangent curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.10°46'00"E., 28.28 feet); thence S.34°14'00"W., a distance of 50.00 feet; thence Westerly, 31.42 feet along the arc of a non-tangent curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.79°14'00"W., 28.28 feet); thence S.34°14'00"W., a distance of 202.00 feet; thence Southerly, 31.42 feet along the arc of a tangent curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.10°46'00"E., 28.28 feet); thence S.34°14'00"W., a distance of 50.00 feet; thence N.55°46'00"W., a distance of 23.50 feet; thence S.34°14'00"W., a distance of 192.16 feet; thence S.50°00'00"E., a distance of 188.64 feet; thence Southeasterly, 605.10 feet along the arc of a tangent curve to the right having a radius of 2535.00 feet and a central angle of 13°40'35" (chord bearing S.43°09'43"E., 603.66 feet); thence S.53°40'35"W., a distance of 70.00 feet; thence Southeasterly, 142.99 feet along the arc of a non-tangent curve to the right

having a radius of 2465.00 feet and a central angle of 03°19'25" (chord bearing S.34°39'43"E., 142.97 feet); thence S.33°00'00"E., a distance of 92.08 feet to a point on the Southerly boundary of aforesaid lands described in Official Records Book 10863, Page 3903 of the Public Records of Pasco County, Florida; thence along the Southerly and Southwesterly boundary the following twenty-five (25) courses: 1) N.89°48'20"W., a distance of 1609.37 feet; 2) N.00°11'40"E., a distance of 3.36 feet; 3) N.13°50'12"E., a distance of 72.55 feet; 4) N.84°08'07"E., a distance of 84.77 feet; 5) N.06°58'23"W., a distance of 72.96 feet; 6) N.32°00'26"E., a distance of 102.34 feet; 7) S.88°12'58"E., a distance of 66.43 feet; 8) N.36°13'42"E., a distance of 78.74 feet; 9) N.16°02'27"W., a distance of 71.19 feet; 10) N.24°52'59"W., a distance of 17.63 feet; 11) N.28°20'26"W., a distance of 97.48 feet; 12) N.72°05'29"W., a distance of 95.58 feet; 13) S.85°03'43"W., a distance of 120.00 feet; 14) N.34°25'59"W., a distance of 59.58 feet; 15) N.06°28'04"W., a distance of 56.59 feet; 16) N.08°53'07"E., a distance of 33.04 feet; 17) N.03°11'14"W., a distance of 26.71 feet; 18) N.05°24'09"E., a distance of 53.85 feet; 19) N.27°55'19"E., a distance of 47.10 feet; 20) S.89°44'17"E., a distance of 60.82 feet; 21) N.69°12'31"E., a distance of 72.56 feet; 22) N.78°47'40"E., a distance of 54.06 feet; 23) N.50°38'27"E., a distance of 69.63 feet; 24) N.59°36'55"E., a distance of 402.62 feet; 25) Northwesterly, 425.85 feet along the arc of a non-tangent curve to the left having a radius of 3265.00 feet and a central angle of 07°28'23" (chord bearing N.59°44'42"W., 425.55 feet); thence N.26°31'07"E., a distance of 70.00 feet; thence Northerly, 31.15 feet along the arc of a non-tangent curve to the right having a radius of 20.00 feet and a central angle of 89°13'53" (chord bearing N.18°51'57"W., 28.09 feet); thence N.25°45'00"E., a distance of 121.01 feet to the POINT OF BEGINNING.

Containing 55.684 acres, more or less.

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

7

This instrument was prepared by:

Ryan J. Dugan, Esq.
Kutak Rock LLP
107 West College Ave
Tallahassee, Florida 32301

AMENDED & RESTATED DISCLOSURE OF PUBLIC FINANCE¹

The Vida's Way Community Development District ("**District**") is a unit of special-purpose local government created pursuant to, and existing under, the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The following information is provided to fulfill this statutory requirement.

WHAT IS THE DISTRICT AND HOW IS IT GOVERNED?

The District is an independent local unit of special purpose government, created pursuant to, and existing under, the provisions of Chapter 190, *Florida Statutes*, and established by Ordinance No. 24-08, which was enacted by the Board of County Commissioners of Pasco County, Florida ("**County Commission**"), and which became effective on January 25, 2024. The District currently encompasses approximately 356.057 acres of land located entirely within Pasco County, Florida ("**County**"). The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors ("**Board**"), the members of which are initially elected by landowners within the District and must be at least eighteen (18) years of age, a resident of the State and a citizen of the United States. Upon the later of six (6) years after the District's establishment and the year when the District next attains at least two hundred fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected (as their terms expire) by qualified electors of the District. A qualified elector is a registered voter who is at least eighteen (18) years of age, a resident of the District and the State and a citizen of the United States. At the election where Supervisors are first elected by qualified electors, two Supervisors must be qualified electors and be elected by qualified electors, each elected to four-year terms. The seat of the remaining Supervisor whose term is expiring at such election shall be filled by a Supervisor who is elected by the landowners for a four-year term and who is not required to be a qualified elector. Thereafter, as terms expire, all Supervisors must be qualified electors and must be elected by qualified electors to serve staggered four-year terms.

Board meetings are noticed in the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Board members are similarly bound by

¹ This *Amended and Restated Disclosure of Public Finance* amends and restates that certain *Disclosure of Public Finance* recorded in the Public Records of Pasco County, Florida, on October 23, 2024, at Instrument No. 2024182510.

the State's open meetings law and are subject to the same disclosure requirements as other elected officials under the State's ethics laws.

For more information about the District, please visit: <https://vidaswaycdd.net>. Alternatively, please contact the District's Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, telephone (561) 571-0010 ("**District Office**").

DESCRIPTION OF PROJECTS, BONDS & ASSESSMENTS

The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, stormwater management, wastewater collection, water distribution system, landscape and hardscape, recreational facilities, reclaim water and irrigation water, underground electrical distribution system, street lighting, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

To finance the construction of such projects, the District is authorized to issue bonds that are secured by special assessments levied against properties within the District that are benefitted by the projects. On May 16, 2024, the Circuit Court of the Sixth Judicial Circuit of Florida, in and for Pasco County, entered a Final Judgment validating the District's ability to issue not to exceed \$81,245,000 in Special Assessment Bonds for infrastructure needs of the District.

Bonds & Assessments

On October 22, 2024, the District issued its \$5,740,000 Special Assessment Bonds, Series 2024 (Assessment Area One) ("**Series 2024 Bonds**") to finance a portion of its capital improvement plan known as the "2024 Project" ("**2024 Project**"). The 2024 Project includes, among other things, stormwater management utilities, extension of Watergrass Parkway and Wells Road, perimeter roadways/hardscape/landscape/irrigation, conservation, the differential cost of undergrounding electrical conduit, and soft costs, described in more detail in the *Master Engineer's Report*, dated February 16, 2024, as supplemented by the *First Supplemental Engineer's Report*, dated August 1, 2024 (together, the "**2024 Engineer's Report**").

The Series 2024 Bonds are secured by special assessments ("**Series 2024 Assessments**") levied and imposed on benefitted lands within the District. The Assessments are further described in the *Master Special Assessment Methodology Report*, dated February 20, 2024, and the *Final First Supplemental Special Assessment Methodology Report*, dated October 2, 2024 (together, the "**2024 Assessment Report**").

On November 12, 2025, the District issued its \$4,180,000 Special Assessment Bonds, Series 2025 (Assessment Area Two) ("**Series 2025 Bonds**") to finance a portion of its capital improvement plan known as the "2025 Project" ("**2025 Project**"). The 2025 Project includes, among other things, stormwater management utilities, perimeter roadways/hardscape/landscape/irrigation, conservation, the differential cost of undergrounding electrical conduit, and soft costs, as described in the *Master Engineer's Report*, dated February 16, 2024, as supplemented by the *Second Supplemental Engineer's Report*, dated October 2, 2025 (together, the "**2025 Engineer's Report**" and with the 2024 Engineer's Report, the "**Engineer's Report**").

The Series 2025 Bonds are secured by special assessments (“**Series 2025 Assessments**” and with the Series 2024 Assessments, the “**Debt Assessments**”) levied and imposed on benefitted lands within the District. The Assessments are further described in the *Master Special Assessment Methodology Report*, dated February 20, 2024, and the *Final Second Supplemental Special Assessment Methodology Report*, dated October 22, 2025 (together, the “**2025 Assessment Report**” and with the 2024 Assessment Report, the “**Assessment Report**”).

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, *Florida Statutes*. For further information, please contact the District Office.

Operation and Maintenance Assessments

In addition to the Debt Assessments, the District also imposes on an annual basis operations and maintenance assessments (“**O&M Assessments**”), which are determined and calculated annually by the Board in order to fund the District’s annual operations and maintenance budget. O&M Assessments are levied against all benefitted lands in the District and may vary from year to year based on the amount of the District’s budget. O&M Assessments may also be affected by the total number of units that ultimately are constructed within the District. The allocation of O&M Assessments is set forth in the resolutions imposing the assessments. Please contact the District Office for more information regarding the allocation of O&M Assessments.

Collection Methods

For any given fiscal year, the District may elect to collect any special assessment for any lot or parcel by any lawful means. Generally speaking, the District may elect to place a special assessment on that portion of the annual real estate tax bill, entitled “non-ad valorem assessments,” which would then be collected by the Pasco County Tax Collector in the same manner as county ad valorem taxes. Alternatively, the District may elect to collect any special assessment by sending a direct bill to a given landowner. The District reserves the right to change collection methods from year to year.

For more information, please visit: <https://vidaswaycdd.net>. Additionally, a detailed description of all of the District’s assessments, fees and charges, as well as copies of the Engineer’s Report, Assessment Report, and other District records described herein, may be obtained from the registered agent of the District as designated to the Florida Department of Commerce in accordance with Section 189.014, *Florida Statutes*, or by contacting the District Office. Please note that changes to the District’s capital improvement plans and financing plans may affect the information contained herein and all such information is subject to change at any time and without further notice.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the foregoing Amended and Restated Disclosure of Public Finance has been executed to be effective as of the ____ day of _____ 2025.

WITNESS

**VIDA’S WAY COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____ 2025, by _____, as _____ of VIDA’S WAY COMMUNITY DEVELOPMENT DISTRICT, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EXHIBIT A: Legal Description of Boundaries of District

EXHIBIT A
Legal Description of Boundaries of District

Exhibit A
Property Description

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

**RATIFICATION
ITEMS**

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS A

Holiday Lighting Invoice

Champa Bay Services LLC-
Holiday Lighting

(813) 638-6536



Customer Info:

Full Name: Vidas Way CDD c/o Kristen Suit

Phone #: _____

Address: 2300 Glades Rd STE 410W Boca Raton, FL 33431

Email: Melisa.Sgro@pultegroup.com

Holiday Lighting Info: Check Box's

One Story - ☐ Two Story - ☐ Oak Tree(s) - ☒ Palm Tree(s) - ☒ Bushes - ☐ Pillar(s) - ☐

LED Lights Straight - ☒ Regular Lights Straight - ☐ LED Icicle Lights - ☐ Regular Icicle Lights - ☐

Spot Lights - ☐ Projection Lights - ☐ Bush Lights - ☐ Blow Ups - ☐

Bulb Size? Small - ☒ Medium - ☐ Large - ☒

Bulb Colors? Warm White - ☒ White - ☐ Multi Color - ☐ Solid Green - ☐ Solid Red - ☐

Solid Blue - ☐ Other - _____

String Color? Green - ☒ White - ☐

Description of Project:

Entrance

Community Sign:

- Stringing C9 bulbs along top of entrance monument

Above community sign:

- Wrapping (3) oak trees with string lights

Left & Right of community entrance:

- Wrapping (4) Christmas trees and wrapping (2) Post and Lintels with string lights

40% deposit required within (3) days of scheduling installation

Payments can be made through Cash, Check or Credit card (4.5% convenience charge) or Zelle –
Champabayservices (813) 638-3357

Subtotal: \$ 4,500.00

Tax: \$ exempt

Grand Total: \$ 4,500.00

Removal Fee of \$ 1,000.00 will be due upon lighting removal.

We accept cash or check made payable to Champa Bay Services LLC. Thank You

Holiday Lighting Invoice

ACCEPTANCE OF PROPOSAL:

Payment will be paid in full upon completion of the job. We accept payment in Cash, Check, and through CashApp or Venmo. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorizing Champa Bay Services LLC to do the work as specified. Payment will be made as outlined above. We use heavy equipment and are not responsible for any damages to the yard, underground utilities, septic tanks, drain fields, irrigation, any landscaping, driveways, any concrete or pavers. We will not be responsible for any damage to house paint caused by lighting application. A \$45/hr. service fee will be charged for lighting NOT provided by Champa Bay Services. There will be a 7-day grace period for all customers with CBS supplied lights. Customers who provide their own lights must make sure lights are "install ready" (untangled and functioning correctly); if not, a service fee will be charged accordingly. Champa Bay Services is not responsible for servicing lights with water-induced shortages, a fee will be incurred to service. Any light shortages due to additions by the customer AFTER initial installation, will be charged a service fee. This proposal is only valid for 90 days from date provided.

Non-servicing days:

- Thanksgiving Day
- Christmas Eve
- Christmas Day
- New Years Eve
- New Years Day

Signature: *Melisa Sgro*

Date: 10.23.25

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS B



September 25, 2025

Vida's Way Community Development District
c/o Wrathell Hunt & Associates, LLC
2300 Glades Road, Suite # 410W
Boca Raton, Florida 33431
Attention: Mr. Craig Wrathell

Re: Vida's Way CDD, Series 2025 Bonds

Dear Mr. Wrathell:

We are writing to provide you, as the Vida's Way Community Development District (the "Issuer"), with certain disclosures relating to the captioned bond issue (the "Bonds"), as required by the Municipal Securities Rulemaking Board (MSRB) Rule G-17 Disclosure, as set forth in the amended and restated MSRB Notice 2019-20 (November 8, 2019)¹ (the "Notice"). We ask that you provide this letter to the appropriate person at the Issuer.

The Issuer recognizes that FMSbonds, Inc. will serve as the underwriter (the "Underwriter") and not as a financial advisor or municipal advisor, in connection with the issuance of the bonds relating to this financing (herein, the "Bonds"). As part of our services as Underwriter, FMSbonds, Inc. may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. Any such advice, if given, will be provided by FMSbonds, Inc. as Underwriter and not as your financial advisor or municipal advisor in this transaction. The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer's interest in this transaction.

The specific parameters under which FMS will underwrite the Bonds will be set forth in a Bond Resolution adopted by the Board.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires a broker to deal fairly at all times with both municipal issuers and investors.

¹ Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters and Underwriters of Municipal Securities (effective March 31, 2021).

- The Underwriter's primary role is to purchase the Bonds in an arm's-length commercial transaction with the Issuer. As such, the Underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.
- The Underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to use its best efforts to resell the Bonds with purchases at prices that are fair and reasonable.
- The Bonds may be sold into a trust either at the time of issuance or subsequent to issuance. In such instance FMSbonds, Inc., not in its capacity of Underwriter, may participate in such trust arrangement by performing certain administrative roles. Any compensation paid to FMSbonds, Inc. would not be derived from the proceeds of the Bonds or from the revenues pledged thereunder.

The Underwriter will be compensated in accordance with the terms of a bond purchase contract by and between the Underwriter and Issuer. Payment or receipt of the Underwriter's compensation will be contingent on the closing of the transaction. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an Underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The Issuer acknowledges no such recommendation has been made by the Underwriter.

Please note nothing in this letter is an expressed or an implied commitment by us to provide financing or to place or purchase the Bonds. Any such commitment shall only be set forth in a bond purchase contract or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase contract (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMSbonds, Inc. is acting independently in seeking to act as Underwriter in the transaction contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMSbonds, Inc. assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the purchasers or any other brokers in connection with the transactions contemplated herein or otherwise.

If you or any other representative of the Issuer have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with your own financial, municipal, legal,

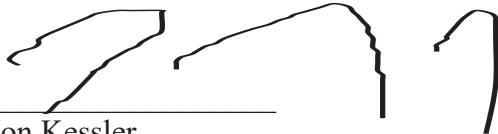
accounting, tax and other advisors, as applicable, to the extent deemed appropriate.

The MSRB requires that we seek the Issuer's acknowledgement that it has received this letter. We request that the person at the Issuer who has the authority to bind the Issuer (herein, "Authorized Issuer Representative") acknowledge this letter as soon as practicable and by nature of such acknowledgment that such person is not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you in connection with the issuance of the Bonds, and we appreciate the opportunity to assist you in this transaction. Thank you.

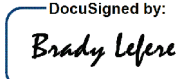
FMSbonds, Inc.

By: 

Name: Jon Kessler

Title: Executive Director

VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT

By:  _____
9549596DC71D4FB...

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS C

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS CI



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
10/24/25	8441
Terms	Due Date
Net 30	11/23/25

BILL TO

VIDA'S WAY COMMUNITY
DEVELOPMENT DISTRICT
Pulte Home Company, LLC
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

PROPERTY

Vidas Way CDD
33247 Legacy Lands Lane
Wesley Chapel, FL

Amount Due	Enclosed
\$1,450.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,450.00	\$0.00	\$1,450.00

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.

537.001

2000

001

Vidas Way: One- time Potassium Turf Treatment

- Soil testing
onsite indicated
a significant
lack of
potassium in
soil inhibiting
the turfs ability
to establish and
develop strong

- root structure.
- Estimate includes pricing to apply high potassium treatment to all turf areas on site.

<i>One Time Fertilizer Application</i>	<i>\$1,450.00</i>	<i>\$0.00</i>	<i>\$1,450.00</i>
Total	\$1,450.00	\$0.00	\$1,450.00

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS CII



Vidas Way CDD: Seasonal Mulch Application 10.16.25

Date 10/16/2025
Customer VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT | 2300
Glades Road, Suite 410W | Boca Raton, FL 33431
Property Vidas Way CDD | 33247 Legacy Lands Lane | Wesley Chapel, FL

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.

Vidas Way CDD: Seasonal Mulch Application 10.16.25

- Top dressing of 678cu y of pine bark mulch in all CDD beds on site.

Plant Material Install

Mulch Topdress

Items	Quantity	Unit
Pine Bark Installation	678.00	EA
Mulch Topdress:		\$38,137.50
PROJECT TOTAL:		\$38,137.50

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 _____
Jeff Cane
Date 10/16/2025

Pine Lake Services, LLC

By _____
VIDA'S WAY COMMUNITY
DEVELOPMENT DISTRICT
Date 10-16-25

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS CIII



Vidas Way CDD: Seasonal Mulch Application 10.16.25

Date 10/16/2025
Customer VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT | 2300
Glades Road, Suite 410W | Boca Raton, FL 33431
Property Vidas Way CDD | 33247 Legacy Lands Lane | Wesley Chapel, FL

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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 _____
Jeff Cane
Date 10/16/2025
Pine Lake Services, LLC

By  _____
VIDA'S WAY COMMUNITY
DEVELOPMENT DISTRICT
Date 10-16-25

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS D

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made as of the 29 day of September, 2025, by **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, with an address of 2662 Falkenburg Road, Riverview, Florida 33578 ("**Grantor**"), and **VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, and whose mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**" or "**Grantee**").

(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.)

WITNESSETH:

WHEREAS, the District is responsible for the drainage system serving the community; and

WHEREAS, for the benefit of Grantee and its landowners and residents, Grantor desires to memorialize the easement rights to access and maintain the master drainage and other improvements ("**Improvements**"), located within certain easement areas identified herein; which are anticipated to be granted by plat to Grantee; and

WHEREAS, Grantor acknowledges and agrees that the grant of easements hereunder shall not be interpreted as a grant of the Improvements, which may be done by separate bill of sale.

NOW THEREFORE, Grantor, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains and conveys to Grantee forever, the following non-exclusive, perpetual easement rights as more particularly described below:

1. Recitals. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Agreement.

2. Grant of Non-Exclusive Easement. Grantor hereby grants to the District, its successors, and assigns, the following "**Easements**" on the areas ("**Easement Areas**") identified below:

- a) A perpetual, non-exclusive drainage easement for access, ingress, egress, installation, construction, operation, maintenance, repair and replacement of roadway, landscape, hardscape, and stormwater improvements located within Tract A-1 (Right-of-Way and Public Utility Easement) and those certain "Drainage and Access Easements" and "Side Yard Drainage/Access Easements" as identified in the *preliminary* plat known as *Vida's Way Legacy Phase 2A*, attached hereto as **Exhibit A**; and
- b) A perpetual, non-exclusive drainage easement for access, ingress, egress, installation, construction, operation, maintenance, repair and replacement of roadway, landscape, hardscape, and stormwater improvements located within Tract those certain "Drainage and Access Easements" and "Side Yard Drainage/Access Easements" as identified in the *preliminary* plat known as *Vida's Way Legacy Phase 2A*, attached hereto as **Exhibit B**.

3. Inconsistent Use. Grantor agrees and covenants that it shall not exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein afforded to Grantee.

4. Beneficiaries of Easement Rights. This Easement Agreement shall be for the non-exclusive benefit and use of Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

5. Binding Effect. This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and shall run with the Easement Areas, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Areas.

6. Default. A default by any Party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. Enforcement of Agreement. In the event that either Grantee or Grantor seeks to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. Notices. Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the other Parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Grantor and counsel(s) for Grantee may deliver Notice on behalf of the Grantor and Grantee, respectively.

9. Assignment. Neither party may assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent Grantee from assigning its maintenance obligations for the Improvements to a third party without the consent of the Grantor.

10. Controlling Law; Venue. This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in Pasco County, Florida.

11. Public Records. Grantor understands and agrees that all documents of any kind provided to Grantee or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

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

13. Authorization. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

14. Amendments. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both parties hereto.

15. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

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

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor and Grantee have caused these presents to be executed on the day and year first above written.

WITNESSES

PULTE HOME COMPANY, LLC

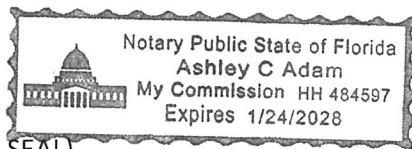
By: [Signature]
Name: JAMES TAYLOR
Address: 2662 S Falkenburg Road
Riverview, FL 33578

By: [Signature]
Name: Ray Aponte
Title: Director of Land Development

By: [Signature]
Name: Chase Morin
Address: 2662 S Falkenburg Road
Riverview, FL 33578

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of September, 2025, by Ray Aponte, as Director of Land Development of Pulte Home Company, a Michigan limited liability company, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

Ashley C. Adam
NOTARY PUBLIC, STATE OF FLORIDA

Name: Ashley C. Adam
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

[Signatures continue following page]

WITNESSES

VIDA'S WAY COMMUNITY DEVELOPMENT
DISTRICT

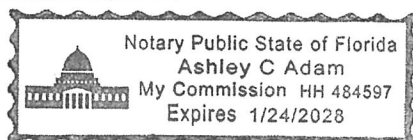
By: [Signature]
Name: JAMES TAYLOR
Address: 2662 S Falkenburg Road
Riverview, FL 33578

By: [Signature]
Name: Brady Lefere
Title: Chair

By: [Signature]
Name: Chase Morin
Address: 2662 S Falkenburg Road
Riverview, FL 33578

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of September, 2025, by Brady Lefere as Director DRE/HOA of the Vida's Way Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

Ashley C. Adam
NOTARY PUBLIC, STATE OF FLORIDA

Name: Ashley C. Adam
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EXHIBIT A
PHASE 2A PRELIMINARY PLAT

VIDA'S WAY LEGACY PHASE 2A

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

DESCRIPTION:

A portion of the lands described in Official Records Book 10863, Page 3903, of the Public Records of Pasco County, Florida, lying in Section 1, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the North 1/4 corner of said Section 1, run thence along the East Boundary of the Northwest 1/4 of aforesaid Section 1, S.00°15'11" W., a distance of 1648.01 feet to the **POINT OF BEGINNING** to a point on the Southerly boundary of VIDA'S WAY LEGACY PHASE 1B, according to the plat thereof, as recorded in Plat Book 95, pages 27 through 32, of the Public Records of Pasco County, Florida; thence along said Southerly boundary the following three (3) courses: 1) N.58°00'00" E., a distance of 267.23 feet; 2) N.48°36'00" E., a distance of 50.00 feet; 3) N.63°36'00" E., a distance of 870.35 feet; thence S.43°16'59" E., a distance of 629.21 feet; thence Southwesterly, 134.02 feet along the arc of a non-tangent curve to the right having a radius of 175.00 feet and a central angle of 43°52'43" (chord bearing S.58°56'22" W., 130.77 feet); thence Southwesterly, 101.34 feet along the arc of a reverse curve to the left having a radius of 225.00 feet and a central angle of 25°48'23" (chord bearing S.67°58'32" W., 100.49 feet); thence S.24°29'22" E., a distance of 25.47 feet; thence S.38°14'23" E., a distance of 25.02 feet; thence Southerly, 31.52 feet along the arc of a non-tangent curve to the left having a radius of 20.00 feet and a central angle of 90°17'04" (chord bearing S.08°53'32" W., 28.35 feet); thence S.53°45'08" W., a distance of 50.00 feet; thence S.36°15'00" E., a distance of 18.00 feet; thence S.53°45'00" W., a distance of 242.00 feet; thence S.36°15'00" E., a distance of 32.00 feet; thence S.53°45'00" W., a distance of 171.00 feet; thence S.36°15'00" E., a distance of 60.00 feet; thence S.51°54'13" W., a distance of 165.74 feet; thence N.61°55'00" W., a distance of 62.19 feet; thence S.27°38'00" W., a distance of 121.00 feet; thence Northwesterly, 76.40 feet along the arc of a non-tangent curve to the left having a radius of 3838.00 feet and a central angle of 01°08'26" (chord bearing N.62°56'13" W., 76.40 feet); thence S.30°54'56" W., a distance of 50.15 feet; thence Westerly, 31.65 feet along the arc of a non-tangent curve to the left having a radius of 20.00 feet and a central angle of 90°41'03" (chord bearing S.71°05'32" W., 28.45 feet); thence S.25°45'00" W., a distance of 202.02 feet; thence Southerly, 31.16 feet along the arc of a tangent curve to the left having a radius of 20.00 feet and a central angle of 89°16'37" (chord bearing S.18°53'19" E., 28.11 feet); thence S.25°09'51" W., a distance of 50.01 feet; thence Westerly, 31.67 feet along the arc of a non-tangent curve to the left having a radius of 20.00 feet and a central angle of 90°44'30" (chord bearing S.71°07'15" W., 28.47 feet); thence S.25°45'00" W., a distance of 121.01 feet; thence Southerly, 31.15 feet along the arc of a tangent curve to the left having a radius of 20.00 feet and a central angle of 89°13'53" (chord bearing S.18°51'57"E., 28.09 feet); thence S.26°31'07"W., a distance of 70.00 feet to a point on the Southerly boundary of said Official Records Book 10863, page 3903 of the Official Records of Pasco County, Florida; thence along said Southerly boundary, Westerly, 896.12 feet along the arc of a non-tangent curve to the left having a radius of 3265.00 feet and a central angle of 15°43'32" (chord bearing N.71°20'39"W., 893.31 feet) to the Southeast corner of VIDA'S WAY LEGACY PHASE 1A, according to the Plat thereof, as recorded in Plat Book 95, pages 1 through 9, of the Public Records of Pasco County, Florida; thence along the Easterly boundary thereof the following five (5) courses, 1) N.30°00'00" E., a distance of 152.77 feet; 2) N.34°00'00" W., a distance of 24.00 feet; 3) N.45°00'00" E., a distance of 61.00 feet; 4) N.02°00'00" E., a distance of 330.00 feet; 5) N.41°00'00" E., a distance of 260.00 feet to the Southernmost corner of aforesaid VIDA'S WAY LEGACY PHASE 1B; thence along the Southerly boundary of said VIDA'S WAY LEGACY PHASE 1B, N.58°00'00" E., a distance of 163.54 feet to the **POINT OF BEGINNING**.

Containing 35.492 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

PULTE HOME COMPANY, LLC, a Michigan Limited Liability Company, authorized to do business in the State of Florida (the "Owner"), hereby states and declares that it is the fee simple owner of all lands referred to as "Vida's Way Legacy Phase 2A " and as described in the legal description, which is part of this plat, and makes the following dedications:

1.

Owner does hereby grant, convey and dedicate Tract A-1 [(CDD) Right-of-Way & (Public) Utility Easement]], Tract B-1 [(CDD) Drainage, Landscape Area, Open Space, & Wetland Conservation Area], Tract B-4 [(CDD) Drainage, Landscape Area, Open Space, & Wetland Conservation Area], Tract B-5 [(CDD) Landscape Area and Open Space], Tract B-6 [(CDD) Landscape Area and Open Space], Tract B-7 [(CDD) Landscape Area and Open Space], Tract B-11 [(CDD) Landscape Area and Open Space] and Tract P-2 [(CDD) Park, Drainage Area, and Open Space] as shown and depicted hereon to the Vida's Way Community Development District, a local unit of special purpose government organized and existing pursuant to Chapter 190, Florida Statutes (the "District") as evidenced by its execution of this plat. The District accepts this dedication and agrees to maintain the foregoing tract for the benefit and use of the property owners in the District for purposes they were intended.
2.

Owner does hereby grant, convey and dedicate the roadways shown and depicted hereon as Tract A-1 [Right-of-Way (CDD) & (Public) Utility Easement] to the District as evidenced by its execution of this plat. The District accepts this dedication and agrees to maintain the roadways and appurtenances therein. None of the roadways within Tract A-1 as shown and depicted on this plat shall be deemed to be dedicated to Pasco County, Florida (the "County").
3.

Owner does hereby grant, convey and dedicate Tract RW-2 [(Public) Right-of-Way for Wells Road] as shown and depicted hereon for any and all purposes incidental thereto and shall also be conveyed by separate instrument to the county, subsequent to the recording of this plat.
4.

The Owner further does:

a. grant, convey and dedicate to the County a perpetual easement for ingress egress over and across Tract A-1 which is shown and depicted hereon for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.

b. grant, convey, and dedicate to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement for telephone, electric, cable television, water, sewer, street lights, fire protection and other utilities over and across those portions of the Plat shown as "Utility Easement", and identified hereon for such purposes, the use and benefit of which shall extend and inure to the benefit of the County, statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.

c. grant, convey and dedicate to the District, its successors or assigns, a perpetual easement over and across all lands shown hereon as Landscape Easements for the purpose of constructing, maintaining, repairing, replacing, and accessing the landscaping lying therein.

d. grant, convey and dedicate to the District, its successors or assigns, a perpetual easement over and across all lands shown hereon as Drainage and Access Easements for the purpose of maintaining, repairing, replacing, and accessing the storm water drainage facilities lying therein.

e. reserve unto itself, its successors or assigns, the title to any lands or improvements dedicated to the public or to the County, if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with FS 177.085(1).

f. reserve unto itself, its successors or assigns, a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots on this Plat. Said non-exclusive easement is for the installation, operation and maintenance and/or replacement of underground utility conduits and related facilities to accommodate whatever cables and line that the Owner elects to install or have installed within said conduits, including, but not limited to cable television, internet access, telecommunications and bulk telecommunication services to the extent consistent with FS 177.091(28).

g. grant, convey, and dedicate to the perpetual use of the Public and the County all utility improvements and facilities lying within or upon the lands depicted on this Plat together with any necessary easements, and further does hereby reserve unto themselves, their successors or assigns, the right to construct, operate, and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this Plat until such time as the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the County.

5.

The Owner further does hereby grant, convey, warrant and dedicate to the County a Non-Exclusive Flow-Through Easement and reasonable right of access to ensure the free flow of water for the general public drainage purposes over, through and under all Drainage Easements or commonly owned property show on this plat. In the event the Owner or the District fails to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.

6.

Owner hereby grants, conveys and dedicates to the District all (CDD) Side Yard Drainage/Access Easements, as shown hereon for the purposes stated hereon. As evidenced by its execution of this plat, the District accepts this dedication and agrees to maintain the foregoing easements for the purposes for which they were intended.
- OWNER: PULTE HOME COMPANY, LLC, a Michigan Limited Liability Company,
Authorized to do business in the state of Florida
- By: _____
Jeffrey Deason
Vice President of Land Development
- Witness: _____
- Witness: _____
- Print Name: _____
- Print Name: _____
- ACKNOWLEDGMENT :
- STATE OF FLORIDA)
) SS:
COUNTY OF HILLSBOROUGH)
- The foregoing instrument was acknowledged before me by means of physical presence, this _____ day of _____, 20____, before me personally appeared Jeffrey Deason, as Vice President of Land Development of PULTE HOME COMPANY, LLC, a Michigan Limited Liability Company, authorized to do business in the state of Florida. He [] is personally known to me or [] produced a valid driver's license as identification.
- Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid.
- _____
Notary Public, State of Florida at Large
- My commission expires:
- (Printed Name of Notary)
- Commission Number:
- CERTIFICATE OF ACCEPTANCE:
- of the Vida's Way Community Development District
- The dedication to the Vida's Way Community Development District, a local unit of special purpose government, created pursuant to Chapter 190, Florida Statutes, was accepted at an open meeting of the Vida's Way Community Development District by their Board of Supervisors this _____ day of _____, 20____ and hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown hereon.
- _____
Brady Lefere, Chairman
- Witness: _____
- Witness: _____
- Print Name: _____
- Print Name: _____
- ACKNOWLEDGMENT :
- STATE OF FLORIDA)
) SS:
COUNTY OF _____)
- I hereby certify on this ____ day of _____, 20____, before me personally appeared by means of physical presence Brady Lefere, as Chairman of Vida's Way Community Development District, known to me or who has produced _____ as identification, who has identified himself as the person described in and who executed the foregoing certificate of acceptance and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.
- Witness my hand and seal at _____ County, Florida, the day and year aforesaid.
- _____
Notary Public, State of Florida at Large
- My commission expires:
- (Printed Name of Notary)
- Commission Number:
- PROPERTY INFORMATION
- STATE OF FLORIDA
- COUNTY OF _____
- We, First American Property Information, report find that the title current taxes have been other than shown on 110619564.
- THIS THE ____ DAY OF _____, 20____.
- First American Title Insurance Company
- _____
Joe Teichert
Division Region Manager
- REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA
- Pursuant to Section 177.081
177 Part 1, Florida Statutes,
does not include computations or field verification of any points or measurements.
- Signed and Sealed this ____ day of _____, 20____.
- _____
Alex W. Parnes, Pasco County Surveyor
Florida Professional Surveyor and Mapper No. 5131
- CERTIFICATE OF APPROVAL BY THE ADMINISTRATIVE AUTHORITY FOR PASCO COUNTY, FLORIDA
- This is to certify that on this
Administrative Officer of Pasco County, Florida.
- _____
David F. Allen, P.E.
Assistant County Administrator
Development Review Director
- CLERK OF THE CIRCUIT COURT:
- I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this _____ of _____, 20____ in Plat Book _____, Pages _____
- _____
Nikki Alvarez-Sowles, Esq.
Pasco County Clerk and Comptroller
- CERTIFICATE OF SURVEYOR
- The undersigned,
that this plat was
Statutes Chapter 177,
hereon, and that the
of intersection and
will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of bond.
- Signed and Sealed this ____ day of _____, 20____.
- _____
Charles M. Arnett
Professional Land Surveyor No. LS6884
Certificate of Authorization No. LB7768

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.

The diagram illustrates a method for locating a P.C.P. (Proposed Center Point) when it is situated within a Sanitary Manhole Top. A central circle represents the manhole top. Four small circles, representing reference points, are positioned at the top, bottom, left, and right of the manhole top. A dashed line connects the top and bottom reference points, and another dashed line connects the left and right reference points. These two lines intersect at the center of the manhole top, which is labeled 'P.C.P. LOCATION'. A label 'SANITARY MANHOLE TOP (Typical)' points to the manhole top. A label 'Nail with Dis. No. LB7768 (Typical Reference Points)' points to one of the reference points.

P.C.P. LOCATION

SANITARY MANHOLE TOP (Typical)

Nail with Dis. No. LB7768 (Typical Reference Points)

P.C.P. REFERENCE DIAGRAM

(NOT TO SCALE)

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00')

NOTE:

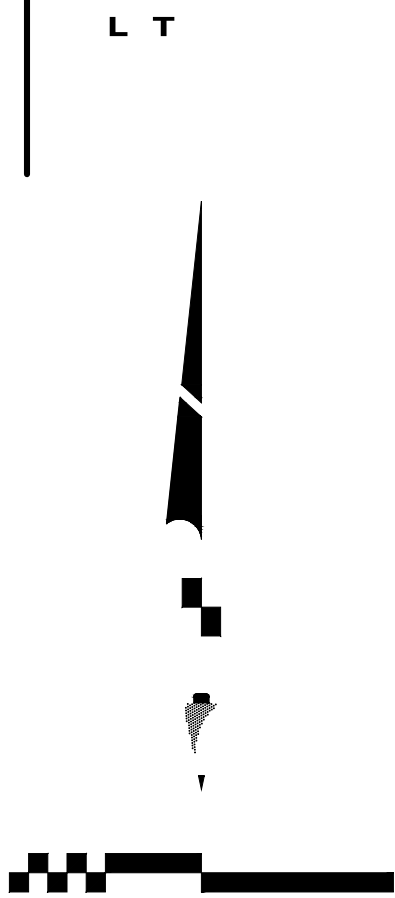
All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with National Electrical Safety Code as adopted by the Florida Public Service Commission.

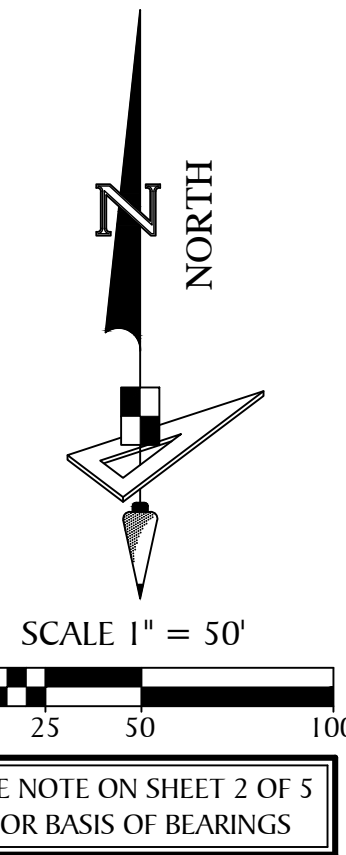
LEGEND:

- ----- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- ⊕ ----- indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- ----- indicates (P.C.P.) Permanent Control Point LB7768
- (NR) ----- indicates non-radial line



The coordinate values shown hereon are based on the National Geodetic Survey Control Point and were established to Third Order Class I accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition. "T34 135" "T31 122"



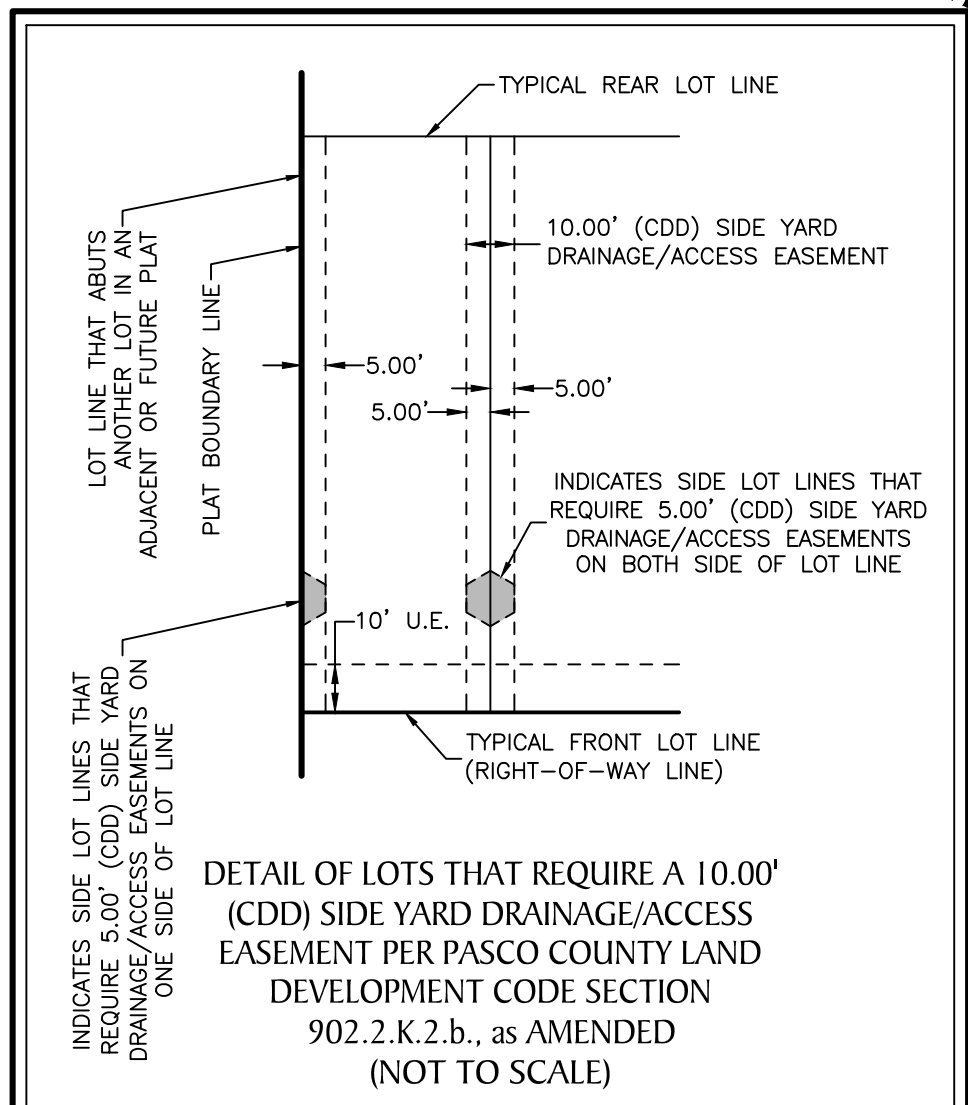


VIDA'S WAY LEGACY PHASE 2A

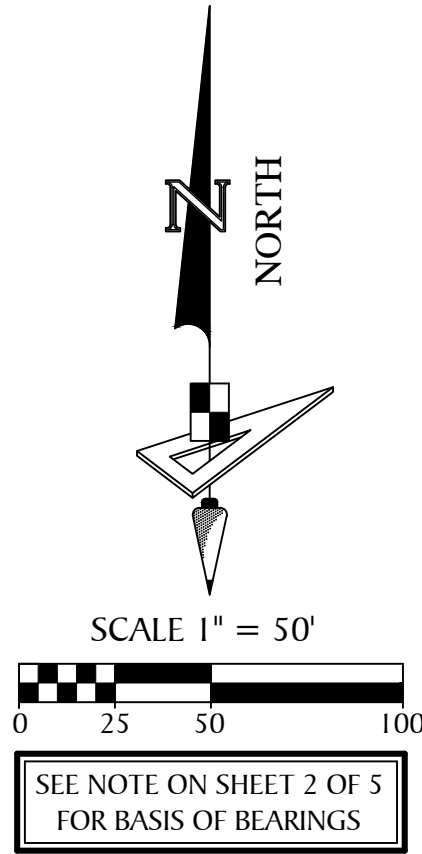
A SUBDIVISION OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

Curve Data Table					
No.	Radius	Arc	Central Angle	Bearing	Chord
C4	3838.00'	76.40'	1°08'26"	N62°56'13"W	76.40'
C5	20.00'	31.65'	90°41'03"	S71°05'32"W	28.45'
C12	500.00'	115.74'	13°15'44"	S48°01'52"E	115.48'
C13	500.00'	13.82'	1°35'01"	S55°27'15"E	13.82'
C14	475.00'	123.08'	14°50'46"	S48°49'23"E	122.73'
C15	525.00'	67.87'	7°24'23"	S45°06'12"E	67.82'
C16	20.00'	33.36'	95°34'19"	N01°01'14"W	29.63'
C17	20.00'	26.59'	76°11'00"	S85°39'44"W	24.68'
C18	1192.00'	489.57'	23°31'55"	S37°30'58"W	486.13'
C19	1217.00'	446.38'	21°00'56"	S36°15'28"W	443.89'
C20	1217.00'	150.07'	7°03'55"	S43°13'58"W	149.98'
C21	1217.00'	59.26'	2°47'24"	S38°18'18"W	59.26'
C22	1217.00'	59.26'	2°47'24"	S35°30'54"W	59.26'
C23	1217.00'	59.26'	2°47'24"	S32°43'30"W	59.26'
C24	1217.00'	59.26'	2°47'24"	S29°56'06"W	59.26'
C25	1217.00'	59.26'	2°47'24"	S27°08'42"W	59.26'
C26	1167.00'	444.44'	21°49'14"	S36°39'37"W	441.76'
C27	1167.00'	55.47'	2°43'24"	S27°06'42"W	55.46'
C28	1167.00'	55.47'	2°43'24"	S29°50'06"W	55.46'
C29	1167.00'	55.47'	2°43'24"	S32°33'30"W	55.46'
C30	1167.00'	55.47'	2°43'24"	S35°16'54"W	55.46'
C31	1167.00'	55.47'	2°43'24"	S38°00'18"W	55.46'
C32	1167.00'	55.47'	2°43'24"	S40°43'42"W	55.46'
C33	1167.00'	55.47'	2°43'24"	S43°27'07"W	55.46'
C34	1167.00'	52.77'	2°35'27"	S46°06'32"W	52.77'
C35	1167.00'	3.38'	0°09'58"	S47°29'15"W	3.38'
C36	400.00'	73.94'	10°35'30"	N50°57'01"W	73.84'
C37	425.00'	41.81'	5°38'12"	N53°25'40"W	41.79'
C38	20.00'	26.40'	75°38'26"	S88°25'47"E	24.53'
C39	525.00'	48.08'	5°14'51"	S44°01'26"E	48.07'
C40	525.00'	19.78'	2°09'32"	S47°43'37"E	19.78'
C41	20.00'	32.33'	92°37'21"	S07°26'19"W	28.92'
C42	425.00'	19.45'	2°37'21"	N37°33'41"W	19.45'
C43	400.00'	65.66'	9°24'16"	N40°57'08"W	65.58'
C44	375.00'	20.74'	3°10'07"	N37°50'03"W	20.74'
C45	375.00'	13.93'	2°07'41"	N55°10'55"W	13.93'
C46	20.00'	36.55'	104°42'22"	N01°45'54"W	31.67'
C47	900.00'	439.82'	28°00'00"	S39°45'00"W	435.46'
C48	925.00'	400.99'	24°50'17"	S38°10'09"W	397.86'
C49	925.00'	32.74'	2°01'41"	S49°34'27"W	32.74'
C50	925.00'	57.84'	3°34'59"	S46°46'07"W	57.84'
C51	925.00'	49.25'	3°03'01"	S43°27'07"W	49.24'
C52	925.00'	49.25'	3°03'01"	S40°24'05"W	49.24'
C53	925.00'	49.25'	3°03'01"	S37°21'04"W	49.24'
C54	925.00'	49.25'	3°03'01"	S34°18'03"W	49.24'
C55	925.00'	49.25'	3°03'01"	S31°15'01"W	49.24'
C56	925.00'	49.25'	3°03'01"	S28°12'00"W	49.24'
C57	925.00'	14.93'	0°55'29"	S26°12'45"W	14.93'
C58	875.00'	391.22'	25°37'03"	S38°33'32"W	387.97'
C59	875.00'	32.57'	2°07'57"	S26°48'58"W	32.56'
C60	875.00'	56.97'	3°43'49"	S29°44'51"W	56.96'
C61	875.00'	56.97'	3°43'49"	S33°28'40"W	56.96'
C62	875.00'	56.97'	3°43'49"	S37°12'28"W	56.96'
C63	875.00'	56.97'	3°43'49"	S40°56'17"W	56.96'
C64	875.00'	56.97'	3°43'49"	S44°40'06"W	56.96'
C65	875.00'	56.97'	3°43'49"	S48°23'54"W	56.96'
C66	875.00'	16.86'	1°06'14"	S50°48'56"W	16.86'

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 - indicates (P.C.P.) Permanent Control Point LB7768
 - O/A. ----- Overall
 - C.D.D. ----- Community Development District
 - D.A.E. ----- Drainage and Access Easement
 - U.E. ----- Utility Easement
 - C.S.T. ----- Clear Sight Triangle
 - S.W.F.W.M.D. ----- Southwest Florida Water Management District



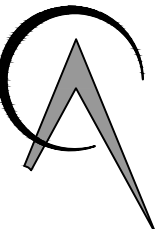
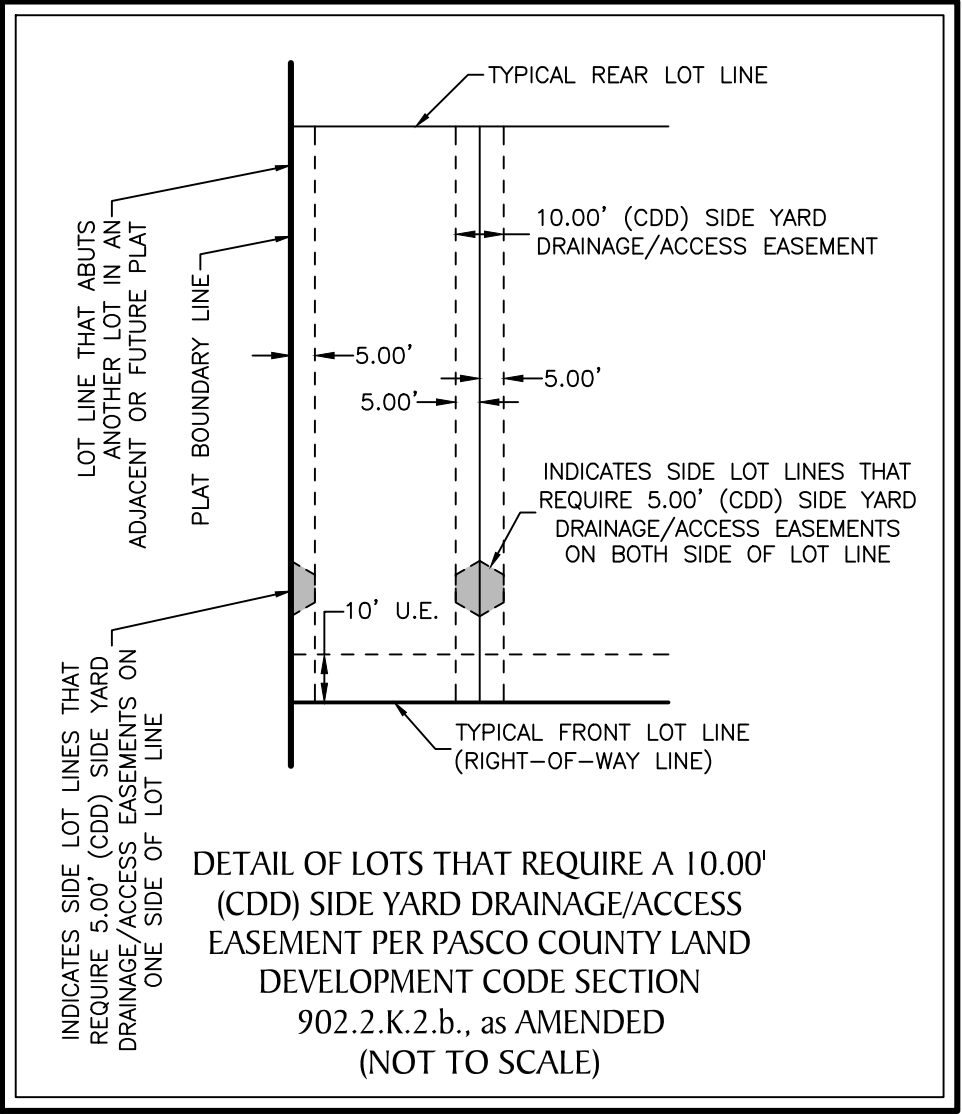
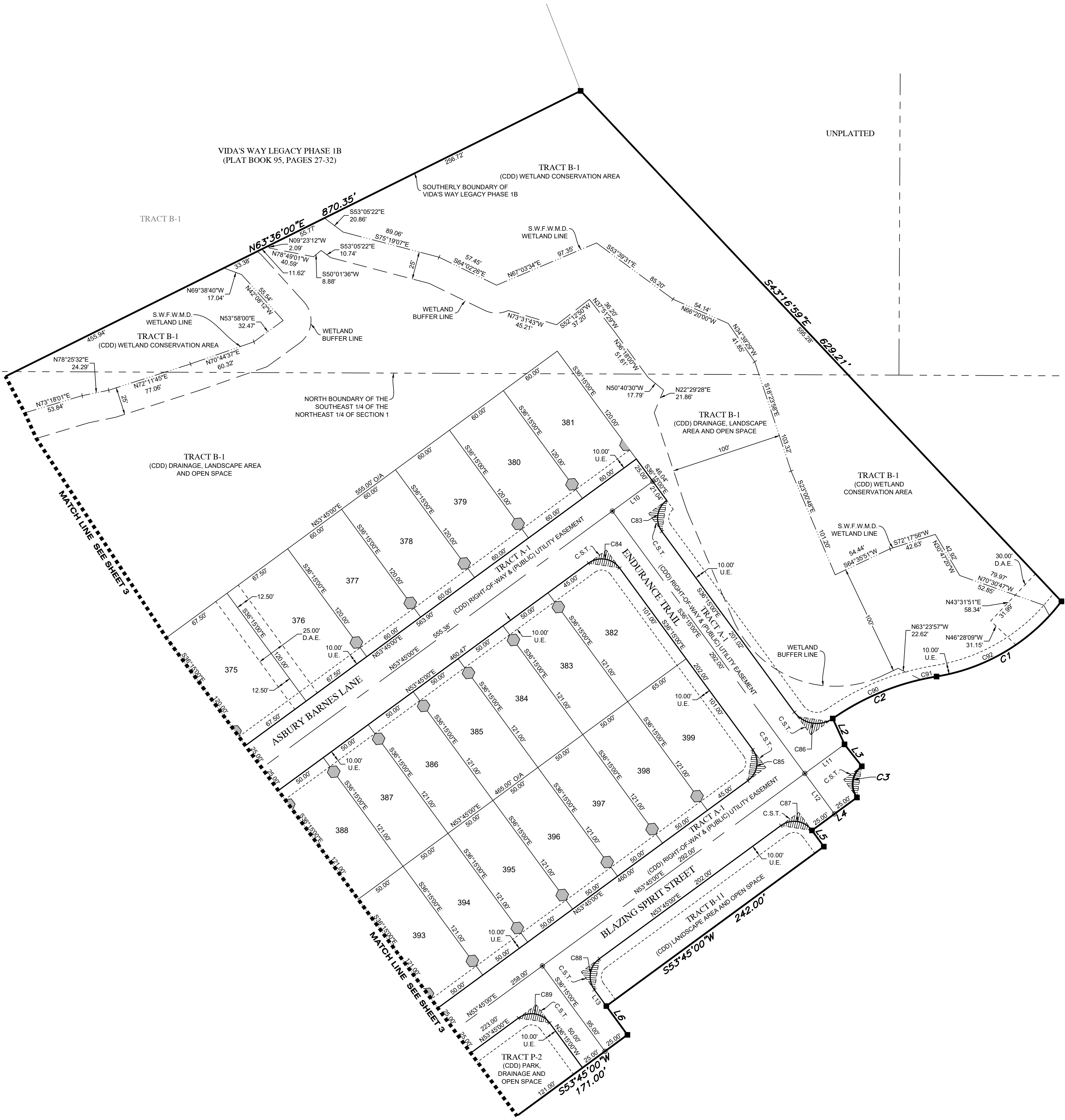
VIDA'S WAY LEGACY PHASE 2A
A SUBDIVISION OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

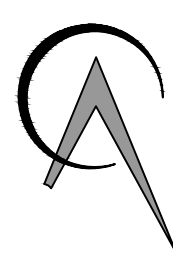
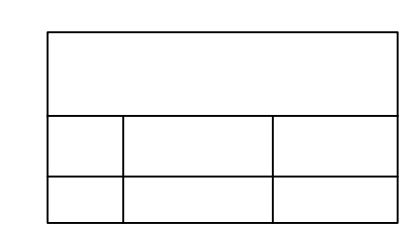
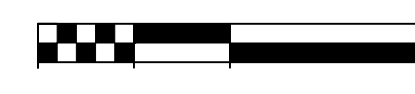
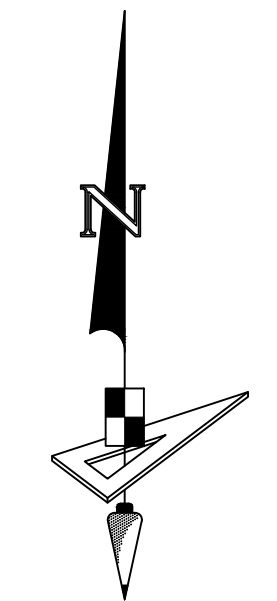


Line Data Table		
No.	Bearing	Length
L2	S24°29'22"E	25.47'
L3	S38°14'23"E	25.02'
L4	S53°45'08"W	50.00'
L5	S36°15'00"E	18.00'
L6	S36°15'00"E	32.00'
L10	S53°45'00"W	45.00'
L11	S53°45'00"W	44.23'
L12	N36°15'00"W	45.00'
L13	N36°15'00"W	18.00'

Curve Data Table				
No.	Radius	Arc	Central Angle	Bearing
C1	175.00'	134.02'	43°52'43"	S58°56'22"W
C2	225.00'	101.34'	25°48'23"	S67°58'32"W
C3	20.00'	31.52'	90°17'04"	S08°53'32"W
C83	20.00'	31.42'	90°00'00"	S08°45'00"W
C84	20.00'	31.42'	90°00'00"	N81°15'00"W
C85	20.00'	31.42'	90°00'00"	N08°45'00"E
C86	25.00'	38.69'	88°40'40"	S80°35'20"E
C87	20.00'	31.42'	90°00'00"	N81°15'00"W
C88	20.00'	31.42'	90°00'00"	S08°45'00"W
C89	20.00'	31.42'	90°00'00"	N81°15'00"W
C90	225.00'	86.85'	22°06'55"	S66°07'48"W
C91	225.00'	14.49'	3°41'28"	S79°01'59"W
C92	175.00'	77.25'	25°17'28"	N68°13'59"E
C93	175.00'	40.00'	13°05'42"	N49°02'24"E
C94	175.00'	16.78'	5°29'33"	N39°44'47"E

- LEGEND:
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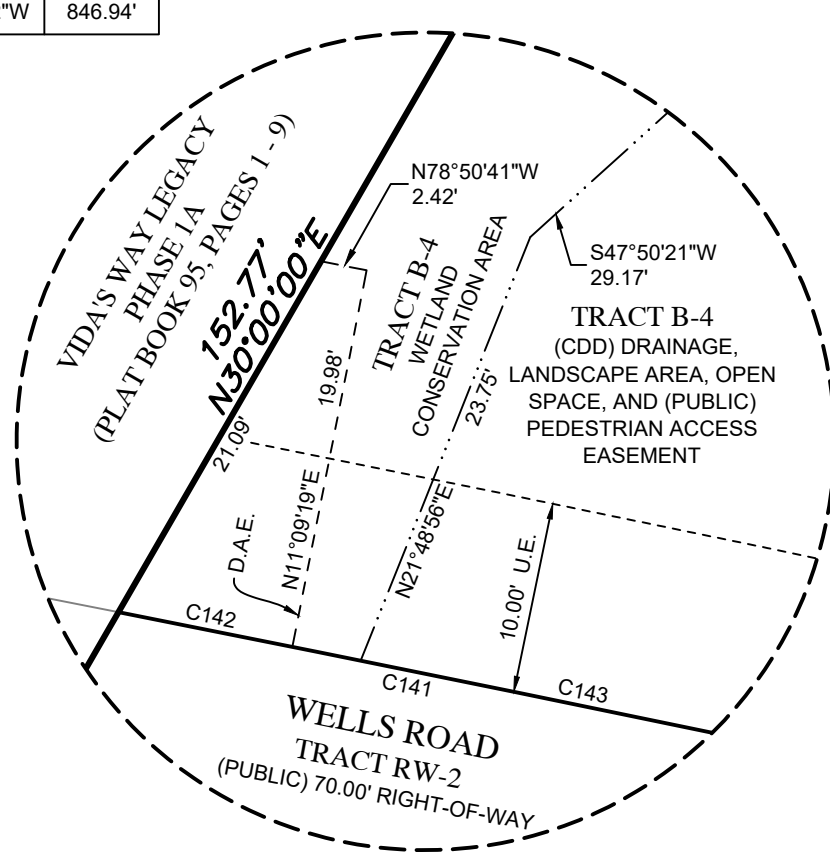
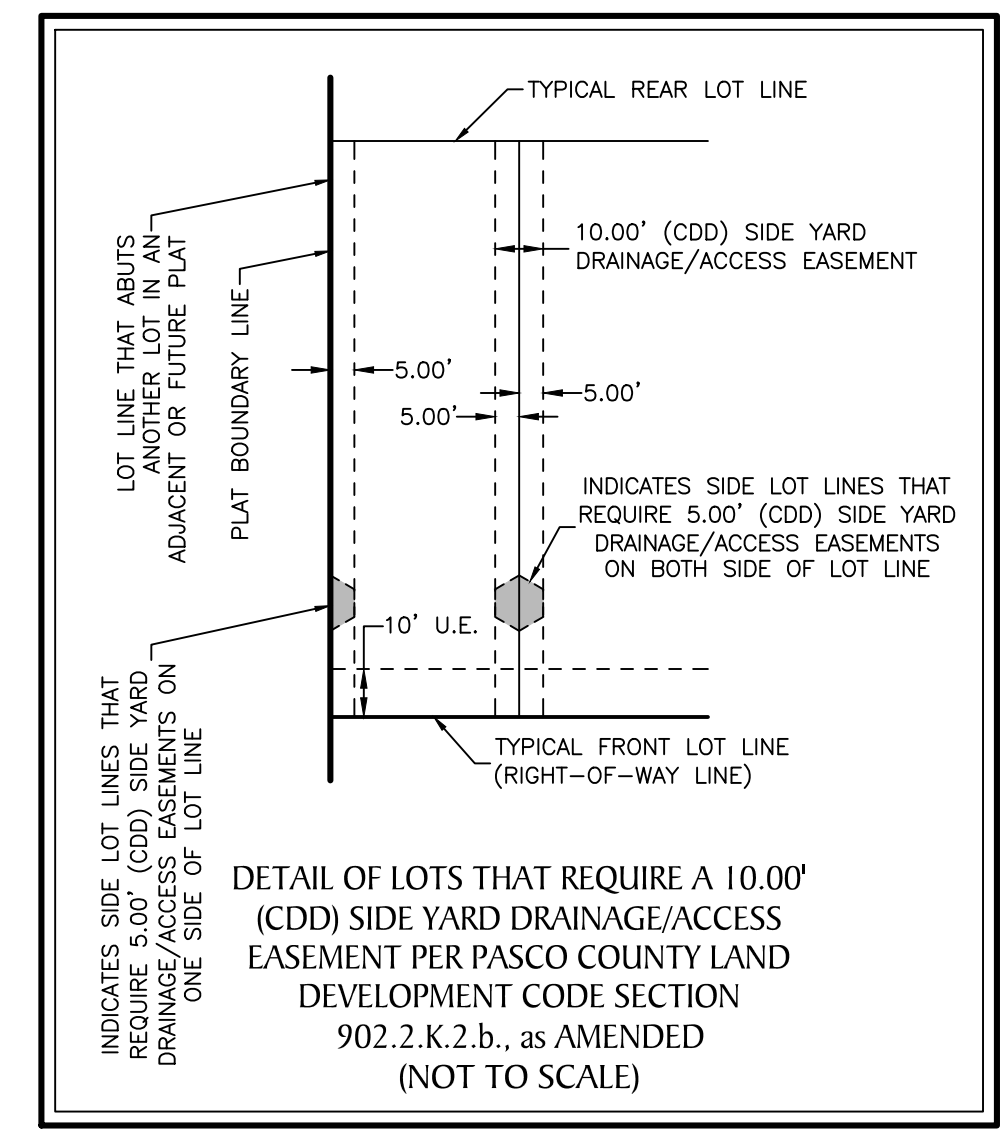
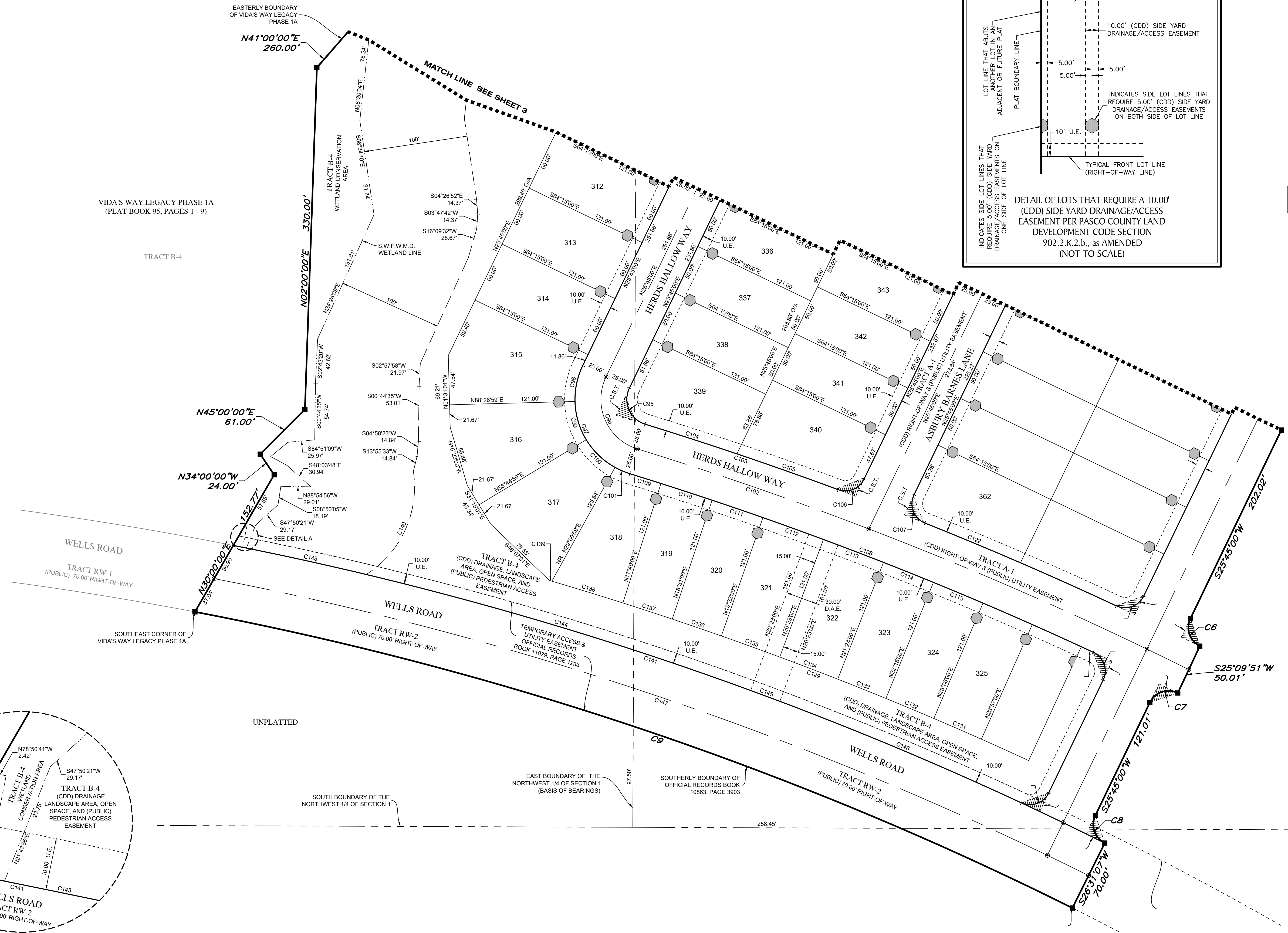
VIDA'S WAY LEGACY PHASE 2A

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

Curve Data Table				
No.	Radius	Arc	Central Angle	Bearing
C6	20.00'	31.16'	89°16'37"	S18°53'19"E
C7	20.00'	31.67'	90°44'30"	S71°07'15"W
C8	20.00'	31.15'	89°13'53"	S18°51'57"E
C9	3265.00'	896.12'	15°43'32"	N71°20'39"W
C10	3300.00'	44.26'	0°46'07"	N63°51'57"W
C95	25.00'	43.02'	98°36'01"	S23°33'00"E
C96	50.00'	86.04'	98°36'01"	S23°33'00"E
C97	75.00'	129.07'	98°36'01"	S23°33'00"E
C98	75.00'	35.69'	27°16'00"	S12°07'00"W
C99	75.00'	38.92'	29°44'00"	S16°23'00"E
C100	75.00'	38.92'	29°44'01"	S46°07'00"E
C101	75.00'	15.53'	11°52'00"	S66°50'01"E
C102	3521.00'	236.17'	3°50'35"	N70°55'43"W
C103	3546.00'	196.65'	3°10'39"	N71°15'41"W
C104	3546.00'	93.14'	1°30'18"	N72°05'52"W
C105	3546.00'	103.51'	1°40'21"	N70°30'32"W
C106	20.00'	29.52'	84°34'38"	N68°02'19"E
C107	20.00'	32.80'	93°58'18"	S21°14'09"E
C108	3496.00'	479.49'	7°51'30"	N88°55'15"W
C109	3496.00'	31.53'	0°31'01"	N72°35'30"W
C110	3496.00'	51.86'	0°51'00"	N71°54'30"W
C111	3496.00'	51.86'	0°51'00"	N71°03'30"W
C112	3496.00'	62.03'	1°01'00"	N70°07'30"W
C113	3496.00'	62.03'	1°01'00"	N69°06'30"W
C114	3496.00'	51.86'	0°51'00"	N68°10'30"W
C115	3496.00'	51.86'	0°51'00"	N67°19'30"W
C116	3496.00'	51.86'	0°51'00"	N66°28'30"W
C117	3496.00'	51.86'	0°51'00"	N65°37'30"W
C118	3496.00'	12.71'	0°12'30"	N65°05'45"W
C119	20.00'	31.67'	90°44'30"	N19°37'15"W
C120	3521.00'	292.34'	4°45'25"	N66°37'43"W
C121	3546.00'	201.06'	3°14'55"	N66°35'51"W
C122	3546.00'	99.77'	1°36'43"	N67°24'57"W
C123	3546.00'	101.29'	1°38'12"	N65°47'29"W
C124	20.00'	31.16'	89°16'37"	N70°23'19"E
C125	3521.00'	45.00'	0°43'56"	N63°53'02"W
C126	3335.00'	44.73'	0°46'07"	N63°51'57"W
C127	3335.00'	44.73'	0°46'07"	N64°38'03"W
C128	20.00'	31.15'	89°13'53"	N70°21'57"E
C129	3375.00'	494.42'	8°23'37"	N69°23'48"W
C130	3375.00'	50.07'	0°51'00"	N65°37'30"W
C131	3375.00'	50.07'	0°51'00"	N66°28'30"W
C132	3375.00'	50.07'	0°51'00"	N67°19'30"W
C133	3375.00'	50.07'	0°51'00"	N68°10'30"W
C134	3375.00'	59.89'	1°01'00"	N69°06'30"W
C135	3375.00'	59.89'	1°01'00"	N70°07'30"W
C136	3375.00'	50.07'	0°51'00"	N71°03'30"W
C137	3375.00'	50.07'	0°51'00"	N71°54'30"W
C138	3375.00'	71.68'	1°13'01"	N72°56'30"W
C139	3375.00'	2.55'	0°02'36"	N73°34'19"W
C140	99.71'	115.71'	66°29'16"	N24°36'51"E
C141	3335.00'	801.51'	13°46'12"	N71°54'13"W
C142	3335.00'	9.23'	0°09'31"	N78°42'33"W
C143	3335.00'	121.98'	2°05'44"	N77°34'56"W
C144	3335.00'	387.66'	6°39'36"	N73°12'16"W
C145	3335.00'	30.00'	0°30'55"	N69°37'00"W
C146	3335.00'	252.64'	4°20'28"	N67°11'19"W
C147	3300.00'	849.28'	14°44'44"	N71°37'22"W

VIDA'S WAY LEGACY PHASE 1A
(PLAT BOOK 95, PAGES 1 - 9)

TRACT B-4



- LEGEND:
- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
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 - O/A. ----- Overall
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 - D.A.E. ----- Drainage and Access Easement
 - U.E. ----- Utility Easement
 - C.S.T. ----- Clear Sight Triangle
 - S.W.F.W.M.D. ----- Southwest Florida Water Management District

EXHIBIT A
PHASE 2B PRELIMINARY PLAT

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

A portion of the lands described in Official Records Book 10863, Page 3903, of the Public Records of Pasco County, Florida, lying in Section 1, Township 26 South, Range 20 East Pasco County, Florida, and being more particularly described as follows:

Containing 55.684 acres, more or less.

PULTE HOME COMPANY, LLC, a Michigan Limited Liability Company (the "Owner"), hereby states and declares that it is the fee simple owner of all lands referred to as "Vida's Way Legacy Phase 2B " and as described in the legal description, which is part of this plat, and makes the following dedications:

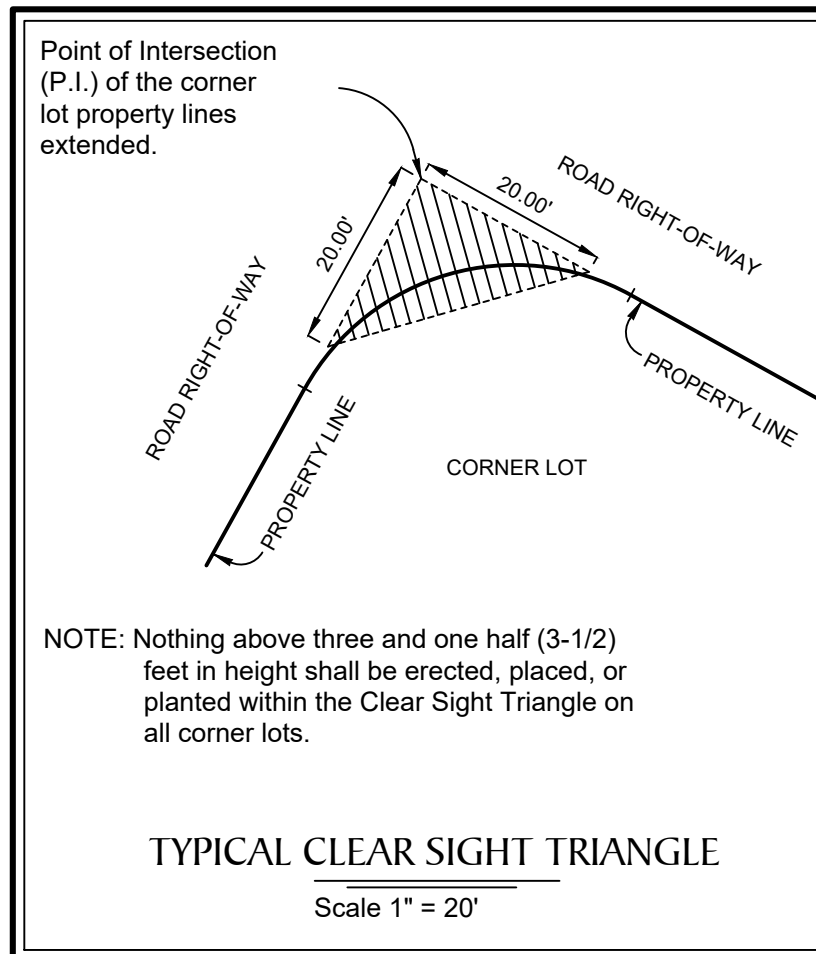
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GeoPoint

VIDA'S WAY LEGACY PHASE 2B

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS
OF THIS PLAT FOR DETAILED LABELING
AND DIMENSIONING.

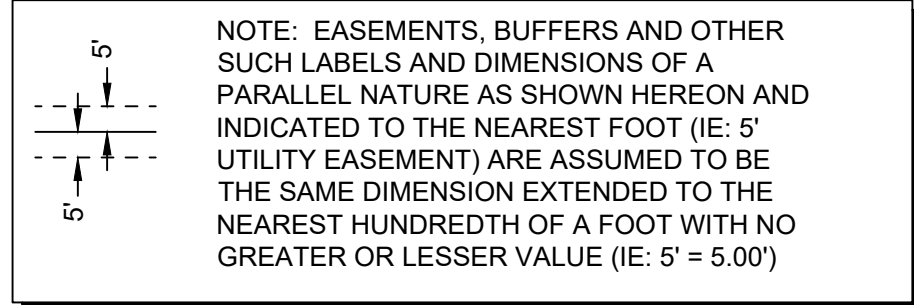
BASIS OF BEARINGS

The East boundary of the Northwest 1/4 of Section 1, Township 26 South, Range 20 East, Pasco County, Florida, has a Grid bearing of S.00°15'11"W. The Grid bearings as shown hereon refer to the State Plane Coordinate System (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.

WETLAND CONSERVATION AREA NOTE:

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

The coordinate values shown hereon are based on the National Geodetic Survey Control Point and were established to Third Order Class I accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition. "T34 135" "T31 122"



NOTE:

A 1/2 INCH DIAMETER IRON PIPE WITH CAP No. LB7768
WILL BE SET AT EACH LOT CORNER AS REQUIRED BY
CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE
TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR
MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

NOTE:

ALL LINES INTERSECTING A CURVE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

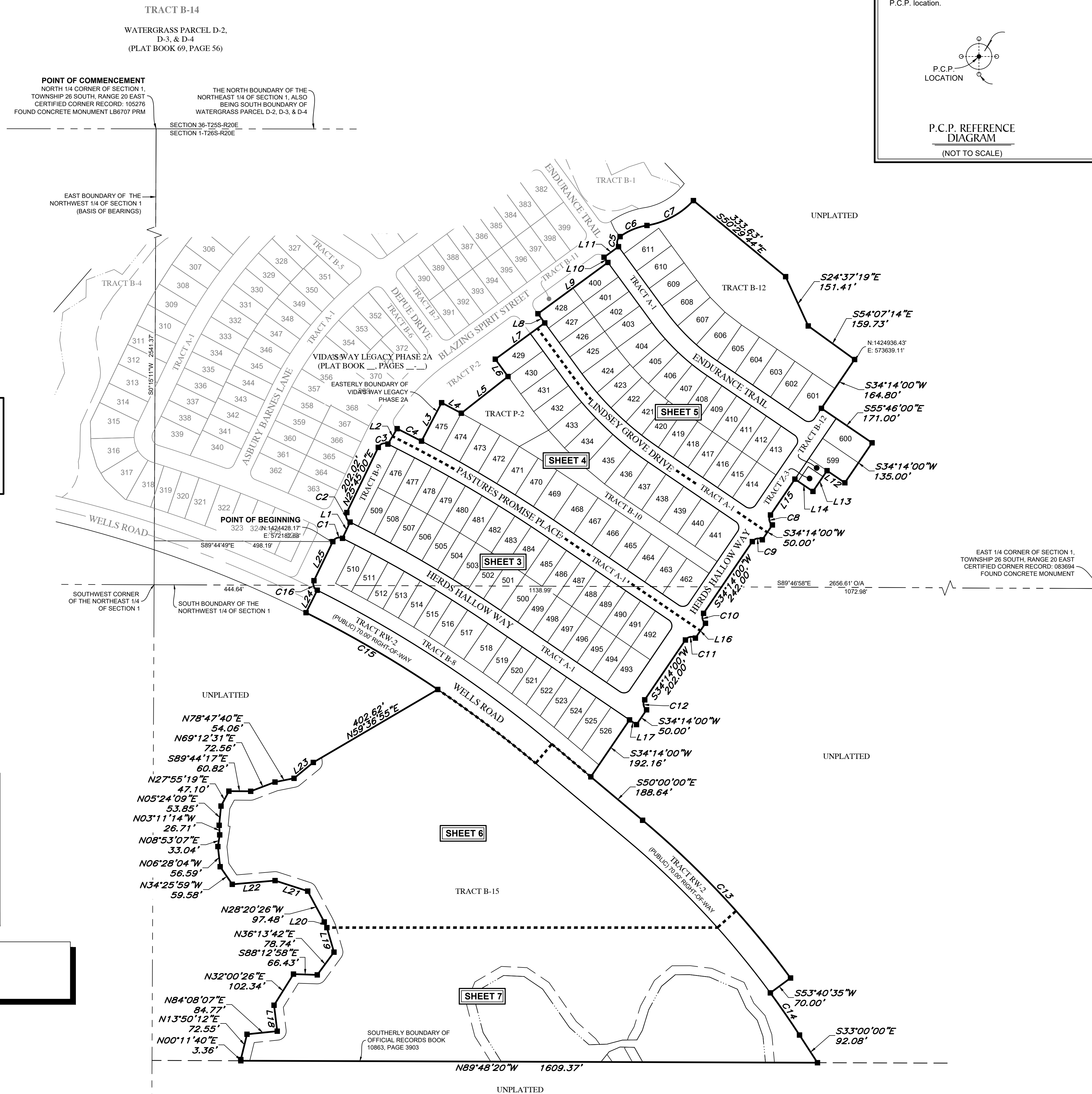
NOTE:

All planned utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with facilities or services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall apply to those private easements granted to or obtained by a particular utility, whether gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with National Electrical Safety Code as adopted by the Florida Public Service Commission.

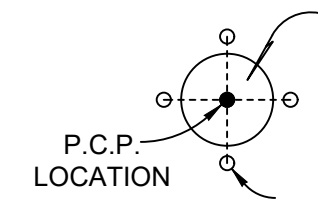
NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

LEGEND:

- LEGEND:
- ----- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - ⊕ ----- indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - ----- indicates (P.C.P.) Permanent Control Point LB7768
 - (NR) ----- indicates non-radial line

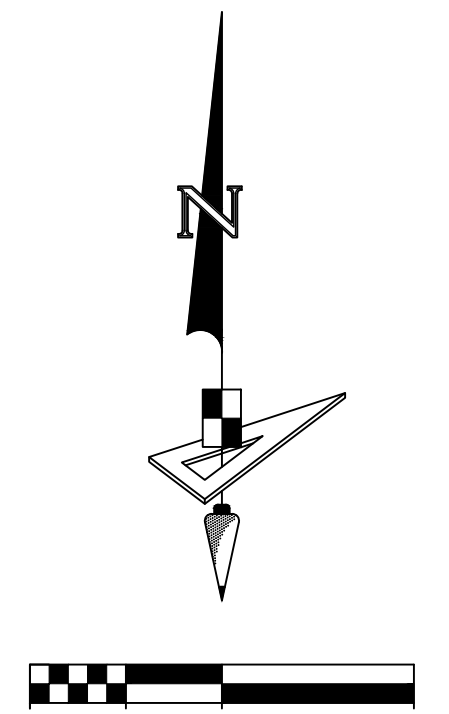


Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



P.C.P. REFERENCE
DIAGRAM

(NOT TO SCALE)

[illegible][illegible]



The GeoPoint logo features a stylized grey triangle pointing upwards, enclosed within a black circular arc at its top. Below this graphic, the word "GeoPoint" is written in a bold, sans-serif font.



VIDA'S WAY LEGACY PHASE 2B

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

TRACT B-14
WATERGRASS PARCEL D-2,
D-3, & D-4
(PLAT BOOK 69, PAGE 56)

THE NORTH BOUNDARY OF THE
NORTHEAST 1/4 OF SECTION 1, ALSO
BEING SOUTH BOUNDARY OF
WATERGRASS PARCEL D-2, D-3, & D-4

SECTION 36-T26S-R20E
SECTION 1-T26S-R20E

POINT OF COMMENCEMENT
NORTH 1/4 CORNER OF SECTION 1,
TOWNSHIP 26 SOUTH, RANGE 20 EAST
CERTIFIED CORNER RECORD: 105276
FOUND CONCRETE MONUMENT
LB6707 FRM

EAST BOUNDARY OF THE
NORTHWEST 1/4 OF SECTION 1
(BASIS OF BEARINGS)

VIDA'S WAY LEGACY PHASE 2A
(PLAT BOOK 69, PAGE 56)

WELLS ROAD

TRACT RW-2
(PUBLIC) 70.00' RIGHT-OF-WAY

UNPLATTED

Curve Data Table

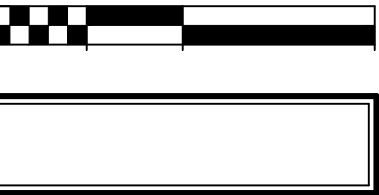
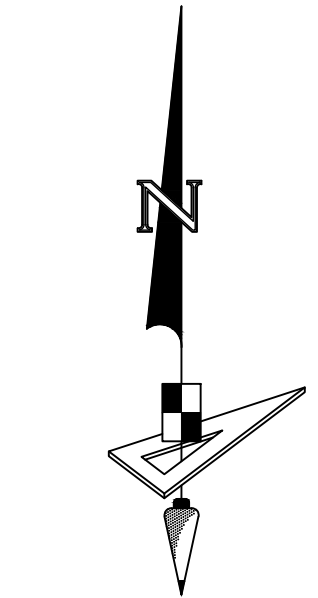
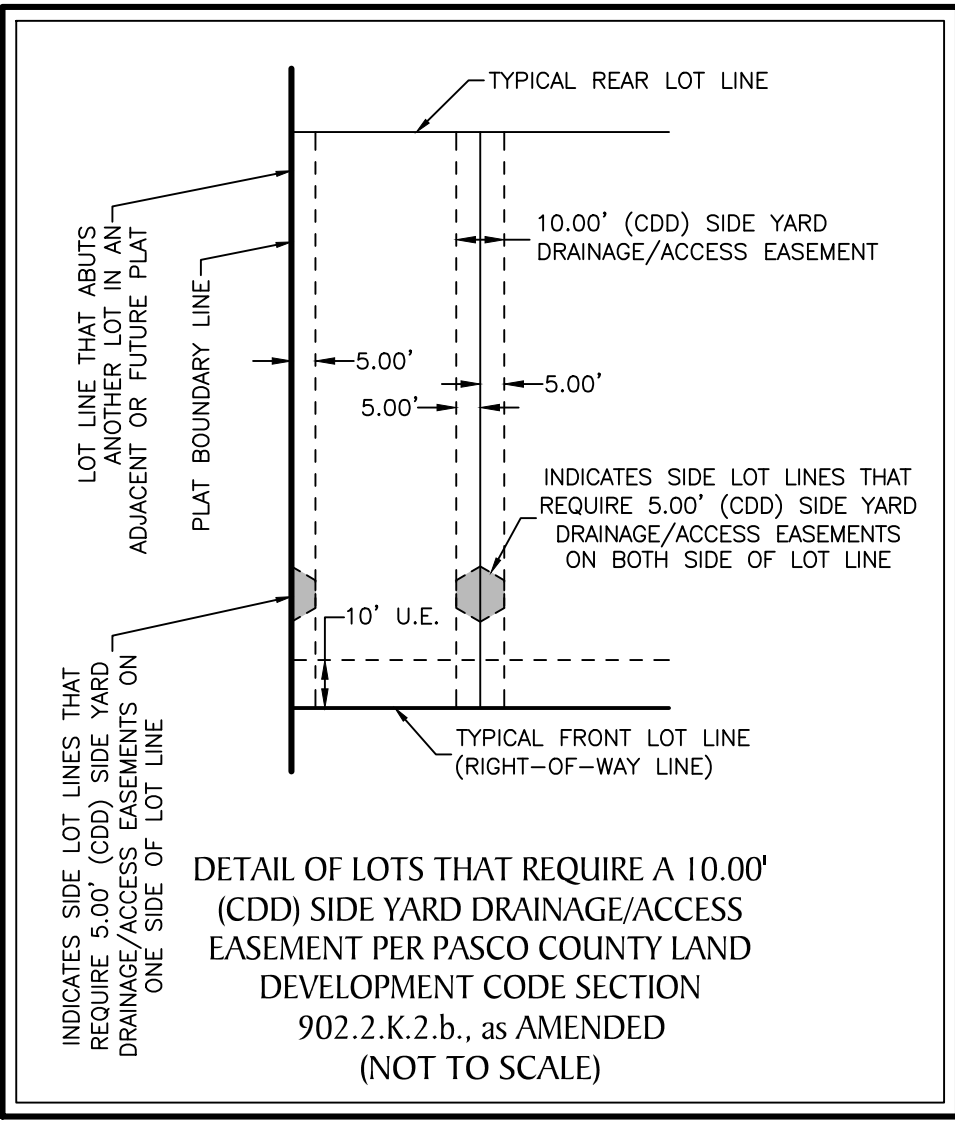
No.	Radius	Arc	Central Angle	Bearing	Chord
C1	20.00'	31.67'	90°44'30"	N71°07'15"E	28.47'
C2	20.00'	31.16'	89°16'37"	N18°53'19"W	28.11'
C3	20.00'	31.85'	90°41'03"	N71°05'32"E	28.45'
C11	20.00'	31.42'	90°00'00"	S79°14'00"W	28.28'
C12	20.00'	31.42'	90°00'00"	S10°46'00"E	28.28'
C14	3265.00'	425.85'	7°28'23"	N59°44'42"W	425.55'
C15	20.00'	31.15'	89°13'53"	N18°51'57"W	28.09'
C16	3265.00'	342.39'	6°00'30"	N53°00'15"W	342.24'
C17	3300.00'	776.48'	13°28'53"	N56°44'27"W	774.69'
C18	3335.00'	779.59'	13°23'36"	N56°41'48"W	777.81'
C19	3335.00'	316.66'	5°26'25"	N52°43'12"W	316.54'
C20	3335.00'	40.00'	0°41'14"	N55°47'02"W	40.00'
C21	3335.00'	428.05'	7°21'14"	N59°48'16"W	427.76'
C22	3375.00'	756.93'	12°51'00"	N56°25'30"W	755.34'
C23	3375.00'	25.23'	0°25'42"	N50°12'51"W	25.23'
C24	3375.00'	50.18'	0°51'07"	N50°51'15"W	50.18'
C25	3375.00'	50.13'	0°51'03"	N51°42'21"W	50.13'
C26	3375.00'	50.08'	0°51'01"	N52°33'23"W	50.08'
C27	3375.00'	50.04'	0°50'58"	N53°24'22"W	50.04'
C28	3375.00'	50.02'	0°50'57"	N54°15'20"W	50.02'
C29	3375.00'	65.00'	1°06'13"	N55°13'55"W	65.00'
C30	3375.00'	65.76'	1°06'59"	N56°20'31"W	65.76'
C31	3375.00'	50.07'	0°51'00"	N57°19'30"W	50.07'
C32	3375.00'	50.07'	0°51'00"	N58°10'30"W	50.07'
C33	3375.00'	50.07'	0°51'00"	N59°01'30"W	50.07'
C34	3375.00'	50.07'	0°51'00"	N59°52'30"W	50.07'
C35	3375.00'	50.07'	0°51'00"	N60°43'30"W	50.07'
C36	3375.00'	50.07'	0°51'00"	N61°34'30"W	50.07'
C37	3375.00'	50.07'	0°51'00"	N62°25'30"W	50.07'
C38	3496.00'	472.36'	7°44'30"	N59°38'15"W	472.01'
C39	3496.00'	40.16'	0°39'30"	N63°10'45"W	40.16'
C40	3496.00'	51.86'	0°51'00"	N62°25'30"W	51.86'
C41	3496.00'	51.86'	0°51'00"	N61°34'30"W	51.86'
C42	3496.00'	51.86'	0°51'00"	N60°43'30"W	51.86'
C43	3496.00'	51.86'	0°51'00"	N59°52'30"W	51.86'
C44	3496.00'	51.86'	0°51'00"	N59°01'30"W	51.86'
C45	3496.00'	51.86'	0°51'00"	N58°10'30"W	51.86'
C46	3496.00'	51.86'	0°51'00"	N57°19'30"W	51.86'
C47	3496.00'	68.15'	1°07'01"	N56°20'30"W	68.15'
C48	3496.00'	1.00'	0°00'59"	N55°46'30"W	1.00'
C49	3521.00'	476.32'	7°45'04"	N59°38'32"W	475.96'
C50	3546.00'	480.28'	7°45'37"	N59°38'49"W	479.91'
C51	3546.00'	25.39'	0°24'37"	N63°19'19"W	25.39'

LEGEND:

- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- Indicates (P.C.P.) Permanent Control Point LB7768
- D.A.E. ----- Drainage and Access Easement
- U.E. ----- Utility Easement
- C.S.T. ----- Clear Sight Triangle
- (NR) ----- Indicates Non-Radial Line

Curve Data Table

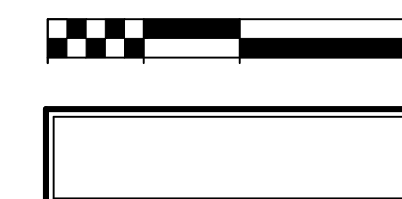
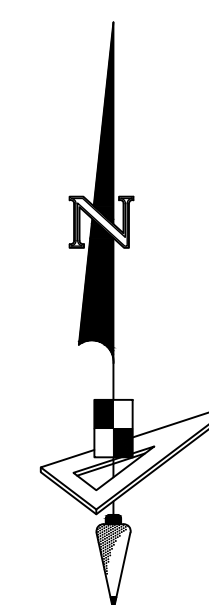
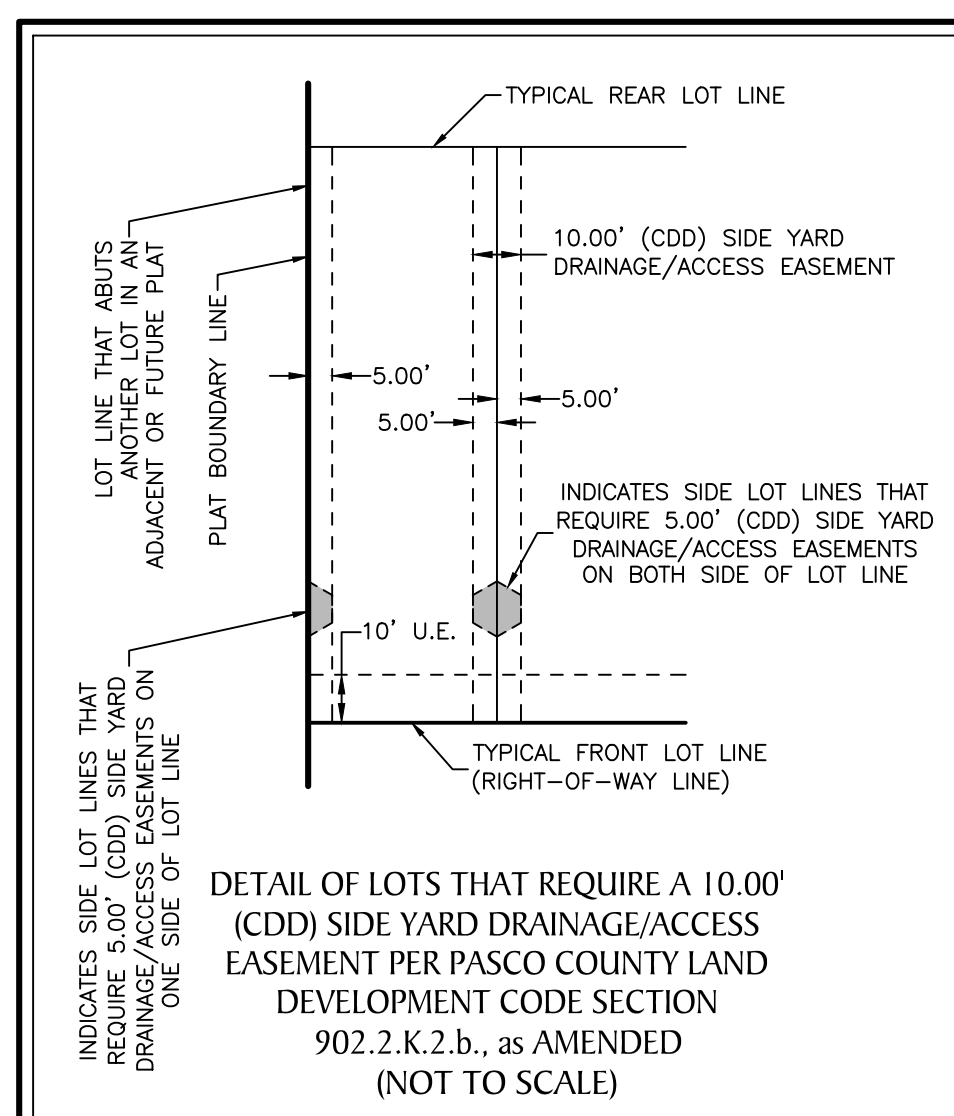
No.	Radius	Arc	Central Angle	Bearing	Chord
C52	3546.00'	50.54'	0°49'00"	N62°42'30"W	50.54'
C53	3546.00'	50.54'	0°49'00"	N61°53'30"W	50.54'
C54	3546.00'	50.54'	0°49'00"	N61°04'30"W	50.54'
C55	3546.00'	50.54'	0°49'00"	N60°15'30"W	50.54'
C56	3546.00'	50.54'	0°49'00"	N59°26'30"W	50.54'
C57	3546.00'	50.54'	0°49'00"	N58°37'30"W	50.54'
C58	3546.00'	50.54'	0°49'00"	N57°48'30"W	50.54'
C59	3546.00'	50.54'	0°49'00"	N56°59'30"W	50.54'
C60	3546.00'	50.54'	0°49'00"	N56°10'30"W	50.54'
C61	20.00'	31.42'	90°00'00"	N79°14'00"E	28.28'
C62	20.00'	31.42'	90°00'00"	N10°46'00"W	28.28'
C63	3788.00'	515.62'	7°47'57"	N59°39'58"W	515.22'
C64	3788.00'	53.99'	0°49'00"	N56°10'30"W	53.99'
C65	3788.00'	53.99'	0°49'00"	N56°59'30"W	53.99'
C66	3788.00'	53.99'	0°49'00"	N57°48'30"W	53.99'
C67	3788.00'	53.99'	0°49'00"	N58°37'30"W	53.99'
C68	3788.00'	53.99'	0°49'00"	N59°26'30"W	53.99'
C69	3788.00'	53.99'	0°49'00"	N60°15'30"W	53.99'
C70	3788.00'	53.99'	0°49'00"	N61°04'30"W	53.99'
C71	3788.00'	53.99'	0°49'00"	N61°53'30"W	53.99'
C72	3788.00'	53.99'	0°49'00"	N62°42'30"W	53.99'
C73	3788.00'	29.69'	0°26'57"	N63°20'28"W	29.69'
C74	3813.00'	517.06'	7°46'11"	N59°39'05"W	516.67'





VIDA'S WAY LEGACY PHASE 2B

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

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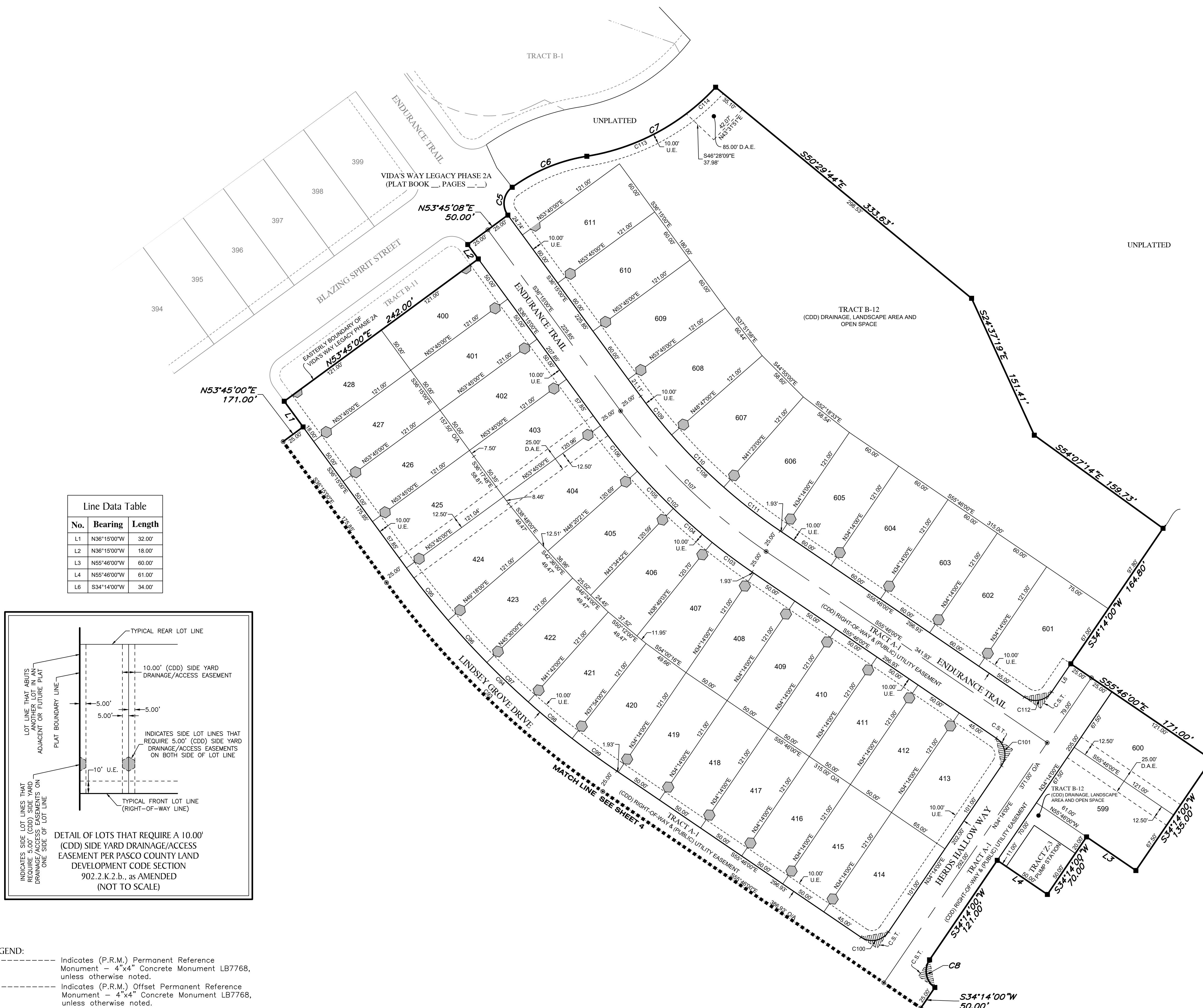
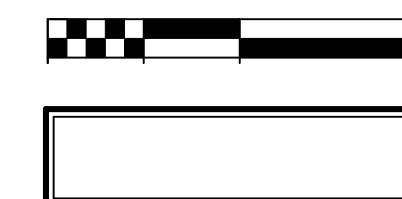
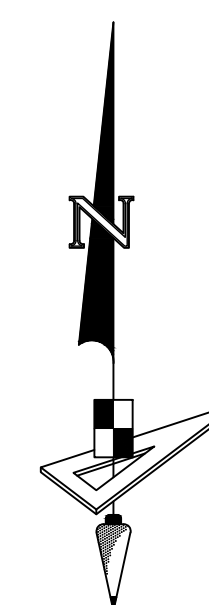
LEGEND:

- LEGEND:
- | | |
|--------------|--|
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| ● | Indicates (P.C.P.) Permanent Control Point LB7768 |
| D.A.E. ----- | Drainage and Access Easement |
| U.E. ----- | Utility Easement |
| C.S.T. ----- | Clear Sight Triangle |
| (NR) ----- | Indicates Non-Radial Line |

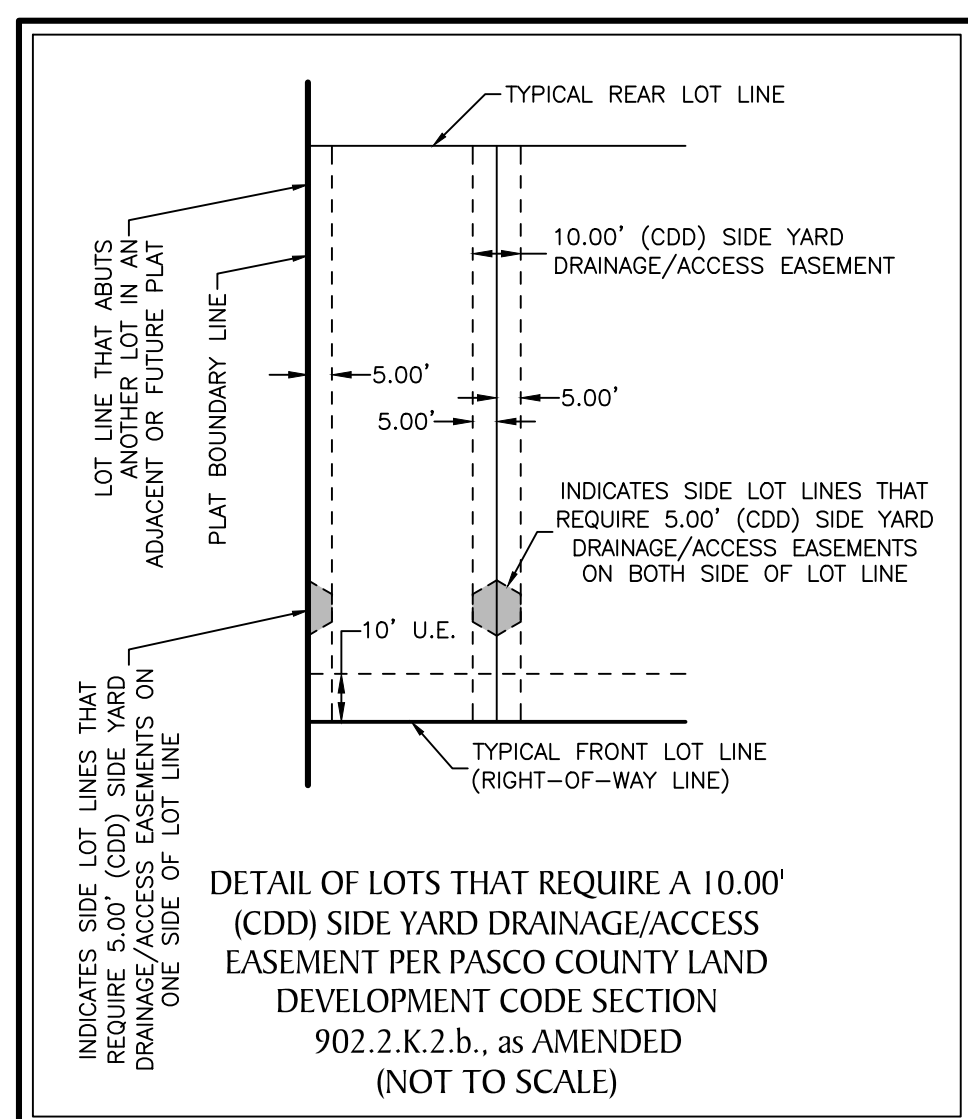


VIDA'S WAY LEGACY PHASE 2B

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



Line Data Table		
No.	Bearing	Length
L1	N36°15'00"W	32.00'
L2	N36°15'00"W	18.00'
L3	N55°46'00"W	60.00'
L4	N55°46'00"W	61.00'
L6	S34°14'00"W	34.00'

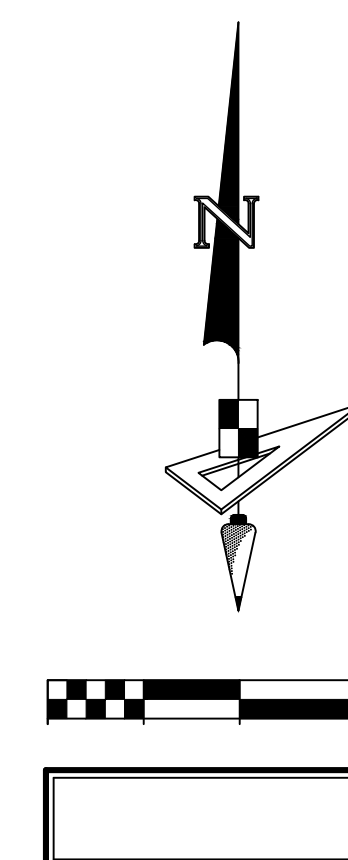
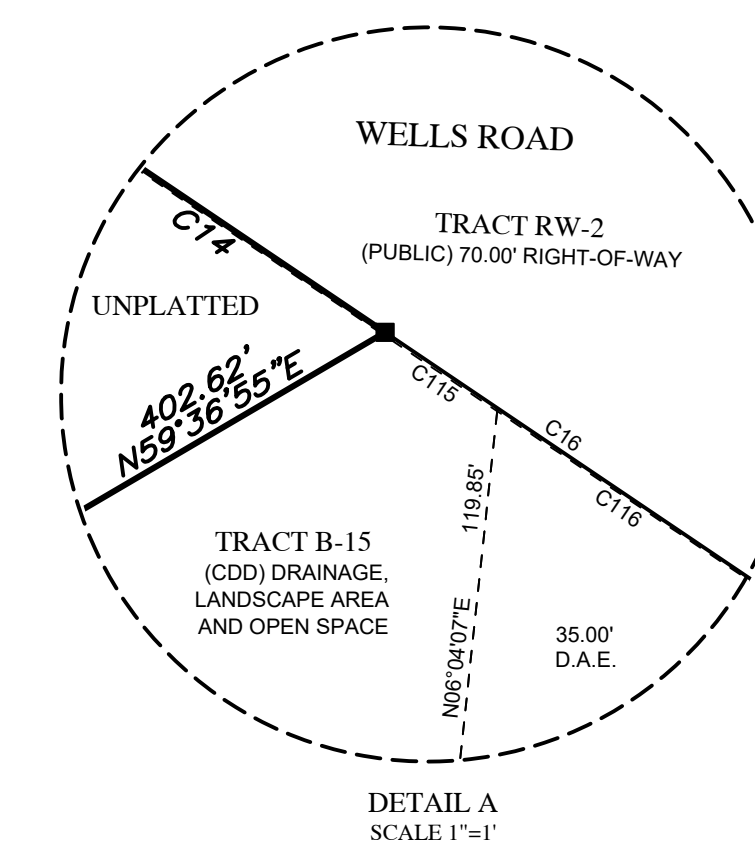
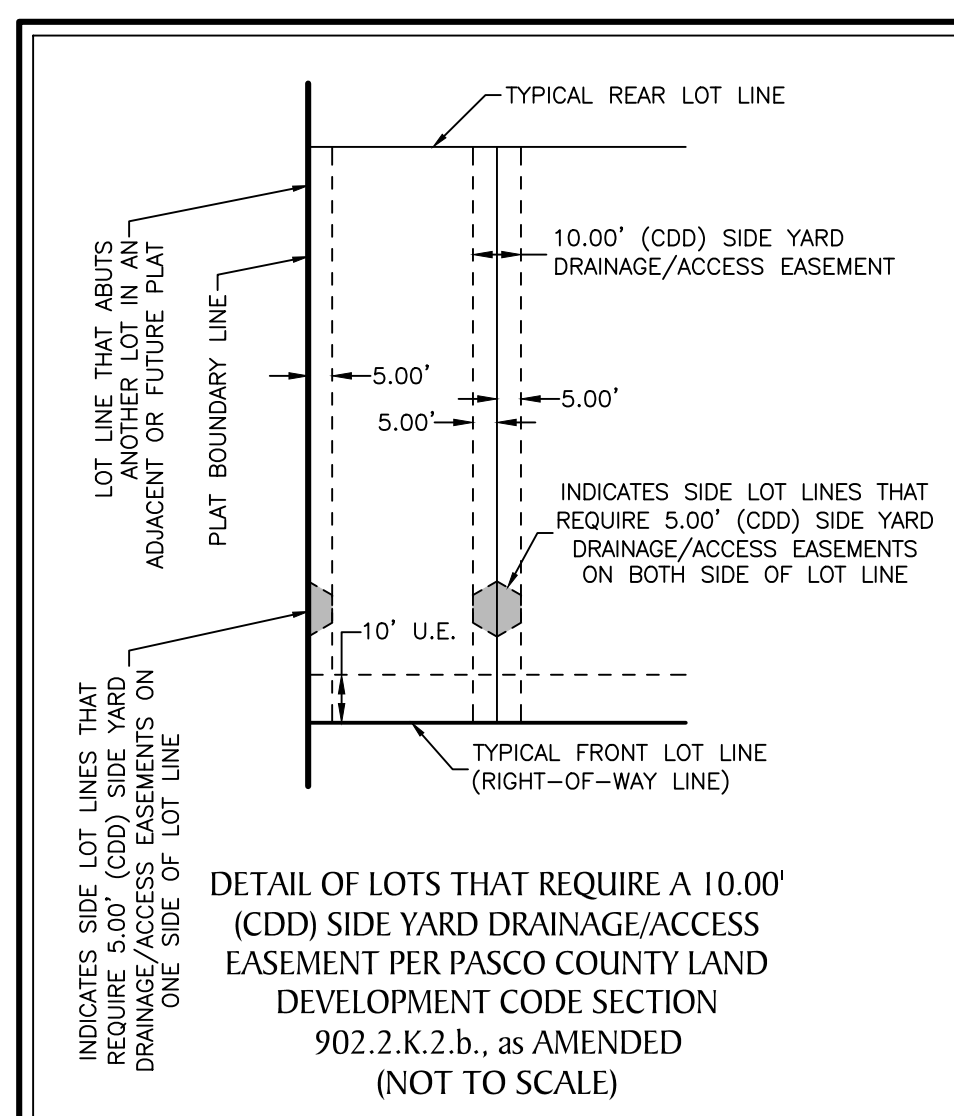
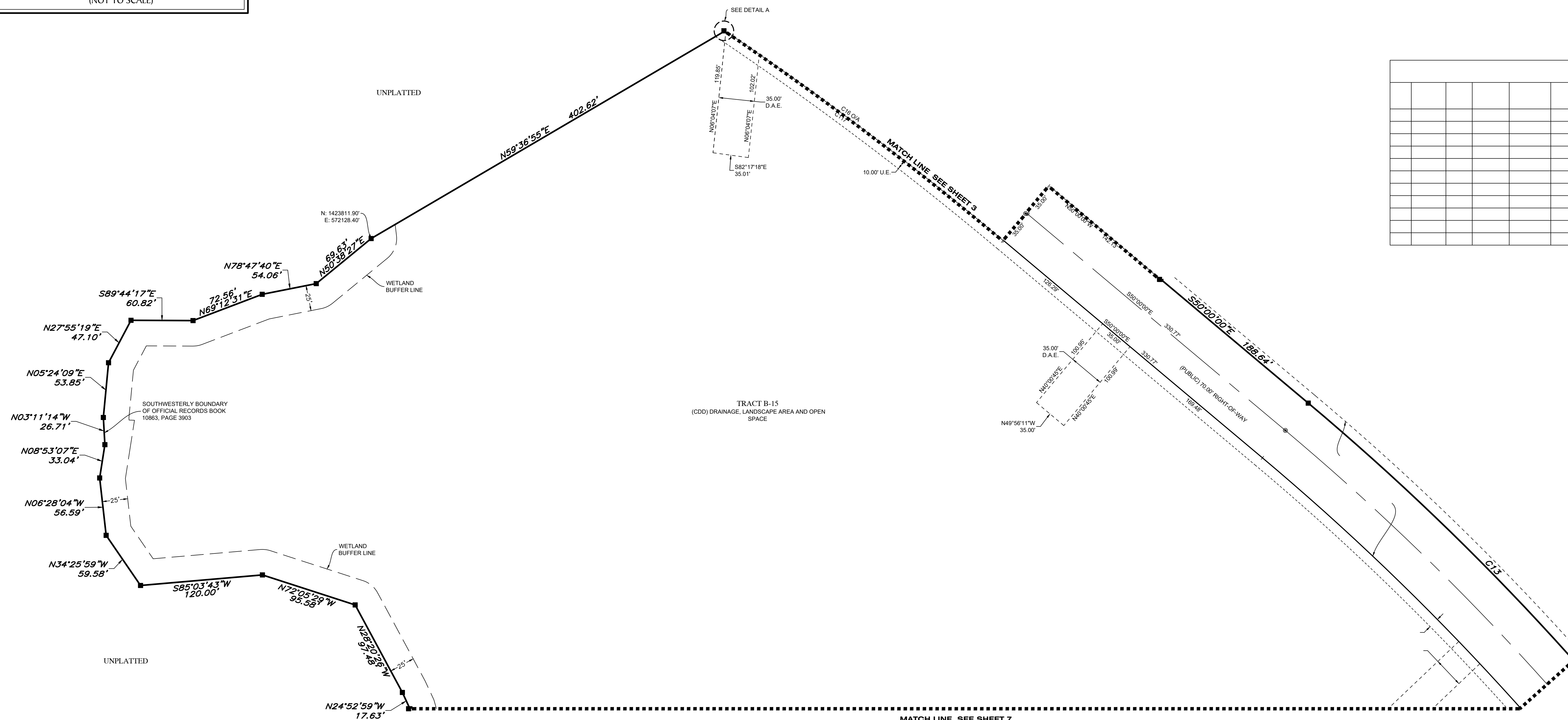


- LEGEND:**
- | | |
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VIDA'S WAY LEGACY PHASE 2B

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

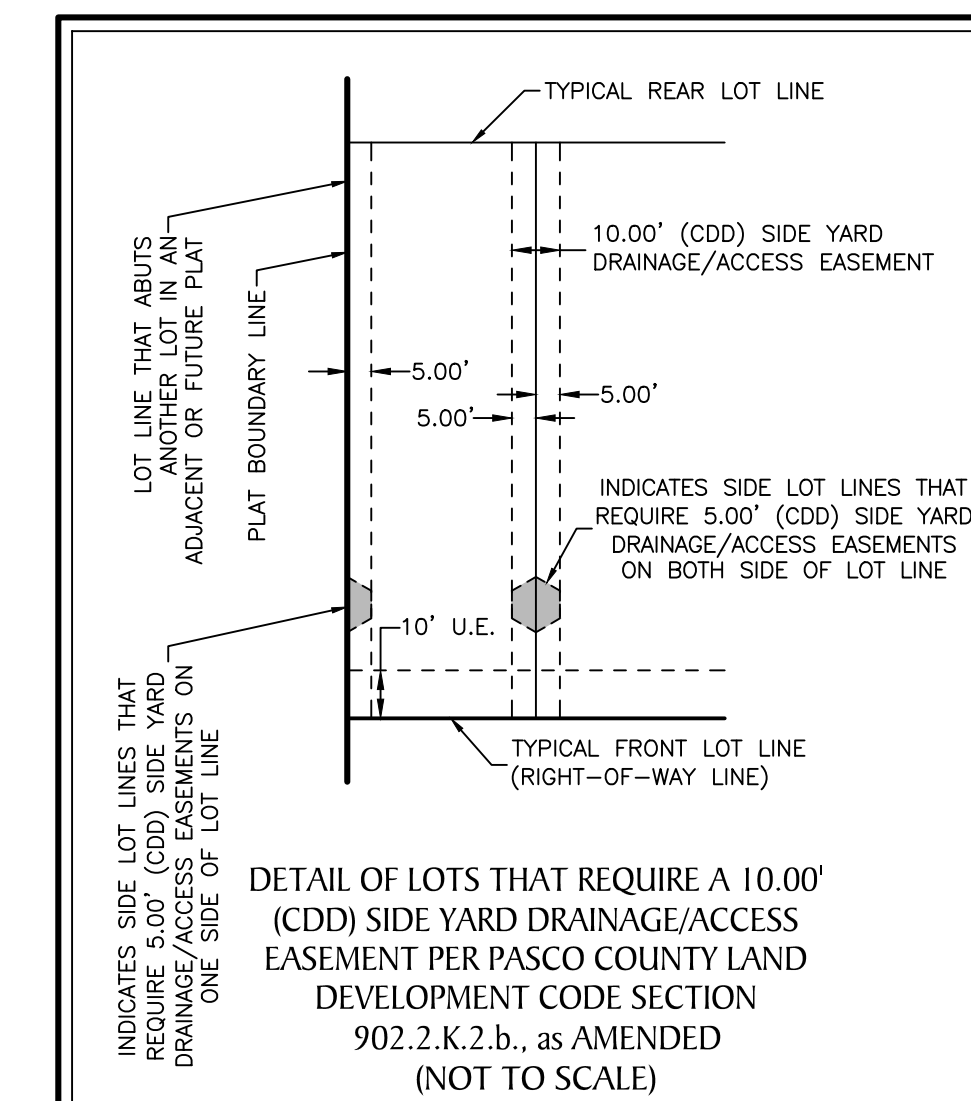
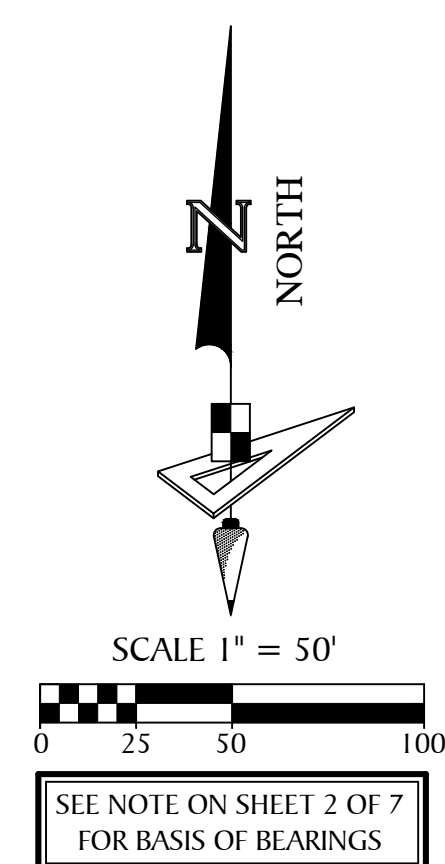
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LEGEND:

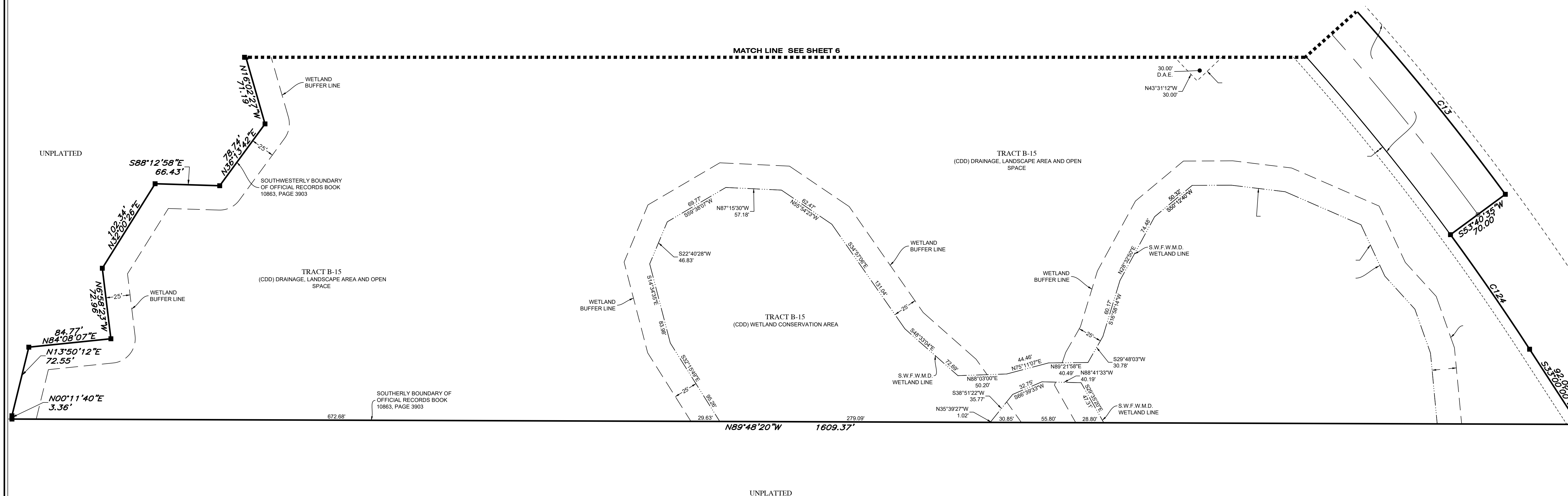
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VIDA'S WAY LEGACY PHASE 2B

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



Curve Data Table				
No.	Radius	Arc	Central Angle	
C13	2535.00'	605.10'	13°40'35"	
C121	2467.47'	294.60'	6°50'26"	
C122	2500.00'	596.74'	13°40'35"	
C123	2465.00'	588.39'	13°40'35"	
C124	2465.00'	142.99'	3°19'25"	



LEGEND:

- LEGEND:
- | | |
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| C.S.T. ----- | Clear Sight Triangle |
| (NR) ----- | Indicates Non-Radial Line |



VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS E

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS EI



Steadfast Alliance

30435 Commerce Drive, Suite 102 | San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
7/11/2025	SA-13639

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

SE1573
Vida's Way
Pond 1 Fish Stocking

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project			
				Net 30	SE1573 Vida's Way Pond 1 Fish Stocking			
Description	Quantity	Est Amt	Prior Qty	Prior Amt	Prior %	Curr %	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	1	320.00	0			100.00%	320.00	320.00
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.		537.009						
		2000						
		001						
Fish stocking of pond 1 at Vida's Way CDD.	1	1,960.00	0			100.00%	1,960.00	1,960.00
Steadfast will stock approximately 750 bluegill (Lepomis macrochirus) across one pond. The pond will be stocked according to acreage (~375 fish/acre).								

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$2,280.00
Payments/Credits	\$0.00
Balance Due	\$2,280.00

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS EII



Steadfast Alliance

30435 Commerce Drive, Suite 102 | San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
10/21/2025	SA-16522

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

SE1618
Vida's Way
Midge Fogging

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project			
				Net 30	SE1618 Vida's Way Midge Fogging			
Description	Quantity	Est Amt	Prior Qty	Prior Amt	Prior %	Curr %	Rate	Amount
Midge Fly fogging at Vida's Way CDD.	3						300.00	900.00
- Use a backpack sprayer to treat the landscaping hedges between pond 1 and Michael Favor Wy. with midge fly repellent. Approximately 1.5ac total.				537.009				
- Three rounds of treatment, two weeks (14 days) apart. \$300 per treatment				2000				
- Estimated 45 efficacy				001				

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$900.00
Payments/Credits	\$0.00
Balance Due	\$900.00

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

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

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

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 30,720	\$ -	\$ -	\$ 30,720
Investments				
Revenue	-	84,793	-	84,793
Reserve	-	194,364	-	194,364
Interest	-	90	-	90
Undeposited funds	-	2,747	-	2,747
Due from Landowner	168,601	61,553	-	230,154
Total assets	<u>\$ 199,321</u>	<u>\$343,547</u>	<u>\$ -</u>	<u>\$ 542,868</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 87,106	\$ -	\$ -	\$ 87,106
Landowner advance	13,500	-	-	13,500
Total liabilities	<u>100,606</u>	<u>-</u>	<u>-</u>	<u>100,606</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	107,850	-	-	107,850
Total deferred inflows of resources	<u>107,850</u>	<u>-</u>	<u>-</u>	<u>107,850</u>
Fund balances:				
Restricted for:				
Debt service	-	343,547	-	343,547
Unassigned	(9,135)	-	-	(9,135)
Total fund balances	<u>(9,135)</u>	<u>343,547</u>	<u>-</u>	<u>334,412</u>
Total liabilities, deferred inflows of resources and fund balances	<u>199,321</u>	<u>343,547</u>	<u>-</u>	<u>542,868</u>
Total liabilities and fund balances	<u>\$ 199,321</u>	<u>\$343,547</u>	<u>\$ -</u>	<u>\$ 542,868</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 60,751	\$ 281,770	\$ 574,466	49%
Total revenues	<u>60,751</u>	<u>281,770</u>	<u>574,466</u>	49%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	46,000	48,000	96%
Legal	2,003	19,027	25,000	76%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	83	917	1,000	92%
Trustee*	-	-	5,500	0%
Telephone	17	200	200	100%
Postage	345	661	500	132%
Printing & binding	42	500	500	100%
Legal advertising	79	736	1,750	42%
Annual special district fee	-	175	175	100%
Insurance	-	10,195	5,500	185%
Contingencies/bank charges	281	3,084	750	411%
Website hosting & maintenance	1,680	1,680	705	238%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>8,530</u>	<u>83,175</u>	<u>97,790</u>	85%
Operations and Maintenance				
Management & administration				
Grounds/building maintenance				
General maintenance	300	1,560	-	N/A
Landscape contract	26,077	108,171	156,464	69%
Mulch	-	-	51,000	0%
Annuals	-	-	18,500	0%
Irrigation repairs	507	6,588	5,000	132%
Landscaping replacement	-	8,475	5,000	170%
Pressure washing	-	-	5,000	0%
Holiday decorations	-	-	5,000	0%
General Repairs/ Supplies	1,013	1,013	10,000	10%
Pond & Conservation Areas	4,561	15,762	40,000	39%
Fountains Repairs Maintenance	-	-	5,000	0%
Utilities				
Electric - common area	(36,211)	14,486	15,000	97%
Irrigation water - common area	1,540	1,634	5,000	33%
Electric - street lights	46,242	48,991	85,000	58%
Total field operations	<u>44,029</u>	<u>206,680</u>	<u>405,964</u>	51%

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 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	52,559	290,605	503,754	58%
Excess/(deficiency) of revenues over/(under) expenditures	8,192	(8,835)	70,712	
Fund balances - beginning	(17,327)	(300)	-	
Fund balances - ending	<u>\$ (9,135)</u>	<u>\$ (9,135)</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 SEPTEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Assessment levy: off-roll	\$ 70,417	\$ 378,179
Interest	960	12,243
Total revenues	<u>71,377</u>	<u>390,422</u>
EXPENDITURES		
Debt service		
Principal	-	85,000
Cost of issuance	-	199,785
Interest	-	149,154
Underwriter's discount	-	114,800
Original issue discount	-	25,049
Total expenditures	<u>-</u>	<u>573,788</u>
Excess/(deficiency) of revenues over/(under) expenditures	71,377	(183,366)
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	71,377	355,909
Fund balances - beginning	272,170	(12,362)
Fund balances - ending	<u>\$ 343,547</u>	<u>\$ 343,547</u>

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED SEPTEMBER 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 October 2, 2025 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

Present:

Brady Lefere	Chair
Ray Aponte	Vice Chair
Melisa Sgro	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jordan Lansford	Wrathell, Hunt and Associates, LLC
Ryan Dugan (via telephone)	District Counsel
Jordan Schrader (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:00 a.m. Supervisors Lefere, Aponte and Sgro were present. Supervisors Walters and Gallagher were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of Second Supplemental Engineer’s Report

Ms. Suit presented the Second Supplemental Engineer’s Report dated October 2, 2025 and noted the following:

- This Report is for Assessment Area Two.
- There is a total of 214 residential units.
- The total estimated Capital Improvement Plan (CIP) project cost is \$14,790,600.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Second Supplemental Engineer’s Report, in substantial form, was approved.

FOURTH ORDER OF BUSINESS

Presentation of Second Supplemental Special Assessment Methodology Report

Ms. Suit presented the Second Supplemental Special Assessment Methodology Report dated October 2, 2025. She reviewed the pertinent information and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits, True-up Mechanism and the Appendix Tables. She noted the following:

- The total number of units is 214.
- The anticipated total CIP cost is \$14,790,600.
- The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is \$3,990,000 to finance a portion of the Series 2025 Project costs in the estimated total amount of \$3,454,362.50, with the balance of the costs in the estimated amount of \$11,336,237.50 anticipated to be constructed by the Developer and contributed to the District at no cost, or financed in whole, or in part, by future bonds issued by the District.
- No bond assessments are allocated to any private amenities or governmental property.

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the Second Supplemental Special Assessment Methodology Report, in substantial form, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Authorizing the Issuance of Not Exceeding \$5,000,000 Vida's Way Community Development District, Special Assessment Bonds, Series 2025 (Assessment Area Two) (the "Bonds") to Finance Certain Public Infrastructure Within Assessment Area Two Within the District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Approving the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to the Bonds; Authorizing the Use of that Certain Master Trust Indenture Dated October 1, 2024 with Respect To the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Second Supplemental Trust Indenture Governing the Bonds; Approving the Form of and Authorizing the Distribution of a

Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a dissemination agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection With the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date

Mr. Dugan presented Resolution 2026-01, known as the Delegation Resolution, which accomplishes the following:

- Delegates authority to the District's finance team and the Chair to market, price and sell the bonds that were contemplated in the Engineer's and Methodology Reports.
- Authorizes a Series 2025 bond issuance in a not to exceed amount of \$5,000,000 for Assessment Area Two.
- Sets forth certain standard parameters to facilitate the sale of the Series 2025 bonds.
- Approves the Bond Purchase Contract, Second Supplemental Trust Indenture, Preliminary Limited Offering Memorandum and Continuing Disclosure Agreement.
- Approves certain modifications to the Engineer's and Methodology Reports in connection with selling or issuing the bonds.

Discussion ensued regarding the bond issuance timeline, if a special meeting should be scheduled and the potential bond closing date.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2026-01, Authorizing the Issuance of Not Exceeding \$5,000,000 Vida's Way Community Development District, Special Assessment Bonds, Series 2025 (Assessment Area Two) (the "Bonds") to Finance Certain Public Infrastructure Within Assessment Area Two Within the District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Approving the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution

and Delivery of a Bond Purchase Contract with Respect to the Bonds; Authorizing the Use of that Certain Master Trust Indenture Dated October 1, 2024 with Respect To the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Second Supplemental Trust Indenture Governing the Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a dissemination agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection With the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Ratification Items****A. Steadfast Alliance Invoice SA-13639 [Aquatic Insecticide / Larvicide Applications]**

Amount: \$2,280

B. Termination of SR Landscaping, LLC**C. Pine Lake Services, LLC Landscape and Irrigation Maintenance Services Agreement**

Amount: \$85,780

D. Pine Lake Nursery & Landscape, LLC Proposal #6728 for One-Time Potassium Turf Treatment

Amount: \$1,450

E. Steadfast Environmental, LLC Second Amendment to Agreement for Pond Maintenance Services, for ponds 9 -13 in Phases 2A and 2B

Amount: \$7,440

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Ratification Items 6A through 6E, as listed, were ratified.

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of August 31, 2025**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Unaudited Financial Statements as of August 31, 2025, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of August 7, 2025 Public Hearings
and Regular Meeting Minutes

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the
August 7, 2025 Public Hearings and Regular Meeting Minutes, as presented,
were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Dugan stated he will send a follow-up email confirming that he received all the
documents necessary to complete the District's acquisition of the Phase 2 improvements. The
acquired value of the improvements is slightly over \$5.5 million.

B. District Engineer: Clearview Land Design P.L.

There was no report.

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

• FY2026 Insurance Property Schedule

This item was included for informational purposes.

Discussion ensued regarding the Property Schedule, whether Hollow Park will be
managed and maintained by the CDD or the HOA, reassigning the plat post construction, the
dog park and if the benches will be insured.

• NEXT MEETING DATE: November 6, 2025 at 11:00 AM

○ QUORUM CHECK

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the
meeting adjourned at 11:21 a.m.

203
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Secretary/Assistant Secretary

Chair/Vice Chair

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION <i>Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel</i> <i>2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544</i> <i>¹Hilton Garden Inn Tampa-Wesley Chapel, Board Room</i> <i>26640 Silver Maple Parkway, Wesley Chapel, Florida 33544</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2025	Regular Meeting	11:00 AM
November 6, 2025 ¹	Regular Meeting	11:00 AM
December 4, 2025	Regular Meeting	11:00 AM
February 5, 2026	Regular Meeting	11:00 AM
March 5, 2026	Regular Meeting	11:00 AM
April 2, 2026	Regular Meeting	11:00 AM
May 7, 2026	Regular Meeting	11:00 AM
June 4, 2026	Regular Meeting	11:00 AM
July 2, 2026	Regular Meeting	11:00 AM
August 6, 2026	Regular Meeting	11:00 AM
September 3, 2026	Regular Meeting	11:00 AM